
BARBOUR MANOR

Hello Spring!

The minutes from the 1Q19 meeting, February 12, 2019, are on our website.
<http://www.barbourmanorhoa.kynet.us>.

2019 - A Look Back on Accomplishments

We'd like to take moment and look back through the years and summarize what this HOA has done for Barbour Manor residents. Take a look:

Maintained Waste Management Pick up Contract and avoided fee increase.

We have kept dues at \$150/year since 2008. We established a robust process for collecting HOA Fees towards keeping the Association financially sound.

- Increased Late Fees - \$10 to \$25 per month. This is to get dues in on time, October 1 of each year. Currently seeing improvement by only 13% homeowners late.)
- Lien Process - After 3 months late.
- Implemented a process for handling a bounced check

Improved incentive to maintain home exteriors and lawns:

- Notification process when out of line with DORs
- Fees applied if ignored, lien process in place.

Improved Maintenance of Entry and Islands

Established Barbour Manor Website

- Posting minutes to provide more immediate access.
- DORs posted
- Steady improvement in visitors/web traffic
- Adding the Barbour Manor Newsletter to the website to save money for cost to print and mail.
- Important links to Metro services

Sound Barrier - working closely with our representative to ensure attention to this we now have guaranteed that it is in the 2020/2021 Transportation budget.

Cap on/Reduction of Rental Properties

- Started at 5% cap (15 houses max to be rented)
- Elimination Process for Rental Properties (going forward when a rental home sells we reduce number of homes available to rent.

Chili CookOff

- Increased participation over the past 4 years

NextDoor

- Joined a neighborhood communication website to share information with nearby neighborhoods.

Resident Satisfaction Survey

- Developed online survey for gathering data on HOA performance.
- Sending every 2 years.

Overall Summary

The Board working with KMS have managed to keep spending near the dues income if all 295 members pay their dues on time.

Our spending includes the cost of 39 street lights which help prevent crime and provide safety for walkers and drivers.

We maintain the common areas and keep the streets open when snow/ice conditions are challenging. We also provide police patrols for speed control and crime prevention.

By using KMS we have a system to address neighbor issues and DOR violations which impact the entire HOA. Our funds and general welfare of the HOA are insured to safeguard our individual investment of \$150 per member per year. We are proud that we manage with current fees as research bears that it is well below similar HOAs and entities.

Areas of improvement:

Improve neighborhood involvement by:

- Staff committees as outlined in DORs
- Improve attendance at meetings to insure future volunteers and board members

Thank you to all past HOA Board members for their contributions!

2019 Survey Action Items

Thanks to everyone who participated in the Barbour Manor Resident Feedback Survey. We had 33% participation.

In assessing feedback from our residents we have summarized data into three buckets. Education/processes; Newsletter topics; HOA Actions.

Education/Processes

Crime Reports - You can sign up to receive crime reports from LMPD for our area. Google LMPD Crime Reports. There are several links to different reports you can sign up and receive updates via email.

Street Parking - Our streets belong to Metro Louisville. Parking complaints should be reported to the Fire Department and Metro Police.

Sidewalk Repairs - Call Metro Call at 311 or 502/574-5000. Or, on our website go to the "Links" tab, then click on "City of Louisville - Residents Page". A link to the service request form is located on the left hand side of the page.

Newsletters

Home Sold - Values - This is reported each quarter at our HOA meeting by KMS. The Board will work to figure out an easy way to publish this information on our website.

Next-door - The link to Next-door is available on our website. <http://www.barbourmanorhoa.kynet.us>. Click the "Links" tab.

Also, you can join by clicking on <https://nextdoor.com>.

HOA Financials - We are transparent on all financial transactions. This is covered in detail at every quarterly HOA meetings. We will NOT be publishing this information on our website. If you have any questions, please contact KMS or please join us for an HOA meeting!

Home Maintenance Items

Following are issues you as a resident need to assess about your property and have them handled to avoid non-compliance. This list is not all inclusive. If not handled, you will be receiving a letter of notification to make appropriate repairs.

- * House paint - Paint if needed please
- * Fix holes in siding or chimney
- * Empty/clean gutters
- * Regular lawn mowing in season
- * Regular leaf raking in season
- * Pull weeds
- * Remove dead trees
- * Remove dead plants
- * Remove trash from all sides your home. Do not store items on the side of your house
- * Trash containers need to be placed out of sight please
- * Mail boxes need to be straight, not leaning
- * Holiday decorations such as Christmas tree lights, dead Christmas trees need to be removed once the holidays are over
- * Tree branches and debris need to be disposed of properly and in a timely manner
- * Tools stored properly, not on the side of house
- * Remove any signs in your front yard except for a For Sale sign. Signs advertising firms doing work on your property may be displayed only during the time the work is being performed. Yes, this is a DOR.
- * No automobiles should be parked anywhere on your yard. All tires should be parked on paved surfaces

Again, this is not an all inclusive list however, each of these items listed were noted in the 2019 resident survey.

Please take a hard look at your home and make appropriate repairs.

KMS Market Update

Bill Shannon always reviews 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. These homes are surrounded by houses that are taken care of by owners per our DORs. Homes that are kept up drive the success of home sales.

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. We still have some work to do and look forward to your support.

Living within the DORs is good for you and your property. Curb appeal impacts your properties value. Monies spent to keep your property in good condition to sell will help you get the best price for your home. Best price is good for you and for the neighborhood. Be a good neighbor!

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.
- * **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.

We are working on getting pot holes, entrance lights and a few street lights fixed.

Our new Neighborhood Directory will be posted to our website without phone numbers.

Our next meeting is Tuesday, May 14, 2019, 6PM, Springdale Presbyterian Church, basement conference room. Please join us.