

## BMHOA Winter of 2026 Newsletter

Your new BMHOA Board of Directors for 2026-2027

President – Maria Sorolis

Vice President – Craig J Friedman

Secretary – Debbie Wesslund

Treasurer - Bill Hellmueller

Trustee at Large – Cindy Schneider

Property Manager – Bill Shannon @ [kmsproperty@tvc.com](mailto:kmsproperty@tvc.com) / 905-9150

### **Parking on the Street**

When we need snow plowing and salting, parking on the street is inconsiderate to the neighborhood, making it difficult with vehicles on the streets. Please Park in your driveway! Our restrictions require us to use our garages and driveways. Parking on hills and curves is a challenge to traffic. Park with the car on the pavement facing the traffic flow.

### **Some Winter & Cold weather Tips:**

1. Keep your garage doors closed.
2. Open kitchen and bathroom cabinets.
3. Keep windows and doors properly insulated.
4. Check with LWC tips when temperature is below freezing.
5. Know where the main shut-off valve is located and how to turn it off.
6. Contact Susan Schneider 974-0155 for snow shoveling/driveways

Waste management contract. Go online @ WM and set up your account, check your times and your bill. Set up notifications.

Please be a good neighbor, follow the restrictions on our website, contact KMS properties, Bill Shannon when necessary. We do this and our property values will only increase.

Recently while checking out the Halloween decorations, we noticed many homes without clearly marked house numbers on the mailboxes. From Metro/Jared Townes: Single-Family Dwellings, Authority: LMCO §97.012 Quote:

"Numbers always must be clearly visible to vehicles traveling in either direction on the nearest fronting road with (a) Standard Arabic numerals and (b) In a color distinguishable from its background and

(c) At least four inches in height. Placement must be on the front of the dwelling, not just on the curb. If the house is set back 100+ feet or is not clearly visible, alternate placement (mailbox or ground sign) is allowed. Fire, police, ambulances and deliveries need this info.  
On Amazon- Discovered Designs – Premium Individual 3D Acrylic Mailbox Number – Self Stick – Long Lasting – Weatherproof – Made in USA (White) 4 numbers 4" = \$19.68

### **Important Message From the LMPD 8<sup>th</sup> Division**

1. Never leave anything of value in your vehicle
2. Do not leave your vehicle running unattended.
3. Always lock your vehicle doors.
4. Remove garage door openers from vehicles when parked outside.
5. Do not leave your keys in your vehicle, this includes key-fobs.
6. Close your garage doors, especially at night!
7. Report any suspicious person or vehicle to 574-7111.

Look for our new meeting/activity sign on the islands or at the entrance.



1. When walking your dogs, please pick up after your dog.
2. Drive like your kids live here! Speeding is unsafe for all of us.
3. Your streetlights are maintained by LG&E.
4. If you notice a streetlight out, please call LG&E at 589-1444 and provide the location. The HOA does pay the electric bill, as they help make the area safe and help prevent crime, which is good practice.
5. Suggest using dusk to dawn light bulbs in the front of the house. Available on Amazon. Recommended by the Metro Police, especially this time of year with short days and lots of deliveries on the porches.

**Dues for 2025-2026 Update ---**There are 30 members who have not paid their HOA fees. Notices have been mailed out which include additional late fees of \$25/month. Payments received in December are now \$300. Currently there are 10 members with liens on their properties for past year's dues. One is in foreclosure, 7920 BMD. Unpaid dues may cause a lien to be placed on your property. These liens negatively impact your credit score and insurance rates. Contact KMS properties now to stop the additional fees.

Prudent practice requires us to add funds to our reserve account in each budget to prepare for large or unexpected expenses. In that way, we are more likely to avoid special assessments. Instead, we are reducing our reserves as our expenses are outpacing our income. This necessitates an increase in annual dues to maintain the goals of the BMHOA. With the projected budget of \$103,610, a dues increase is needed to meet that number and maintain the reserve of 70% of the budget (\$72,527). Dues are currently \$225/year which provides \$66,375 in annual income (assuming a 5% shortfall (\$3319) due to unpaid dues.

To meet our anticipated budget's needs, dues would need to be increased to \$350/year. That would generate \$103,250 - equal to our budgeted expenses. Dues have not increased in some time.

The process of raising dues requires several open meetings. A proposed budget for 2026 is posted on our website, demonstrating the need for dues increase

- At the first meeting, a motion to raise dues will be raised and will be open for discussion and amendments, if any. This first meeting will be held at Springdale Presbyterian Church, 7812 Brownsboro Rd, Louisville. More details will be forthcoming and will be available on our web page as well as posted on the information sign at the entrance to the neighborhood.

- A second meeting will be scheduled and held to allow all members in good standing who are in attendance, to vote on the proposal.
- With a successful majority vote for the change to the dues, a letter outlining changes to the annual assessment, if any, will be mailed to all households.
- A final open meeting, within 45 days of the first notification will be held and a majority vote of the eligible households in attendance will install the change.
- A 9<sup>th</sup> amendment to the Deeds of Restrictions will be filed in Jefferson County Court and the new dues will be effective for the year 2026-2027.

Please visit our website, <http://www.barbourmanorhoa.kynet.us> for more information on our expenses and budget.

The top 10 properties will receive a gift for their efforts in decorating for Christmas 2025. We wish all a Merry Christmas Greeting and Happy New Year. Wishing all a warm and safe winter.