Barbour Manor Home Owners Association

Newsletter

Spring 2026

GENERAL MEMBERSHIP MEETING

MONDAY APRIL 27, 2026
6:30 PM

SPRINGDALE PRESBYTERIAN CHURCH
7812 BROWNSBORO RD
LOUISVILLE KENTUCKY

SPRINGDALE RUNS A FOOD BANK – PLEASE BRING A FOOD DONATION IF YOU ARE ABLE

General Membership Meeting

Proposed Increase to Homeowners Association Dues

A meeting of the general membership of the Barbour Manor Home Owners Association has been scheduled for April 27, 2026 as indicated above. We will discuss the state of our neighborhood. We also need to address the need to increase HOA Annual Dues.

Like you, the increasing costs of everything impacts our HOA. Prudent practice requires us to add funds to our reserve account in each budget to prepare for large or unexpected expenses. Doing so, makes it less likely we will need special assessments. Due to rising costs, our expenses are outpacing our income. We are having to dip into our reserves more often. This necessitates an increase in annual dues to maintain the goals of the BMHOA. With the projected budget of $103,610, a dues increase is needed to meet that number and maintain the reserve of

70% of the budget ($72,527). Dues are currently $225/year which provides $66,375 in annual income (assuming a 5% shortfall ($3319) due to unpaid dues.

To meet our anticipated budget's needs, dues would need to be increased to $350/year. That would generate $103,250 - equal to our budgeted expenses. Dues have not increased in some time. The process of raising dues requires several open meetings. A proposed budget for 2026 is posted on our website, demonstrating the need for dues increase ·

- At the first meeting, a motion to raise dues will be raised and will be open for discussion and amendments, if any. This first meeting will be held at Springdale Presbyterian Church, 7812 Brownsboro Rd, Louisville. The first open meeting will occur on **MONDAY APRIL 27, 2026** . This information will also be posted on our web site (http://www.barbourmanorhoa.kynet.us) and reminders will appear on the information sign at the entrance to the neighborhood.·

- Then, a second meeting will be scheduled and held to allow all members in good standing who are in attendance, to vote on the proposal. · If a majority of those present at this second meeting vote for the change to the dues, a letter outlining changes to the annual assessment, if any, will be mailed to all households. ·

- A final open meeting, within 45 days of the first notification will be held and a majority vote of the eligible households in attendance will install the change. · Thereafter, a 9th amendment to the Deeds of Restrictions will be filed in Jefferson County Court and the new dues will be effective for the year 20262027.

- Please visit our website, http://www.barbourmanorhoa.kynet.us for more information on our expenses and budget.

Safety and Services

If you notice streetlights out or flickering, please notify our management company, KMS, and LG&E. Working streetlights help discourage crime and mischief. 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.

As you know, we pay law enforcement to patrol the neighborhood in order to discourage crime. We are also a key part of ensuring our safety. Keep an eye out for suspicious activity and get to know your neighbors, so that we can all help keep our neighborhood safe.

Now that spring is here and (hopefully) summer is not far behind, we must start to pay more attention to the exterior of our homes. Spruce up the exterior of your property. For most of us, our home is our biggest investment. Take good care of it, and it will reward you as it grows in value. Please keep lawns mowed and sidewalks free of vines, protruding bushes or trees, and overhanging branches. Trim branches that hinder the streetlights that help make it safe for us all. We love our furry family members. When walking dogs, 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 you turned off your water during the cold weather, keep an eye on your pipes when you turn on those exterior faucets to prevent leaks.

Please pay attention to the 25 MPH speed limit on our neighborhood streets. There will be an increase in walkers, bikers and children on our streets now that the snow has melted and the sun has returned.

We are aware that Waste Management is having difficulty picking up trash in some of the cul de sacs in the neighborhood. Please avoid parking vehicles in the cul de sacs on Mondays so the trucks with the automated equipment used to lift the trash cans are able to access everyone's trash cans. Or get together with neighbors to create an area where trash receptacles can be placed with space for the motorized arm to reach them. Should Waste Management fail to pick up your trash, please contact them directly and register a complaint with their customer service representative. The squeaky wheel gets the grease!

Neighborhood Activities

Many of our neighbors enjoyed a progressive dinner hosted by several residents in Barbour Manor on February 28, 2026. We enjoyed Greek food, Mexican food and Italian. We have some amazing chefs in the neighborhood! It was a fun evening and a great opportunity to meet more of our neighbors. Plans are already in the works for a repeat event in early 2027.

We will be having our Annual Independence Day celebration this summer. The children in the neighborhood can Kiddos get ready to decorate your bike and participate in our Bike Parade. More activities will be planned and details will be forthcoming. Keep an eye on the website.

We welcome all homeowners to be involved in our neighborhood association. The more volunteers, the better. If you have ideas to make things better, please contact a Board member. If you have an idea for a neighborhood activity, we would love to hear about it and help you make the idea a reality.

Contact Information

We need a working telephone number for each homeowner. We also need an email address. (You can provide that information directly to Bill Shannon.) We will soon be moving our communication to electronic only to facilitate speedier and less expensive communication with you. It will save the Association approximately $2000 per year to eliminate printed and mailed newsletters, but we need to stay in touch so you know what is happening in your neighborhood. Thank you for your anticipated cooperation.

In addition, if you are on Facebook, please follow our neighborhood page to keep current on neighborhood news.

Current BBMHOA Board

President: Maria Sorolis
Vice President: Craig Friedman
Secretary: Debbie Wesslund
Treasurer: Bill Hellmueller
Trustee At Large: Dana Martin and Cindy Schneider

Property Manager: Bill Shannon/KMS Properties
Tel, #: 502-905-9150
Email: kmsproperty@twc.com