

# Barbour Manor HOA Newsletter Fall 2025

We welcome new members and owners to Barbour Manor. To all 295 members, seasons change, and fall is upon us. Our goal is for all to treat their neighbors as they would themselves. It is a win/win, and we end up with a great neighborhood. Thank you.

Halloween decorations are welcome and will be treated by the HOA with \$25 gift cards (10 minimum). Be safe and have some fun this fall.

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. A rough average value for home in BMHOA is \$350,000 or more. 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. Get those leaves up, or mulch them with your mower.

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.

School students are out and about. Especially after school hours. Abide by the 25 MPH posted speed. We use police patrols.

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. Park in your driveways and garages. Fines can be issued for parking on the streets when your driveway is not full. The streets are for traffic, and this impacts safety.

Waste Management update. Rates above will be adjusted each year, effective October 1st, based on the year-over-year change in the Consumer Price Index for Water, Sewer, and Trash Services (CPI- WST) Small increase in your WM bill. Visit the contract on website. Set up your account online. Check out your bill and options of large item pickups. Provide your email and get notices on holiday pickup changes.

The HOA uses the dues collected 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. Use dusk to dawn lights on your homes to thwart porch pirates and thieves in general. Vandals and criminals love the dark. Keeping it lit up could save you some troubles.

Event update—Please take notice!

**Block party, movie night, chili cook-off... what's your dream neighborhood event? If our neighborhood threw the ultimate party, what would it look like? What kind of event would make you say, 'I wouldn't' miss that!'**

Residents Sally Johnson (Telovi), Stacie Gibson (Machupe), and Kristin Wingfeld (Machupe) are looking to build more special events and more participation in existing events. Attendance at our annual chili cookoff had grown steadily over the last few years! Halloween and July 4th see a lot of people in our streets celebrating. Our first annual Pictures with Santa event drew about 20 families! What other events would be great additions to this line up?

2 Ways to Contribute your Ideas:

1. Scan the QR code below and complete the survey to let us know your ideas.
2. Join Sally, Stacie, and Kristin for an informal brainstorming session on Sunday, September 21st at 3 p.m. at the Gibson homestead (4003 Machupe Drive). Refreshments provided! RSVP to (502) 931-8833 or [Kristin.Wingfeld@gmail.com](mailto:Kristin.Wingfeld@gmail.com)

Link to survey: [https://docs.google.com/forms/d/e/1FAIpQLScLx-NL0fW67ia7BQ8XsfHRkDU012Hoi6Uit\\_s-med1slh9Q/viewform?usp=header](https://docs.google.com/forms/d/e/1FAIpQLScLx-NL0fW67ia7BQ8XsfHRkDU012Hoi6Uit_s-med1slh9Q/viewform?usp=header)



Be aware that the property @ 7920 BMD has been foreclosed on by Rocket Mortgage. This is still in the courts. KMS, our property manager has contacted their attorney. We currently have three liens on the property for a total of \$3500 for failure to pay the dues. Report this property to metro for violations, take a little time to apply some needed pressure for maintenance of the property at 7920 BMD.

Current BMHOA Board: President - Bill Hellmueller, Vice President- Craig Friedman, Treasurer - Bill Hellmueller, Secretary – Debbie Wesslund, Trustee at Large – Maria Sorolis, Trustee at Large – Cindy Schneider

BMHOA Dues notices and the ballots for the board for year 2026-2027 were mailed out early in September from KMS Properties. The dues are due October 1, 2025 basis the date when KMS properties receives payment. Avoid late fees, pay on time.

Ballots need to be returned to KMS by November 4<sup>th</sup>, 2025, to valid and counted. Members must be in good standing to vote or to run for a trustee position. Good standing means all dues and fees paid in full and up to date. Verification by deed of ownership of property in question will resolve any disputes.

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

KMS Properties/ Bill Shannon manages our Association and is your first step for any issues, like Deed of Restriction questions. Thinking of selling your property, then he is a good first step. Note the sign on the island. KMS Properties. Tel # 905-9150 or Email - [kmsproperty@twc.com](mailto:kmsproperty@twc.com) . Mailing address is Bill Shannon P.O. Box 791 Goshen, KY 40026

For further information on the current Councilman Scott Reed or District 16 please visit [www.louisvilleky.gov/government/metro-council-district-16](http://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](mailto:scott.reed@louisvilleky.gov). Also, Scott's assistant is Jared Townes at 502.574.3461