

## BARBOUR MANOR HOMEOWNER ASSOCIATION

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Welcome to Barbour Manor-visit our website  
<http://www.barbourmanorhoa.kynet.us>

Barbour Manor HOA Board of Directors as of August 1 ,2021

President – Ken Martin – ken.martin1@att.net

Vice President - Joe Rich

Treasurer - Bill Hellmueller

Secretary – open looking for a volunteer

Trustee at Large – open looking for a volunteer

Here is the necessary business for Barbour Manor HOA fall season:

**Dues for BM** HOA are \$150 enclosed. Folks: we have what are some of the lowest HOA dues in the area. Our only source of income to pay expenses that average \$48,000 per year are the dues of \$150 per 295 members = \$44,250. One of our goals is to collect the dues in a timely fashion to avoid having to raise them. Payment should arrive by October 1, 2021. KMS Property Management, P.O.Box 79 Goshen, KY 40026

Property Mgr. = Bill Shannon: 502-905-9150

Per the deed of restrictions, a payment arriving after October 1 is late and you will be charged a late fee *regardless of the date of your check*.

If you do not pay your dues on time, you will be charged \$25 **per month** late fee. If you fail to pay HOA dues after 3 months (and \$75 worth of late fees) we will process a lien against your property which will include administration fees, legal fees and court costs, and continue to accrue late fees.

### Home Maintenance Items

Take good care of your property and your neighborhood! Learn and abide by the deed of restrictions.

1. Painting where needed. ROI: 80% to 140% ...
2. Replace or repair your roof & gutters. ROI: 50% to 110% ...
3. Window replacement. ROI: 50% to 80% ...
4. Regular lawn mowing Pull weeds Remove dead trees and plants
5. Remove trash from all sides your home.
6. Remove any signs in your front yard except for a For Sale sign.

7. **No** automobiles parked anywhere on your yard. All tires should be parked on paved surfaces. Jefferson Co. Metro Government *parking code*.

**No trailers, mobile homes, recreational vehicles, or boats** shall be parked in the yard, on the street, lots or driveways of any lot in the subdivision except for limited, temporary, short-term parking related to routine maintenance not to exceed 48 hours, unless Association Board permission is given.

**NOTE: As the saying goes, drive like your children live here.**

**Speeding** on Barbour Manor Drive is unsafe for us all. Many people repeatedly ignore stop signs. Drive safely! Doing so is especially important when there are children and adults, many with hearing issues, playing, doing yard work, walking.

All dogs should be leashed unless they are in your own yard. Please **pick up after your dog**. Please also pick up the doggie bags. Treat your neighbor's yards as you want yours to be treated.

Waste Management update:

8. Go to their website, <http://www.wm.com/>

9. Set up an account to get updates on changes for pick-ups and to get the lowest charges the HOA rate.

10. Yard waste only the weeks of 8/30,9/13. And 9/27.

11. Recycling the weeks of 9/6 and 9/20.

12. Trash containers need to be placed out of sight please when empty. Out the night before and back in when empty.

13. Our contract with them is on our website. Special rates when you set up account and log in letting them know you are in BM HOA.