

# Beckley Bugle

Newsletter for Beckley Woods Residents



Beckley Woods  
Residents Association  
P.O. Box 43884  
Louisville KY 40253-0884  
www.beckleywoods.com

Winter 2024

## DEED OF RESTRICTION UPDATE

The Beckley Woods is a deed restricted community and has been so since it's original incorporation in the 1970s. A Deed of Restriction is a recorded set of rules or restrictions that serve as tool for maintaining uniformity, governance and home values within a neighborhood. Our Deed of Restriction is overseen by the Beckley Woods Residents Association who enforces compliance. The Board of Directors is elected at the annual meeting by the owners of each lot in the subdivision. (1 lot equals 1 vote).

Our Deed of Restriction has been basically unchanged since its inception. After serious study and consultation, the Board of Directors has decided that the Deed of Restriction will have to be amended to bring it up to contemporary standards. Much of the language and descriptions still utilized are no longer relevant. In the weeks ahead, residents will be contacted to review these changes so they may be voted upon. Please note that the Deed of Restriction will not be completely rewritten as much of it is still sound and practical. It is the intent of the Board to amend changes in language only where necessary leaving the remainder of the Deed of Restriction intact.

As always, the Board of Directors welcomes all questions and input. Please feel free to reach out to Gary Edelen at 502-592-5835, or to any of our Board members regarding this process.

## BECKLEY WOODS ANNUAL YARD SALE

The Beckley Woods Annual Yard Sale will be held on **Friday and Saturday May 17<sup>th</sup> and 18<sup>th</sup>**. The sale is being advertised in the Courier Journal. Lake Forest will also be holding their annual yard sale at the same time, so we can expect to see a lot of shoppers visiting our neighborhood. This is the time to clean your attic, basement and garage and part with those old "treasures." This is also a great time to take a stroll around the neighborhood and meet neighbors from other areas of Beckley Woods. Place a balloon on your mailbox so you can be assured of drawing attention to your yard sale.

## NEIGHBORHOOD NOTES

**YARD SIGNS** Please remember that yard signs, other than home listings and election time political signs **are not permitted**. If you have any signage in your yard, kindly remove it.

**PET DROPPINGS** Beckley Woods is home to many pet lovers. If you and your pet take a walk through the neighborhood, kindly remember to clean up any droppings that your pet may have accidentally deposited in your neighbor's yard or walk.

**GEESE** If you visit the lake on Timberlake Trail, please refrain from feeding the geese. The geese and especially their droppings present a health hazard to people walking on the sidewalks and through the grass. Geese need to adhere to their normal well balanced and appropriate diet for good health. Deviation from such a diet will often end up in the development of a deformity called Angel Wing which results in the goose's ability to fold its wing, affecting its ability for flight.

### A MESSAGE FROM OUR BLOCK WATCH

In order to keep our neighborhood informed of police and security related matters as well as other items of interest to our community, all residents who have submitted their email address will receive notifications as they are received. If you do not wish to receive these notifications, email us at: [mailbwra@gmail.com](mailto:mailbwra@gmail.com)

### THREE IMPORTANT REMINDERS

1. If you are receiving a paper version of the Bugle, we urge you to submit your email address. This helps keep our costs down and makes for a fast and easy delivery. Simply email your address to us at [mailbwra@gmail.com](mailto:mailbwra@gmail.com).
2. Please visit our website at [www.beckleywoods.com](http://www.beckleywoods.com) for much useful information.
3. Our Block Watch group is always ready to add names to its roster. No meetings are required but pertinent information is shared via email and phone. Email us at: [mailbwra@gmail.com](mailto:mailbwra@gmail.com)

### 🏠 Nextdoor

Please sign up for Nextdoor, our neighborhood social media portal. Neighborhood information and announcements are available. Open your internet browser and go to [https://nextdoor.com/choose\\_address/](https://nextdoor.com/choose_address/) then follow the prompts!

WHO IS OUR BLOCK REPRESENTATIVE	
<b>BECKLEY TRACE</b>	
John Julien	847-338-2229
<b>BECKLEY WOODS DRIVE</b>	
Jim Daniel	552-7013
<b>BROMWELL COURT</b>	
Joe Lanham	262-5571
<b>BROMWELL DRIVE</b>	
Gary Edelen	592-5835
<b>LAKE FOREST LANE</b>	
Greg Reinert	767-3750
<b>OLD STATION ROAD</b>	
Tara Russell	419-0900
<b>TIMBERLAKE TRAIL</b>	
Faryl Edelen	245-6143
<b>TREE CREST COURT</b>	
Joe Lanham	417-9355

2024 BECKLEY WOODS EXECUTIVE COMMITTEE			
Sometimes it is assumed that all of the residents automatically know who comprises the Executive Committee. Just to be sure that you know who they are, we will list them here. The entire Board of Directors are listed on our website			
OFFICERS			
President	Gary S. Edelen	406 Timberlake Trail	245-6143
Vice President	Angela O'Daniel	210 Beckley Wood Drive	718-0569
Secretary	Jim Daniel	218 Beckley Wood Drive	552-7013
Treasurer	Michelle Garman	14109 Beckley Trace	609-1180
COMMITTEE CHAIRPERSONS			
Block Watch	Jim Daniel		552-7013
Communications	Gary S. Edelen		592-5835
Concerns	Joe Lanham		245-2371
Landscaping	Michelle Garman		609-1180
Maintenance	Greg Reinert		245-1845
Nominating	Tom Holloway		245-3776
Plan B	Tom Holloway		245-3776
Welcoming	Faryl Edelen		245-6143

*This issues quote from the Garden of Edelen  
 "I'll let a twinkle in my eye serve as my own WELCOME sign."*

### 2023 BUDGET

The Board of Directors has posted the current year budget and year to date expenses for all residents to review. Every effort is made to keep expenses to a minimum, while maintaining the appearance of the neighborhood. Please refer any questions regarding the Budget to Gary Edelen at (502)245-6143.

### 2024 BUDGET REPORT

Category	Description	January	February	March	April	May	June	July	August	September	October	November	December	Budgeted	YTD \$
<b>WATER</b>	Water Company	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,200.00	\$0.00
<b>IRRIGATION MAIN</b>	Lindsay Marie	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720.00	\$0.00
<b>ENTRANCE/MEDIAN</b>															
Landscaping	Plantings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00
	Xmas Decorations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00
	Lawn Care	\$911.24	\$911.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,935.00	\$1,822.48
	Upkeep/Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00
<b>INSURANCE</b>	Liability & Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$0.00
<b>LEGAL FEES</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00
<b>MISCELLANEOUS</b>															
Advertising		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Beckley Bugle	Production	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous		\$41.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$41.44
Special Projects	Entrance/Median Updates	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$0.00
Special Projects	Entrance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00
	Website Domain Name/Hosting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00	\$0.00
<b>POSTAL EXPENSES</b>		\$112.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$325.00	\$112.20
<b>TAXES &amp; LICENSE</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$650.00	\$0.00
<b>TOTAL EXPENSES</b>		\$1,064.88	\$911.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,840.00	\$1,976.12
<b>RESIDENTS ASSESSMENTS</b>															
	Number of Households	157		Total Projected Income		\$20,965.00									
	Assessment	\$125.00		Total Projected Expenses		\$20,840.00									
<b>TOTAL</b>		\$19,625.00		Surplus To Reserves		\$125.00									
<b>OTHER INCOME</b>															
	Donations														
Chenoweth Apartments		\$300.00													
Beckley Woods Condominiums		\$ 1,040.00													
<b>TOTAL INCOME</b>		\$20,965.00													

Please visit our website at [www.beckleywoods.com](http://www.beckleywoods.com). Much useful information such as our Deed of Restrictions and Bylaws, along with our newsletter, contact information, neighborhood news, Block Watch, and local information is available.