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# QUARTERLY NEWS

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## Fall is finally here!

The minutes from the 3Q18 meeting as well as our special HOA meeting held on Tuesday, September 18, 2018, are on our website, <http://www.barbourmanorhoa.kynet.us>. Please take a moment to review them and if you have any questions, please let us know.

## Highlights include:

- \* We will not be holding a formal 4Q18 HOA meeting. Those who attended our Special HOA September 18, 2018 meeting suggested it be considered the 4Q18 HOA meeting. It was proposed and passed.
- \* Dues Recap - As of October 14, 2018 we have 207 paid dues in the bank. This is \$31,050. Total amount for the entire subdivision should be \$44,250. Those who have not paid are incurring late fees and possible liens against their property.

Top five expenditures are for snow, utilities, landscaping, property management and police patrols.

**Update from KMS** - Bill Shannon reported that KMS sent notifications to all owners who have old liens on their properties. He will be notifying owners with new liens.

## KMS Market Update

Bill also reviewed houses sold, for sale and pending sales of homes in the neighborhood. We've had a lot of turn over in the neighborhood. A number of homes have sold and we have several pending. Most of the homes are getting the listing price which is great news for all of us.

What drives this success is proven with these recent sales. These homes are surrounded by houses that are taken care of by owners per our DORs.

Think about it....

1. Most driveways are clear, with cars parked inside the garage. A driveway full of cars tells potential buyers that the house isn't big enough to store everything, so you put overflow in the garage and park your cars outside.
2. Homes, like people, are judged by the company they keep. Your HOA is working very hard to improve the appearance of current rental properties so no one would know your neighbor is a renter. We still have some work to do however, understand, the owners of rental properties are fined just like you could be if you don't abide by the DORs.
3. Gardens may not look great out of season. You can take care of that simply by getting rid of dead leaves and plants.

## **Old Business**

### **DOR Issues Rental Property Proposal**

We are pleased to announce the 7th Amendment passed votes on September 18, 2018. The updated document filed with the Jefferson County Clerk's Office will be included in our new neighborhood directory.

### **7th Amendment**

17. Rental Cap - Effective October 2, 2018, the Association has placed a cap of 5% on the properties that can be leased or rented in Barbour Manor Subdivision. Property to be rented needs to be approved by the Barbour Manor Homeowners Association Board.

As of January 1, 2016, we are at the 5% rental cap, which equates to 15. After October 1, 2018, if a property which is being rented is sold, then the rental cap will be reduced to reflect that sale. Thereafter, if an owner or potential purchaser wishes to rent property that is not subject to the rental cap a review and approval by the Board is needed to exceed the cap. The Board can take into consideration certain situations, such as financial hardship or other situations that may necessitate the need to lease a property or where NOT renting may pose a financial burden upon the owner. There will be a \$1000/month fine for any property rented after October 1, 2018 without board approval.

If the fine is not paid after 10 days then a lien will be filed by the BMHOA at their discretion. Each and every fine could result in multiple liens being filed. The lien will be for \$1250 which includes the fine, administrative costs of \$100 and \$150 in legal expenses. Removal of the lien will result in additional expenses of \$250 to include recovery of all costs and expenses. The lien will accrue \$100/ month late fee charges from file date.

### **Quarterly Reminders**

- \* Please **pick up after your dog**. Please also pick up the doggie bags. We are seeing many **doggie bags** left in neighbor's yards.
- \* See trash, please pick it up.
- \* **Speeding** on Barbour Manor Drive is unsafe for all. Metro police will be patrolling and you will be ticketed.
- \* **Trim any plants/trees** that crowd the street lights and/or sidewalk.
- \* **Cracked/raised sidewalks?** Call Metro Call at 311 or 502/574-5000.
- \* **For Animal Control, Call 363-6609**. Service requests taken by Metro Animal Shelter include cruelty, inhumane treatment, chaining violations, bite/quarantine cases, confined strays and stray animals at large.
- \* **Please do not put yard waste out until Tuesday evening for Wednesday pick up.**

### **Street/Yard Parking**

\* Parking on the streets of Barbour Manor is covered in the Fifth Amendment to Declaration of Restrictions, article 6, specifically:

d)...No Vehicle shall be parked off the **PAVED** surface (i.e., on yards) at **ANY** time. All **4 wheels** need to be parked on the pavement.

e) Parking allowed on the street **only** when driveway and garage are full and being used for homeowner's automobiles.

### **Plan home maintenance that will avoid violations of DORs:**

- \* Remove dead plants and trees appropriately
- \* Fix leaning fences
- \* Fix leaning mailboxes
- \* Pull weeds
- \* Clean gutters (avoid "crops" growing out of them)

\* Edge **both** sides of the walk

### **Reminder**

With Winter right around the corner please remember you are responsible to remove the snow from the side walk in front of your home. Per Metro Louisville Codes and Regulations:

### **Am I also responsible for the street and sidewalk that is in front of my house?**

If your property borders a public area such as sidewalks, steps, driveways, parking spaces, and similar paved areas for public use, you are responsible for the upkeep of this area. This includes keeping the area free of all overhanging trees, shrubs, and other debris that block walkways, as well as keeping it from dangerous conditions. If any portion of a sidewalk or driveway is a danger to the public, the dangerous section must be repaired by the owner.

For more information visit <https://louisvilleky.gov/government/codes-regulations>.

### **6th Annual Chili-Cook Off**

Our annual Chili Cook Off was held on Saturday, October 13, 2018. As usual Stacie and Shane Gibson were the hosts and we had a great turnout. There was face painting, crafts and a bouncy house for the kids and great chili! Thanks again Stacie and Shane for your hospitality! You throw a wonderful party.

### **Feedback Requested**

Lastly, be on the look out for a 2018 Barbour Manor Neighborhood survey. We would like to gather feedback on how we as a board are doing to support the neighborhood. We'd also like to gather ideas/suggestions for improving. The results will be shared in our 1Q19 Newsletter and at our HOA meeting in February, 2019.

Have a great rest of the year!!