

Beckley Bugle

Newsletter for Beckley Woods Residents



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

Fall 2025

2026 BECKLEY WOODS RESIDENTS ASSOCIATION ANNUAL ASSESSMENT

The Board of Directors is pleased to announce that the 2026 Annual Assessment will remain at \$125. Notices will be mailed out in December, due in full by January 31, 2026. The Board of Directors takes their fiduciary responsibilities very seriously in managing the Association's financial affairs. Beckley Woods has steadily enhanced its appearance and functionality while operating on the same \$125 assessment that was assessed in the 1990s.

Beckley Woods Residents Association Annual Meeting

The annual meeting of the Beckley Woods Residents Association will be held on Sunday, November 16, 2025 at 7:00 PM at the Commons Room of the Chenoweth Woods Apartments at 14005 Old Station Road. At the meeting, residents will elect the board of directors of the Association for 2026 and vote on any other matters that are properly brought before the meeting.

Proxy Ballots delivered to residents by e-mail or otherwise are to be completed, signed and returned to Gary Edelen by mail to 406 Timberlake Trail, Louisville, KY 40245, or in person by depositing it in the newspaper box at the same address by 6:00 pm, or by personally bringing it to the annual meeting, on Sunday, November 16, 2025

AT&T Box Inspections

Many residents had voiced their concerns regarding the AT&T boxes that are present on all lots in Beckley Woods. A notice was given to all residents advising them that AT&T would inspect boxes throughout the neighborhood, subject to receiving a request from the resident. All residents' addresses requesting an inspection were delivered to AT&T. After the subsequent inspection, AT&T reported that every box was still in use, hence none could be removed.

Website Information

Beckley Woods is a Deed Restricted Community. Our Bylaws and Deed of Restrictions are located on our website beckleywoods.com. Additionally, all of our Association Policies are also located on the website. Currently we have an ADA Policy, a Planned Community Policy, a Roof Policy, and a Solar Panels Policy. All residents should acquaint themselves with our Bylaws, Deed of Restrictions and our Policies. Finally, the current year's Annual Assessment Notice is located on the website. All documents and notices are available for downloading in a PDF format.

CHRISTMAS DECORATION CONTEST

Don't forget that in Beckley Woods it is time for our annual Christmas Decoration Contest! A first place prize of \$50, and a second place prize of \$25, will be awarded to the owners of the houses with the best decorations. All residents are invited to light up their house with their best holiday decorations! Let's light up Beckley Woods for the holidays again.

Grass Cutting

With the arrival of Fall, please make every effort to keep Beckley Woods neat & attractive. Grass mowing should continue into the fall as the grass continues to grow. Also, please rake your leaves so they will not blow into your neighbor's yard.

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

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.
2. Please visit our website at 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

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/ then follow the prompts!

WHO IS OUR BLOCK REPRESENTATIVE		2025 BECKLEY WOODS EXECUTIVE COMMITTEE			
BECKLEY TRACE		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			
Michelle Garman	609-1180	OFFICERS			
BECKLEY WOODS DRIVE		President	Gary S. Edelen	406 Timberlake Trail	245-6143
Angela O'Daniel	718-0569	Vice President	Angela O'Daniel	210 Beckley Wood Drive	718-0569
BROMWELL COURT		Secretary	Joe Lanham	300 Bromwell Court	262-5571
Joe Lanham	262-5571	Treasurer	Michelle Garman	14109 Beckley Trace	609-1180
BROMWELL DRIVE		COMMITTEE CHAIRPERSONS			
Joe Lanham	262-5571	Block Watch	Joe Lanham		262-5571
LAKE FOREST LANE		Communications	Gary S. Edelen		592-5835
Cindy Kleier	541-7205	Concerns	Joe Lanham		262-5571
OLD STATION ROAD		Landscaping	Michelle Garman		609-1180
Cindy Kleier	541-7205	Maintenance	Greg Reinert		767-3750
TIMBERLAKE TRAIL		Nominating	Gary S. Edelen		245-6143
Greg Reinert	245-1845	Plan B	Gary S. Edelen		245-6143
TREE CREST COURT		Welcoming	Michelle Garman		609-1180
Gary Edelen	245-6143				

This issue's quote from the Garden of Edelen

"Sometimes I think it would be easier to budget my time if I had more time."

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)592-5835

2025 BUDGET REPORT															
Category	Description	January	February	March	April	May	June	July	August	September	October	November	December	Budgeted	YTD \$
WATER	Water Company	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$113.96	\$382.56	\$409.25	\$407.92	\$0.00	\$0.00	\$0.00	\$2,300.00	\$1,313.69
IRRIGATION MAINT	Lindsay Marie	\$0.00	\$0.00	\$705.00	\$0.00	\$1,555.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$2,260.50
ENTRANCE/MEDIAN															
	Landscaping	\$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
	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	\$911.24	\$911.24	\$911.24	\$911.24	\$911.24	\$911.24	\$911.24	\$0.00	\$0.00	\$0.00	\$10,935.00	\$8,201.16
	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
INSURANCE	Liability & Property	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,353.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400.00	\$1,353.00
LEGAL FEES		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00	\$96.00
MISCELLANEOUS															
	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	\$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	\$27.44	\$0.00	\$2.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$400.00	\$30.23
	Special Projects	\$0.00	\$0.00	\$0.00	\$499.50	\$267.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$767.16
	Special Projects	\$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	\$0.00	\$0.00	\$25.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00	\$25.31
POSTAL EXPENSES		\$127.75	\$14.60	\$14.60	\$0.00	\$0.00	\$192.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350.00	\$348.95
TAXES & LICENSE		\$0.00	\$0.00	\$749.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$700.00	\$749.00
TOTAL EXPENSES		\$1,066.43	\$925.84	\$2,407.94	\$1,410.74	\$2,734.40	\$1,313.20	\$2,646.80	\$1,320.49	\$1,319.16	\$0.00	\$0.00	\$0.00	\$20,395.00	\$15,145.00
RESIDENTS ASSESSMENTS															
	Number of Households	157													
	Assessment	\$125.00													
TOTAL		\$19,625.00													
OTHER INCOME															
	Donations														
Chenoweth Apartments		\$300.00													
Beckley Woods Condominiums		\$1,040.00													
TOTAL INCOME		\$20,965.00													

Please visit our website at 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.