

BARBOUR MANOR 2017 SPRING NEWS- LETTER

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

1Q17 BMHOA Meeting - Tuesday, February 7, 2017, we had our first quarterly meeting for 2017. Bill Hellmueller, our treasurer, gave an overview of HOA dues to explain our proposed increase to \$200 per household.

- 1) We have 295 homes and we should collect about \$44, 250. However, we do have dues outstanding.
- 2) Projected spending for 2016-2017 is \$51,145 as it has been for the last 2 years. This is about a \$7,000 shortage for past years and projected for this year. While we were lucky it didn't snow, we still need to plan accordingly.
- 3) We need \$40,000 in reserves. We need to take action or we will have a \$0 balance within 3 years.

Our proposed increase in dues to \$200 should keep us solvent for at least the next 5 years. We will be having ongoing discussions about this increase over the next few HOA meetings. We will keep you posted and we invite everyone to attend our next board meeting.

KMS Property Report - Bill Shannon reported that a law has been passed now requiring realtors to inform potential buyers of the existence of an HOA and it's dues. Information needs to be very visible, not hidden.

New Business

- * We have approved our contract with Action Landscaping for April 1 - March 31, 2017-18. Concern was expressed about the cost of flowers or even the needs for flowers at the front on the subdivision.
- * Our Waste Management contract has been renewed with us for the next 4 years at our current rate.
- * We have developed a resident survey to gather input on different activities for the neighborhood. This will be coming via email to you. Please take a few moments to complete the survey.

WE NEED YOU To Serve Barbour Manor. Elections are coming up this Fall. President, VP, Secretary, Treasurer, Trustee at Large. Think about donating your time to help support the neighborhood. KMS Property Management manages the neighborhood with the boards direction.

BMHOA Elections

Elections 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 particular office. All offices shall be elected by a plurality.

A member in good standing in the Association is one who has paid the maintenance fees to the Association for continuous periods relative to their residence in said subdivision.

Household -A single family dwelling that is used as the primary domicile. b) Household Member, for purposes of voting, a member is so defined as a person or persons, who holds governance over said household.

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.

b) Nominating Procedures

Nominating for Trustees will be gathered through residents who are interested and intent to become a nominee for a specific office.

Duties of Officers

President

The President's duties are to preside over all meetings of the Trustees. She/he shall appoint members to standing committees and appoint other assignments as required. She/he shall act as a spokesman for the Association in community affairs. As a presiding officer, she/he is entitled to vote only in the event of a tie among the Trustees. The President may, at any time, call a special meeting of the Trustees. This Association and its Trustees have the right to decide who may be present during its session; and when the Association and/or Trustees, either by rule or by vote, decides that a certain person shall not remain in the room, it is the duty of the President to enforce the rule of order, using whatever force is necessary within the law to eject the Party. *(Total time devoted to this position per quarter is approximately 10 hours which includes creating newsletter, agendas and conducting the quarterly meeting.)*

Vice President

The Vice President's duties are the same as the President's in his/her absence and she/he shall fulfill those duties as designated by the President. She/he will assume the job of President should it be vacated. *(Total time devoted to this position per quarter is approximately 3 hours per quarter which includes putting out Meeting Sign, reserving meeting room, arranging holiday decorations and attending the quarterly meeting, which is usually 2 hours.)*

Treasurer

The Treasurer shall pay approved invoices, administer the collection of dues of said Association, present the budget or financial report at each official meeting of the Trustees. The Treasurer shall make an annual report of the fiscal activities of said Association. Fiscal activ-

ities, and said report, shall be audited annually by a disinterested Party appointed by a vote of the Board. For purposes of definition, the fiscal year of said Associate will begin on October 1 of each year and end September 30. The books shall be open to inspection by any eligible member at a meeting of the Trustees. *(Total time devoted to this position is approximately 20 hours per quarter which includes paying bills, balancing bank accounts, working with KMS on invoices, unpaid dues, working with our lawyer on liens and attending quarter meetings.)*

Secretary

The Secretary shall keep the records of the Association and the minutes of the meetings; and also shall keep the records of the current voting register, or roll, of all eligible members and to call the roll when required; to notify officers, committees, and delegates of their appointments; and to see that proper written notifications are given, as required. *(Total time devoted per quarter is approximately 5 hours, 2 of which are the quarterly meeting).*

Trustee-At-Large

This elected official is to serve as a voting member of said Trustees. *(Total time devoted per quarter is attending the quarterly meeting, 2 hours.)*

KMS Property manages the HOA with guidance from the HOA board. KMS:

- * Enforces all our By-Laws and Restrictions
- * Communicates directly with homeowners
- * Sends out and collects on all invoices for BMHOA dues and deposits them
- * Communicates with all homeowners on any and all issues that concerns them.
- * Oversees all vendors for BMHOA, landscaping, signs, etc.
- * Drives through the subdivision to make sure everything is in order.
- * Attends all BMHOA Board meetings.
- * Keeps all homeowners information up to date for the HOA.
- * Welcomes new neighbors, delivering latest Barbour Manor directory with by-laws.
- * Files liens on homeowners who don't pay their HOA dues or maintain property as outlined in the by-laws.
- * Create the homeowners Directory when requested by HOA.
- * Help in anyway.

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 start 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. **Check the sides of your home** as well as your back yard. Have you stashed "stuff" to get it out of the way? Neighbors can see it either from their windows overlooking your back yard or as we drive by and walk. Waste Management will pick up broken grills, old outdoor tables, windows, etc. Please place these bigger items out for garbage pick up.

Community Yard Sale

Time to turn the page. We won't be having a community yard sale this year. This decision comes with declining participation and the lack of a sponsor for the yard sale that we've experienced in the past. With Nextdoor, Craig's List and websites such as <http://www.yardsalesearch.com/garage-sales-louisville-ky.html>, it is easy to sell your unwanted items.

FYI, the city of Barbourmeade, Norton Elementary and Spring Valley are planning yard sales for April 22.

BMHOA HOA dues are due on October 1 of each year. (Please review below.)

We would like to reiterate and clarify that HOA dues are to be paid on or before **October 1** of each year. Additionally, see below:

1. If not received by November 1st of each year then a \$25 late fee will be added and invoice mailed to those members.
2. Each additional month will add an additional late fee of \$25 with an invoice mailed to those members.
3. After three months with maintenance charges of \$150 and late fees still unpaid then an invoice will be mailed after January 1st to those members for the now full amount of \$225 due before February 1st.
4. If payment of maintenance/HOA dues and/or any late fees are not received by February 1st then another \$25 late fee will be added and the lien process will begin with additional charges to be included. An invoice will be sent to those members with a letter of notification of the lien placement process.

Next BMHOA Meeting

Our 2Q16 Barbour Manor HOA Meeting will be Tuesday, May 7, 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 2 hours. We hope to see you there!