

Barbour Manor 2017 Summer Newsletter

2Q17 BMHOA Meeting - Tuesday, May 9, 2017, we had our second quarterly meeting for 2017. The minutes are posted on our website, <http://www.barbourmanorhoa.kynet.us>.

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 its dues. Information needs to be very visible, not hidden.

Update on Survey Results

Thank you to everyone that participated in the neighborhood survey. Overall, we received great feedback. We'd like to share with you your comments and our actions on several questions.

We asked: Do you feel the HOA Board and KMS Property are managing the neighborhood per their responsibilities?

Over 50% of the respondents mentioned, in summary, that residents are not seeing enough improvements on properties being maintained. We'd like to share some behind the scenes information that might help you understand what the HOA Board and KMS is doing.

First, if you are contacted because your house isn't being maintained, i.e., your yard needs attention on a regular basis, etc AND you don't do anything about it, you, the homeowner, are being fined as per our DORs. Your neighbors may not see improvement as yet, however, the Board can say with confidence to these neighbors the homeowner is accruing fines for this neglect.

Secondly, if you refuse to pay your HOA fees you will be fined late charges as per our DORs. Continue to ignore the late charges and annual HOA fee, liens will be filed against your property and late charges will be accrued each month. Some have refused to pay \$1 50 and late charges for years and were surprised at their balance due when they went to sell or refinance their home. In one case, that balance due was \$12,000.

The Barbour Manor Board strives to ensure all are treated fairly and must address those few cases that are not carrying their fair share. At the end of the day we as a Board are doing our job to maintain property values, keep the streetlights on and clear the streets of snow when appropriate. We are proud of our neighborhood.

Other feedback from our survey includes:

- * Too many cars are being parked on the streets, especially Brentler.
- * Tuesdays will remain the day for our HOA meetings.
- * 86% are in favor of our sending the Barbour Manor Newsletters via email in pdf form and then placing a copy on our website, <http://www.barbourmanorhoa.kynet.us>. We will start publishing our newsletter via email effective with the Fall newsletter.

- * 59% of you have never attended an Ice Cream Social. Comments as to why range from conflicts, vacation, not interested and forgot. However, 85% say we should continue this event.
- * Other activities you'd like to see are as follows: 4th of July Event, Block parties and the Chili Cookoff. **If anyone is interested in heading up an activities committee, please let the board know. We need volunteers to help make these events a success.**

Seriously We Don't Need You - Please do not volunteer to help the association or serve on any committees. Here's why:

- * It's a giant, scary responsibility.
- * Your neighbors will blame you for everything.
- * All your free time will disappear, and you'll become enslaved to the association.
- * You'll have to work with bombasts, dictators, figureheads, and puppets.
- * You'll never have any fun ever again.

Besides. . . there's no real reason to get involved; the community is in fine shape - we don't need you. **NOT!**

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. Please refer to the Spring newsletter for responsibilities and time allotment needed for each position. The average home in Barbour Manor is now worth about \$250,000. Spending an average of 4-5 hours a year in HOA meetings is a smart move. Get involved.

Reminders

Know BMHOA Rules. Read the Deed of Restrictions. All DORs are listed at the back of your neighborhood phone directory. If you don't have a directory, please let Bill Shannon know. His email address is kmspropertytwc.com.

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} 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.

Speeding? We hire Officer Grider to manage speeding in the neighborhood. We tried giving out warnings however, this didn't seem to deter speeding by some. The **HOA's has directed Officer Grider to ticket any speeders during his watch.** He is a member of LMPD and should be given the utmost respect. He is here to watch our neighborhood and to make sure everyone drives appropriately. He respects you and you should respect him. If you have any issues, please contact Bill Shannon. Bill's phone number and email address are listed on the front of the Barbour Manor Directory.

A **BIG** shout out to our volunteer students who are helping us gather signatures for the **Sound Wall** petition. Zoe, Emily, Matt, Sydney and Nick - Your help is very much appreciated!! As we hear from House Representative Ken Fleming, we will share information with everyone.

Quarterly Reminders

- **No parking in yards.** Please park in your driveway leaving the street open in case of an emergency. If you need to park in front of your home, please park with all 4 tires on the street.
- No trailers, mobile homes, recreational vehicles or boats shall be parked in driveways or streets for no more than 48 hours.
- Pick up after your dogs.
See trash in the street? Please pick it up and throw it away appropriately.
- Mailbox crooked? Please straighten it.
- Gutters have plants growing out of them... please clean them. This isn't good for your roof or house.
- Trash containers must be placed for pick up no earlier than the day before the scheduled pick-up. Containers should be taken in at the end of the day of the pick up. Please stow your garbage cans at the side of your home or back yard, out of sight, not in the front of your home.

Next BMHOA Meeting

Our 2Q17Barbour Manor HOA Meeting will be Tuesday, August 8, 2017 6PM, **at Springdale Presbyterian Church, basement conference room**, Brownsboro Road. If you can't arrive at 6PM, come late. You are always welcome.

We hope to see you there! Have a great Summer!

