

Summer 2025 Newsletter

Barbour Manor Homeowners Association

Welcome to our new neighbors. We are all looking forward to enjoying a green and shady summer in our neighborhood. Thanks to everyone who keeps up with their property and trees. That makes our neighborhood a beautiful walking destination.

Please visit our website, <http://www.barbourmanorhoa.kynet.us>. Much important information is there for your interest, such as the Deeds of Restrictions. They are the guidelines for living in Barbour Manor and making it the best it can be, adding to the value of your property. For any issues and Deed of Restriction questions, contact our property manager Bill Shannon at KMS Properties. He is a great resource to help you enjoy life in Barbour Manor. Note the sign on the island as you exit, KMS Properties, 502-905-9150 and email kmsproperty@twc.com

Current Board: President (acting) - Bill Hellmueller,

Vice President- Craig Friedman, Treasurer - Bill Hellmueller,

Secretary -Debbie Wesslund, Trustees at Large; Maria Sorolis, & Dana Martin

Spruce up the exterior of your property. Maintaining your yard as your home is a great investment. You 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.

Please keep your pets on your property or use leashes per the Louisville ordinance requiring dogs in public areas to be on leashes with caregivers. 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.

Waste Management update. New contract on website. Large item pickups? Contact WM do not just put on curb. Bring in the containers-24hours.

Streetlights out or flickering, notify KMS and LG&E. Working streetlights help keep us safe when dark. Crimes are usually conceived in the dark. According to LMPD, 90% of car robberies and thefts are due to vehicles being unlocked with valuables readily available and with the keys or key fob in the car. Only you can prevent this. Close garage doors at night.

We are sorry as the 4th of July event was cancelled due to lack of response and volunteers.

Remembering a great President, JFK, in a speech to the Nation; his challenge "Ask not what your country can do for you, rather what you can do for your country." This applies to all of us here in Barbour Manor. Rather than asking what you get in return for your dues and membership in the BMHOA, perhaps ask what I can do to make this a better place to live and raise a family.

We need volunteers to fill in the board and re-establish the committees. Activities/Area Captains/Grounds and Roads/Welcoming. Looking for a volunteer for less than 24 hours a year as Trustee at Large.

Area Captains provide communication from their designated sections to the Board of Trustees.

Their duties could include, but not be limited to:

- 1) Contact and join homeowners for meetings.
- 2) Provide information or suggestions to the property manager and board
- 3) Monitoring grounds, roads, entrance signs, street signs, lights
- 4) Cleanliness of streets, dip area, and islands
- 5) Maintenance of the entrance signs and planted area

BMHOA Dues update. Notices were mailed out in September 2024 from KMS Properties. KMS Properties needed to receive them by October 1, 2024. Avoid late fees, pay on time. We currently have 9 property owners who have had a lien filed for nonpayment of their dues. The lien will be filed for \$871. This covers the dues, late fees, legal and other costs. These liens will accrue \$25/month late fees.

The dues are used to keep the lights burning at night, keeping us safe. In the winter the streets are kept in good condition for travel when we have snow and ice. The grounds are kept in good condition during the other months without snow.

We do have police patrols to keep an eye on things, especially the 25 MPH speed limit. School is out and watch out for the next generation when driving. When parking in Barbour Manor-Always Park with your vehicle pointing in the direction of the traffic flow. Only Park on the street when your driveway is full.

We do have legal guidance and insurance to protect our reserves and funds. Thanks to all the members in good standing for paying their dues and keeping our HOA in good standing.

Please go online to the website and read the election process. This fall we will have board of trustee ballots sent out for the members of the BMHOA who are in good standing, namely all dues being paid and up to date through the year 2025-2026.

The ballots will be collected at an open meeting to be announced this fall.

The election of Trustees is to be held in September of odd numbered calendar years with term commencing on January 1 of even numbered years and running for two calendar years. Designated offices shall be voted upon by office in the following order on separate ballot: President, Vice President, Treasurer, Secretary, Trustee-At-Large. In case of a tie for any elected office, there shall be a run-off vote for that office. All offices shall be elected by a plurality. Two ballots shall be issued per household, as defined herein, that has voting rights, and one of the two ballots may be cast as a proxy ballot.

Good news to celebrate the Courier Journal Journalist of the year. The son of Matt & Nancy Aulbach- Lucas Aulbach who grew up in Barbour Manor and reported for the Courier Journal for the past nine years.