

Barbour Manor HOA Newsletter Summer 2024

Please visit our website, <http://www.barbourmanorhoa.kynet.us>.

A lot of history and information. KMS Properties/ Bill Shannon manages our Association and is your first step for any issues and a great resource for Deed of Restriction issues and in general making your life here in Barbour Manor a nice home. Note the sign on the island as you exit.

Current BMHOA Board: President - Bill Hellmueller, Vice President- Craig Friedman, Treasurer - Bill Hellmueller, Secretary – Debbie Wesslund, Trustee at Large – Maria Sorolis ,Trustee at Large – Wanting a member to volunteer for less than 24 hours a year

Property Manager – Bill Shannon /KMS Properties . Tel # 905-9150 or Email - kmsproperty@twc.com . Mailing address is Bill Shannon P.O. Box 791 Goshen, KY 40026

Spruce up the exterior of your property. Your home is a great investment. Take good care of it, and it will reward you as it grows in value. Please keep the sidewalk free of vines, protruding bushes or trees, and overhanging branches. Trim branches that hinder the streetlights that help make it safe for us all.

Our pets are precious to us. When walking use leashes per the Louisville ordinance requiring dogs in public areas to be on leashes. When walking your dogs, please pick up after your dog. If a pet is missing, we are sorry but please do not tape or post signs on trees or light poles.

25 MPH the posted speed. We use police patrols.

We had a open meeting on May 21,2024. Metro Rep, Scott Reed spoke of many issues that impact us all. Less than 2% of our members came. We would like to have a future open meeting with more attendance. We will schedule one when we receive requests that are equal to 10% of membership- 30 properties. Your requests should include topics for discussion. These can be mailed or emailed to KMS. Time is usually a Tuesday 6:30 pm to 8:30 pm slot. In the lobby of the Springdale Presbyterian Church nearby on Hwy 22. Email responses to KMS. kmsproperty@twc.com .

According to LMPD 90% of car robberies and thefts are due to vehicles being unlocked with valuables readily available and with the keys or car fob, in the car. Only you can prevent this. For further information on Councilman Scott Reed or District 16 please visit www.louisvilleky.gov/government/metro-council-district-16. You can also reach out directly by phone at 502.574.1116 or by email at scott.reed@louisvilleky.gov. Also, Scott's assistant is Jared Townes at 502.574.3461

BMHOA Dues update. Notices will be mailed out early in September from KMS Properties. The dues are due October 1, 2024 basis the date when KMS properties receives payment.

This past year only 8 members did not pay, and liens have been filed for \$685 with \$25/month late fees that continue to accrue. These folks received a minimum of 8 notices.

Historically, the BMHOA has filed multiple liens on 11 properties for failure to pay the yearly dues. These liens still accrue late fees till they are paid. The total amount of these is approximately \$58000 and counting. We implore those folks to contact KMS Properties to start the process to clear the liens and stop the late fees. Liens impact credit scores, insurance policies, loan applications.

Coming soon to the website will be a financial report of the BMHOA. On the website under the homeowner association title. Note the considerations section under maintenance fees.

Our goal is to use the funds, your money, to enhance the area of our homes and improve the values of the homes in the area. Lights, landscaping, snow plowing and salting, property management, legal services, insurance, member communications, police patrols, water irrigation; all of these are covered by our dues. Attending meetings, getting involved, help us to help us all living in Barbour Manor to make it the best it can be.

We are planning to have 4 Events per year (#1 would be the Chili Cookoff- October 12, 2024, a Saturday with details to come). We need volunteers to step up with ideas and times. We are neighbors and the events help us to meet others and make our HOA a more friendly place. Budgets are \$1000/ event. Ideas for these events are like: 4th of July parade with fire truck,

prizes food and games; Cabin fever coffee and dessert/bake-off, Cinco De Mayo/Derby event. Pinochle groups. We would plan to use the Springdale Presbyterian Church for indoor events.

The BMHOA has been formed comprising those people residing within the area known as Barbour Manor. We realize that in unity there is strength and through the Association we can best meet common interests, needs and goals to return the maximum benefit to its members.

To do this we need members to fill the board and re-establish the committees, manage the events. When a member pays their dues, it only makes sense to get the maximum benefit from those dues.

What is a good neighbor? Good neighbors are warm and friendly so we can confide in them in case anything bothers us. It is a good way to lower our stress and burden. They fill the neighborhood with positivity and make it a better place to live. A neighborhood surrounded by good neighbors is safe and a better place to live.

We know that in 295 properties, there are some who could use some help with something.

Reach out through our property manager, Bill Shannon, a priceless resource to us all.

This all starts with you reading this newsletter and taking the first step.