
BARBOUR MANOR

Welcome Summer!



Welcome to all our new neighbors!! We're glad to have you in Barbour Manor. Please join our community on Nextdoor, <https://nextdoor.com> and check out our website <http://www.barbourmanorhoa.kynet.us>.

The minutes from our 2Q19 meeting, May 14, 2019, are on our website. <http://www.barbourmanorhoa.kynet.us>.

We are working toward easier access to our website. Please make sure you have "saved" <http://www.barbourmanorhoa.kynet.us> to your bookmarks.

Treasurers Report - Our current balance is \$84,640. Bill Hellmueller reviewed the list of residents who have not paid and reviewed current and new liens on resident properties that have not paid their annual HOA fees.

As mentioned in the last quarterly newsletter, we have kept dues at \$150/year since 2008. If you fail to pay your dues on time you will be charged \$25 **per month** late fee. HOA dues are due on October 1, of each year. If you fail to pay HOA dues after 3 months (and \$75 worth of late fees) we will process a lien against your property which will include administration fees, legal fees and court costs. Please pay your dues.

The Board appreciates all the residents who pay their dues on time.

Update from KMS includes the following properties that have sold, are pending or listed on the market.

3915 Jenica Way - Sold \$262,000
3904 Jenica Way - Pending - \$275,000
3804 Therina Way - Sold \$257,500
7917 Barbour Manor Drive - Sold \$254,000
4109 Ciremos Terrace - Sold \$285,000
4110 Brentler Road - Listed \$195,000
4123 Davco Way - Pending \$199,900

Old Business

In an effort to maintain our entrance landscaping it was approved to have Action Landscape plant Begonias this year. Our luck with Pansies for the Fall and Winter hasn't been very good so we are simplifying the front entrance. We will be planting Begonias for Spring, Summer and Fall. They will be removed and the mulch will be freshened for Winter.

Have you seen the mounds of wood chips in the Dip area? Many of us have had trees removed and we asked for the wood chips. These were free and we used them to minimize weed growth and erosion on our side of the Dip. At this time we no longer need wood chips.

You may notice we are having entrance trees and the trees in the Dip (on both sides up to Brentler) trimmed of dead wood.

New Business

There was discussion around companies and parties that are renting homes in the neighborhood to "require" yard work. Follow up with our attorney indicates our DORs with fines/liens are the most effective way to handle these situations since we are an HOA and not a business. Here is our current process:

Should any owner fail to maintain their property per our DORs, enforcement will be first by letter requesting compliances with these restrictions. If no reply or compliance a \$100 fine will be issued ten (10) days after the receipt of the original notification.

If the \$100 fine is not paid after ten (10) days a lien will be filed 30 days from the first notice. The lien will be for \$300 which includes the fine, administration costs of \$50 and \$150 in legal 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 process in the past.

Fines and liens are the only tools a HOA have to enforce restrictions. They work but it is a timely process. The Board and KMS will be working on the letter process and follow up.

The HOA Board appreciates those of you who make the effort to maintain your homes, mow your yards on a regular basis and bottom-line maintain your homes' curb appeal. This is what helps those selling their homes get the best price.

We will be increasing police presence over the summer months. We have also requested a speed monitor for the Dip.

The board will be setting a date for an Open House gathering to meet with neighbors. Our goal is to share what we do and engage more people in our community efforts. We'll send an email invite when plans are in place.

Mark your Calendars: Barbour Manor has been invited to join Falls Creek, Beech Spring Farms and Ivy Patio Homes for a yard sale, Saturday, 9/7, 8:00am -2:00p.m. More information to come as we get closer to the date.

Home Maintenance Items

As mentioned in previous newsletters, 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
- * Regular lawn mowing
- * 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
- * Check gutters. Remove debris and clean.
- * 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

Please take a hard look at your home and make appropriate repairs. If you'd like to hire someone to help you with for example, house painting, regular lawn mowing, tree removal, cleaning of gutters, check out **Nextdoor**. <https://nextdoor.com> You'll find exactly who you need and neighbor recommendations.

Reminder, **no trailers, mobile homes, recreational vehicles, or boats** shall be parked in the yard, on the street, lots or driveways of any lot in the subdivision except for limited, temporary, short-term parking related to routine maintenance and/or preparation, and general not to exceed 48 hours, unless Association Board permission is given.

Waste Management (WM) Recycling Options

Please see the attached document from Waste Management. They are offering variations to recycling. If you'd like to make changes, please contact WM Customer Service as listed in the memo.

Quarterly Reminders

- * Please **pick up after your dog**. Please also pick up the doggie bags.
- * **See trash**, please pick it up.
- * **Speeding** on Barbour Manor Drive is unsafe for all.
- * **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.

- * All dogs should be leashed unless in your own yard.

Our next meeting is Tuesday, August 13, 2019, 6PM, Springdale Presbyterian Church, basement conference room. Please join us!

Have a great, safe, Summer!



Waste Management can offer the Barbour Manor HOA the following options for recycling:

- 1) Continued once-weekly collection of recycling, with an 18-gallon bin, for \$2.96 per home per month
- 2) Once-weekly collection of recycling, with a 96-gallon cart, for \$4.96 per home per month.
- 3) Every-other week collection of recycling, with a 96-gallon cart, for \$2.96 per home per month.

Alternatively, residents may rent a 96-gallon recycling cart from Waste Management at a \$2.00 monthly rate, or purchase their own recycling cart from Lowe's, Home Depot, etc, and Waste Management will empty it weekly. These must be marked or labeled RECYCLE.

Contact WM customer service @ 502-966-0117 to upgrade your container option. The individual member will be billed for whatever they ask for.