



Greene Gazette

Spring 2020

Welcome to Spring! One question: what happened to winter? There was never any snow...

Well, things are greening up already; early flowers will be blooming in a couple of weeks and Easter will be upon us before we know it. I would say that school will soon be out but it already is, at least for a few weeks.

Spring Walkthrough:

Coming up soon is Spring walk through. At that time the Board will be looking for spring cleanup and spruce-up items that we need to do every year. Unit owners can prepare by doing their own quick walkthrough of their property to see what needs to be done that they can do such as cleaning the patio, sprucing up the front of the unit, replacing or repairing those items inside the unit that show through the windows such as broken blinds, or disposing of last year's flowers in the space in front of the unit. Please review the Rules and Regulations to see what you should do. Pay particular attention to the provisions of the Rules & Regulations, paragraphs 3.5.3, 3.5.7, 3.5.8, 3.5.9, 3.5.10, 3.5.12 and 3.5.15.

Trash: When you clean up remember that the dumpster

must be treated properly. Place items inside the dumpster in a manner that allows the Rumpke truck driver to dump them in his truck. Also, there are restrictions concerning things that can be placed in the dumpster. These restrictions are listed on a decal posted on the dumpster. Fines and cleanup costs will be billed to violators of these rules.

Parking: PLEASE, PLEASE park according the Rules & Regulations. During the past few months Kenwood Greene has issued a lot of fines for parking violations. There have been so many that we sometimes get tired of looking and a few violators get away with it for a while.

If you violate the rules, expect to get fined. Someone else who violated the rules and who you think got away with it doesn't excuse you. Likewise, ignorance of the Rules is no excuse.

Tenants are not directly fined for parking violations, the landlords are. Most will pass along the fine to the tenant and may add to the amount for their inconvenience. Any fine or other charge that the tenant receives from the landlord is not anything that can be solved by

the property manager. Please contact your landlord in these cases.

Pool: The swimming pool will open on May 30. New residents who are not familiar with the pool, please read the pool rules in the Rules & Regulations. The pool rules are also posted on the west wall of the pool enclosure. These rules are enforced without exception because of the safety requirements. Anyone who violates the pool rules may be banned from the pool for the year.

Access to the pool is by using a pool pass that is waved in front of the gate lock. If you are an owner and do not have a pool pass please contact the property manager. If you are a tenant, contact your landlord. A lost pool pass can be replaced for \$50.00.

Please understand that there is no lifeguard. There are restrictions placed on children as noted in the rules. They must be observed at all times.





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Coming Projects: During the coming year there will be several projects during the late spring and summer months. We will be doing some pool repairs prior to opening the pool but these should not affect the opening date.

This spring we will be doing asphalt sealing in courtyards C and D. This project may restrict parking for a day in those courtyards. Details will follow as the time draws near.

A project to enhance the lighting along the drive will probably occur this summer. This lighting is a beautification project that will add more charm as well as light to the drive areas. This lighting will be installed by Duke Energy from whom we will rent the lamps. Ultimately that provides us with better quality lamps that will be replaced at no cost when drunk drivers and vandals knock them over as happens several times each year. This lighting will also replace the overhead street lamps along the drive.

I hope all of us will be well during the corona virus season. And Happy Easter to all!