



Greene Gazette

Autumn 2020

Summer is over. It was pretty good except for the pandemic. The swimming pool was well-used and everybody enjoyed it.

Pool: This fall and next spring we will be doing some work on the pool. We will be sealing the concrete apron in order to make it last longer. We will be, if all goes well, moving the pool pump house toward the north fence to open up more of the apron for use. By spring the pool should look even better and work better than it does now.

Entry drive: At some time next year we will be re-surfacing the concrete portion of the driveway to improve its looks, its serviceability, and to repair the manhole that we are all about to fall into.

Landscaping: We hope to do some significant landscaping improvements along the driveway to beautify Kenwood Greene. We hope to make improvements to the dumpsters in the process. There will also be some improvements to landscaping in other parts of Kenwood Greene where possible as part of our continuing goal to make the complex more appealing and a nicer place to live.

Parking: Ok, here it is! The

adherence to parking rules, especially by new renters is abhorrent. We are going to fix that. Landlords are on notice that we will issue fines on a more continuing basis until we get the violators under control. I say landlords because it is they who will receive the fines for improper parking. We expect that we will issue lots of fines because many people, almost all of them renters, are completely ignoring the rules.

Rental Rules: Speaking of renters, there is a lot of turnover in renters these days. That is not a problem and new residents are welcome here. But the landlord is responsible for their conduct and for insuring the rental process is observed. The Rules & Regulations spell out in detail and completely, all the requirements that landlords must follow to successfully rent their units. Kenwood Greene rigorously enforces those requirements. Many landlords, especially new ones and those for whom English is a second language ignore them. As they eventually learn, that is an expensive thing to do. So, please, rental owners, please know the Rules & Regulations and make sure your renters do, too. Kenwood Greene fines violators for failure to observe the Rules & Regulations. Rental owners

pay those fines. Make sure the renters know they are subject to them. As it is now, the cost to Kenwood Greene to deal with renters is becoming impossible to justify. As a result we may be forced to limit the number of rental units to a number that is much smaller than the current 50%. Rental owners will then learn they cannot fill units that become empty. That situation can only be controlled by landlords managing their tenants properly.

Annual Ownership Meeting: Kenwood Greene has an annual meeting of owners each November or December. We do this on a Tuesday evening usually the week after Thanksgiving. That would be December 1 this year. The exact date will be finalized soon and we will notify all of you. Hopefully, Covid-19 will not interfere. As usual, it will be held at a restaurant. At this meeting we will greet other owners, discuss the year that has just passed, the plans for the coming year, discuss finances for the coming year, and elect new members to the Board of Managers. A free dinner will be served. All owners are welcome and those whose fees are up-to-date may vote for officers and any other business that may arise. More information soon.