
BARBOUR MANOR 2016 SPRING NEWSLETTER

Welcome Spring! Everyone has to be thrilled to see sunshine and warmer temperatures. There is a great deal of information to share with you.

1Q16 BMHOA Meeting

Tuesday, February 9, 2016, we had our first quarterly meeting for 2016. We voted on the 6th Amendment for our Deed of Restrictions (DORs). The 6th Amendment was passed and has been registered with the Jefferson County Clerks office. The details are **bolded** below:

9. Homeowners shall keep their lot free from weeds, tall grass and trash, exterior mailboxes maintained and in good repair at all times and their property otherwise neat and in good condition (i.e, trash cans put up after pick up, tree branches and debris disposed of properly, tools stored properly, etc.). Should any owner fail to maintain the residence in this matter, the Association shall have the responsibility to follow the process outlined below and initiate a fine/fee unless the violation is of such a nature that it may require a more immediate response.

Enforcement shall be at first by certified letter requesting compliance with these restrictions and then with no reply or compliance a \$100 fine will be issued ten days after receipt of the original notice. If the fine is not paid after ten days then a lien will be filed 30 days from the first notice. The lien will be for \$300 which includes the fine, administrative costs of \$50 and \$150 in legal expenses. Removal of the lien will result in additional expenses to include recovery of all costs and expenses. The lien will accrue \$10/ month late fee charges from file date.

Each infringement shall be treated as a separate violation and all of the above shall be applicable, even if the homeowner has been through the same process in the past.

Any resident that needs assistance in complying should contact our property management firm about the situation. Our property management firm will work with the board and the resident to establish a mutually workable solution.

12. Commencing on October 1, 2008, all lots in Barbour Manor shall be subject to annual maintenance charge of one hundred fifty dollars (\$150.00) each. This amount shall be due and payable on the first day of October of each year and shall be payable to Barbour Manor Homeowner's Association. The amount so collected shall be expended for the purpose of maintaining street lights, periodically cutting grass on vacant lots, keeping trees trimmed, maintaining the open areas as shown on plat of Barbour Manor, recorded in Plat Book 29, page 94, in the office of the Clerk of the County of Jefferson County, Kentucky, and in general, caring for the needs and beautification of said subdivision.

Trustees to assume obligation to maintain open spaces, retention basin, drainage easements and/or other areas not to be used as building sites, as set forth in agreement dated December 7, 1972, between Jefferson County Department of Public Works and Peter Construction & Supply Company, Inc. whose interest has now been transferred to Barbour Manor Homeowners Association.

The above maintenance charge of one hundred fifty dollars (\$150.00) per lot, if not paid within thirty (30) days after same shall become due and payable to Barbour Manor Homeowners Association, namely October 1st of each year beginning October 1, 2012, the same shall bear a late fee of twenty-five dollars (\$25.00) per month for each month said maintenance charge is late.

For any check that is returned for insufficient or uncollected funds, a \$50 charge will be added to the dues plus any return check fees that apply and will continue to accrue \$25/month late fees until payment is received and deposit has cleared. Failure to pay late fees when paying dues after due date will be considered incomplete payment with continued late fee accrual until satisfied.

Furthermore, after three (3) months of nonpayment, association may place a lien on homeowner's property or turn over to a collection agency, either action to include accumulating late fees and legal fees with any and all court fees/costs, interest included.

17. Rental Cap - Effective March 1, 2016, 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. After March 1, 2016 if an owner or potential purchaser wishes to rent property in Barbour Manor a review and approval is needed to exceed the cap. There will be a \$1000/month fine for any property rented after March 1, 2016 without board approval.

The BMHOA Board will take into consideration situations as homeowner needs to rent due to financial hardships (loss of job, change in marital status, medical issues, purchased to be resold), situations that NOT renting poses a financial burden.

Homeowners who are currently in non-observance of our DORs will soon be notified via certified letters.

New Phone Directory

The new Barbour Manor phone directory will be mailed soon and it will be both alphabetical by resident name and cross referenced by street. **Additionally, we'll have an updated version of the DORs listed for reference.**

If you are interested in placing an ad in our new directory please contact Bill Shannon at kmsproperty@twc.com or give him a call at 905-9150. Rates are:

- | | |
|---------------------------------|---------------------|
| * Back page outside - Full Page | \$550 |
| * Inside front page - Full Page | \$400 |
| * Inside back page - 1/4 Page | \$100 (4 available) |
| * Any other added pages - 1/2 | \$100 |

Sound Barriers Update

Recently neighbors who live near or back up to I-71 received a letter from Sauls Seismic Co. out of Birmingham, AL. They are doing a pre blast inspection of homes prior to improvements to the interchange of I-71 and I-265 (Gene Snyder) in Jefferson County. This project includes construction of an extended exit lane from I-71 North to I-265 South. This exit ramp will also be widened to two lanes.

A third driving lane will be constructed on I-265 South between I-71 exit ramp and Westport Road. This new lane will tie into the existing three-lane segment of I-265 at Westport Road.

As part of the design phase of this project, noise analysis was performed at the residential area along the interstates. Sound barriers will be installed adjacent to the residences in the project corridor, according to Andrea Clifford, Public Information Officer for KYTC. Unfortunately, this does NOT include sound barriers for the I-71S along Barbour Manor, only on the northbound lanes of I-71 along Barbourmeade.

Joe Rich, VP of BMHOA, along with Debbie Wesslund, past BMHOA president, have been in touch with Rep. Bob DeWeese and Sen. Ernie Harris. There is another project in this years Transportation budget that covers the construction of a sound barrier along the southbound lanes of I-71 between the Barbour Lane overpass and the Springdale Road overpass, helping Barbour Manor. The project was funded with state construction funds to be available in fiscal year 2017 which starts in July, 2016.

Andrea Clifford further explains, *“The legislature votes every two years on the state budget and that includes the highway plan. During the current session, they have not finalized the budget yet. If this project remains in the 2016 plan with the same type of funding and same fiscal year, the earliest that KYTC would move forward on this project would be after July 1, 2016 since our fiscal years run July 1 – June 30. We would then proceed with the design of the sound barrier with construction to follow several months later.”*

“Also please understand that there are more state funded projects in the highway plan than there are actual state funds available. So even though a project is in the highway plan, it may not move forward according to the funding schedule based on availability of state

dollars. In addition, with the proposed budget cuts by Governor Bevin, many state funded projects could be delayed.”

At this time, we have a clearer picture. As you may know the legislature is debating the budget now. Rep. DeWeese and Sen. Harris are doing their best to keep this project fully funded and in the budget. We'll keep you posted. Let them know your interest in this project by contacting their offices. Sen. Harris' email address is <http://www.lrc.ky.gov/legislator/S026.htm>. Rep. DeWeese's email address is bob.deweese@lrc.ky.gov.

A Big Thanks

The Board of BMHOA would like to thank all the neighbors who walk in the neighborhood and who take the time to pick up trash on their stroll. We appreciate your help!

Are You Committing 'Arborcide'?

By Dana M Martin

As Woof and I were walking through the neighborhood and admiring the spring-touched trees, I became intensely aware of several trees that are being strangled by vines. Did you know that vines such as ivies, evergreens, wisterias, trumpets and honeysuckles cause structural damage and eventually lead to tree death? Their added weight breaks branches. As the vines trap wind, snow and ice the weight multiplies and can then topple trees. Vines compete for nutrients and water. When they reach the top and overtake the canopy, they starve the leaves of sunlight. English ivy is especially a choking tree killer.

Barbour Manor is resplendent with trees - magnolias, oaks, cherry, dogwoods, redbuds, sweet gums, tulip poplars, walnuts, and ash, to name a very few. These trees not only beautify our neighborhood but also reduce crime.

What? Reduce crime? Yes, according to Brightside, "...a tree-filled community is not only a sustainable one, but a healthier and safer one... exposure to trees reduces mental fatigue... trees help reduce crime rates and foster more sociable neighborhoods, creating a safe and close-knit community... the presence of trees beautifies an area, fostering civic pride. People are more likely to participate in and care about a city they are proud of, and less likely to damage through crime."

[<https://louisvilleky.gov/government/brightside/trees>]

Besides reducing crime, we can all agree that tree shade saves on our air-conditioning bill. That same shade contributes to the reduction of the "urban heat island effect." Since Louisville was named number one for having the fastest growing urban heat island effect than any other city, there

has been a concerted effort here to expand the tree canopy. So, by taking care of our trees we contribute to the larger community of Louisville. That was easy!

Please don't commit 'arborcide'! Do your part to keep vines from strangling and killing trees. Keep trees thriving by removing those vines. Simply use garden clippers to cut vines away from the bottom of the tree trunk, then pull them from the soil to permanently remove them. I have found this is easiest to do after it rains.

What else is in it for you? According to Brightside, **trees increase the property value of the sales price of your home by 1% per tree!** So – go get those clippers...

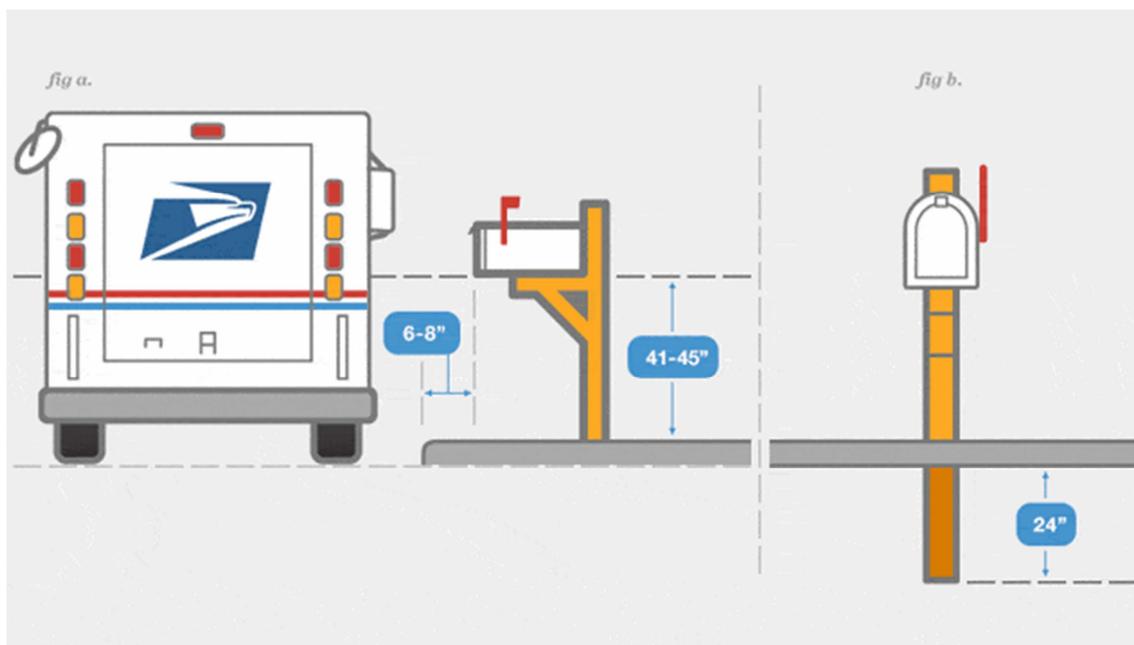
Reminders

- * Know BMHOA Rules. Read the Deed of Restrictions. All DORs are listed at the back of your neighborhood phone directory.
- * Clean up after your pets. There's very little more inconsiderate than allowing your pets to use your neighbor's property or the sidewalk for a bathroom. When walking your dog, please carry a bag. This is part of the local pet ordinance.
- * Pets should be kept under your control and on your property, or on a leash. This is also included in the local lease ordinance.
http://louisvilleky.gov/AnimalService/animal_ordinances
- * It is that time of year again when residents are enjoying boating, camping and other activities. **No trailers, mobile homes, recreational vehicles, or boats shall be parked in driveways, yards or streets.** More information is available in the Deed of Restrictions.

Our neighborhood looks as good as your property. Keep property values up by keeping your property maintained. If you have structural damage, please get it fixed. Keep your lawn mowed.

Clean up clutter around the outside of your house, including that dead Christmas tree, (no joke). Include cleaning up your back yard if your neighbors can see it and/or if it can be seen from the street. Perform necessary maintenance. Please take time to clean out gutters, flower beds, grind tree stumps if you've had trees removed and planting new grass, pick up tree limbs, put away ladders, hoses, etc. **Get the junk out of your yard!**

- * Is your mailbox straight and at the right height per the USPS? USPS requires posts for mailboxes to be stable and bendable if hit by a car. USPS recommends a 4" x 4" wooden support or a 2"-diameter standard steel or aluminum pipe. Bury your post no more than 24" deep. The mailbox itself should be 41" to 45" above ground level. See the following illustration.



Miscellaneous Items

* Neighborhood Yard Sale - We're planning for another neighborhood yard sale in early June. We'll coordinate with Ashley Woods, Falls Creek and Barbourmeade. Information coming soon.

* Our annual Ice Cream Social will be mid summer.

* Dues Update - BMHOA is in process of notifying 11 property owners of the possible lien being filed as they have failed to pay their dues and/or late fees and have failed to respond to our reminder letters.

* WE NEED YOU! To Serve Barbour Manor. We are looking for volunteers to be area captains and/or committee persons to help the Board address the goals of our home owner association. Additionally, if you are interested in serving on the board, please join us!

Next BMHOA Meeting

Our 2Q16 Barbour Manor HOA Meeting will be Tuesday, May 10, 6PM, at **Norton Elementary School** on Brownsboro Road. Enter at the front entrance, under the Norton Elementary awning. This leads right into the cafeteria where we will meet. Meetings normally last about 1.5 hours. We hope to see you there!