



Welcome back to the Newsletter after a 1-year hiatus. It was a fun summer but Fall will soon be here. The trees will soon begin to turn, the kids are back in school and the pool closed on Labor Day.

Well, there is news so let's get to it:

**Front Doors:** This fall we will be repainting and sprucing up front doors. They are becoming a bit ratty-looking after several years. So here is what we will do. We will hire a painter to re-paint front doors in the new colors. We will replace front door hardware that has weathered and rusted. As always, the cost must be borne by the owner because he owns the doors. In order to do this we have hired a painter to do the work but we expect the owners to provide the hardware. All this is detailed in section 3.9 of the Rules and Regulations. In some cases an inappropriate or worn out weather stripping must be replaced. We will do this also. There is also the possibility that the whole door should be replaced. Cost to the owner may range from about \$35.00 to \$150.00 or more if the door has to be replaced. Owners need to plan for this expense in 2021. In most cases the owner can tell what needs to be done, but the property manager has a list and can be of help in determining what it will cost.

A caution: painting with gloss paint requires some expertise. Unless you have experience with this, we strongly recommend letting our painter do the work. It is not that much more expensive. Also, if you must replace your door, purchase the door and have it installed. Just make sure it is the same door design as you currently have. Weather stripping can also be a problem. We have seen a number of instances at Kenwood Greene where the bottom weather strip is installed backward. That makes for leaks. Finally, the weather stripping along the sides and top of the door is the "invisible" type. While it is easy to install, if you do not know what you are doing you can easily mess it up.

**Roofs:** During the coming 4 years we will be replacing or repairing all the roofs at Kenwood Greene. This is a very large project since the roofs are 30+ years old and really need repair. We will be tearing all roofing materials off, replacing the underlayment, adding ridge vents and new shingles. Scheduling will be based on severity of deterioration and adjustment of work to even out costs over the 4-year project. So each courtyard can expect some work to be done each year. While this project is a big one, more than a half-million dollars, it should not result in an increase in condo fees because it is spread out.



**Driveway Lighting:** We have been working with Duke Energy for a couple of years to provide new lighting along the driveway all the way from Montgomery Road to Courtyard D. This lighting will be rented from Duke Energy and maintained by Duke Energy. The result is that we do not have to deal with unstable drivers and vandals who knock the posts over. As a matter of fact we are led to believe that knocking over a post will do more damage to the vehicle that hits it than to the post. We hope to get this lighting installed before the end of the year pending Duke Energy scheduling.

**Pool:** We have a bit more work to do on the pool during the off season. The finish on the inside of the pool is breaking off, some of the tiles have come off, and there is a bit of a drainage issue with the pool grounds.

**Parking:** OH BOY! Are we making a lot of money on fines!! Please read the rules and regulations and ask questions if you don't understand stand something or are unsure if a certain restriction applies to you. Remember that we don't have enough parking spaces to allow every resident to park two cars on sight, even with the overflow parking.

If you cheat on the two car rule, you are essentially depriving a neighbor of his rights. That's why we enforce parking rules. Do not park backward in any space, and do not park commercial vehicles overnight.

**Plumbing:** If you have a water leak inside your unit, a faucet or toilet that doesn't work right, or drain that overflows, call a plumber of your choice. However, if you have a floor drain that backs up, call the Property Manager first. Once you hire a plumber on your own Kenwood Greene will not pay for the work nor reimburse you except in certain cases.