

# Barbour Manor Home Owners Association

## Newsletter

Summer 2026

*GENERAL MEMBERSHIP MEETINGS*

*JUNE 9, 2026 AND JULY 14, 2026*

*6:30 PM*

*SPRINGDALE PRESBYTERIAN CHURCH*

*7812 BROWNSBORO RD*

*LOUISVILLE KENTUCKY*

*SPRINGDALE RUNS A FOOD BANK – PLEASE BRING A SHELF STABLE  
FOOD DONATION IF YOU ARE ABLE*

If you attended our last Homeowner Association Meeting (or read the minutes) you know a motion was made and seconded that we raise Annual Dues so that we have enough income to cover our expenses, instead of having to tap into our reserves to cover our expenses.

A second meeting has now been scheduled to allow all members in good standing who are in attendance, to vote on the proposed dues increase. Each homeowner will have the opportunity to vote whether to increase dues. If a majority of those present at this second meeting vote for the change to the dues, a letter outlining changes to the annual assessment, if any, will be mailed to all households and another meeting to adopt the change will be held.

IF THE DUES ARE NOT INCREASED, WE WILL BE VOTING TO CONTINUE TO ERODE OUR RESERVE FUNDS, WHICH EXIST TO COVER UNANTICIPATED EXPENSES AND EXPENSES THAT ARE NOT ANNUAL BUT FOR WHICH WE MUST BUDGET LONG-TERM. IF WE DO NOT INCREASE DUES, WE RUN THE RISK OF HAVING TO LEVY A SPECIAL ASSESSMENT TO COVER EXPENSES.

*A budget with our anticipated expenses for 2026-2027 has been posted on the website. We request you review it in advance of the June 9 meeting so you can understand how your dues are spent. We are considering a couple of options for the level of dues increase, so that we can begin replenishing our reserve account. The third and final open meeting will be held*

and a majority vote of the eligible households in attendance will vote on the change in dues.

Thereafter, a 9th 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.

Your participation in this process is very important. Please attend if you are able. Ballots are included in this newsletter. Please print and bring one to the meeting with you.

*As part of the budget discussions, we looked at what expenses could be reduced. An obvious one was the cost of mailing newsletters. We will continue to post newsletters on the website and on the neighborhood Facebook page. We will also email them to everyone who provides Bill Shannon an email address. You can send your email address to [kmsproperty@twc.com](mailto:kmsproperty@twc.com)*

**Keep an eye on the neighborhood website and Facebook page for summer activities and Independence Day festivities.**

#### Spring and Summer Home Maintenance Tips

Now that the weather is improving, we will want to be outside enjoying our homes and yards, its time to do some annual maintenance so we can relax the rest of the season.

#### **1. Roof, gutters and siding**

Clean gutters and downspouts: Clear any debris out of your gutters that may have accumulated and ensure all the downspouts are directed away from your home. Look for clogs by waiting for a rainy day or using a hose to fill the gutters & see if water exits the downspouts. If the gutters overflow, or water does not exit the spouts, there may be a clog.

#### **2. Air conditioner**

Gear up for warmer weather with an air conditioner tune-up. There are often reasonably priced specials. You can inspect your unit's panels and clear grass and dirt around the unit. Change the air filter. Changing air filters frequently can reduce the burden on your system.

#### **3. Windows and doors**

Add or check weatherstripping. The DOE recommends that you apply weatherstripping to clean, dry surfaces in temperatures above 20 degrees Fahrenheit. If you have and use open windows, check that your screens are in good shape.

#### 4. Landscaping

Trim trees and shrubs. Prepare your lawnmower for summer use. You'll want to check your specific owner's manual for the proper maintenance schedule and procedure. Every year, you'll typically want to check/change the oil (unless it's electric), get fresh fuel, sharpen the blades and change or clean the filters, according to [Consumer Reports](#).

#### Summer Safety

*Water safety* – as we are around water so much more in the summer, it is essential children be supervised at all times when they are near the water. Consider swim lessons at a young age but don't let that make you complacent. The buddy system is best, no matter your age. It is safest to swim where a lifeguard is present. Be especially careful when the water is murky or dark.

Keep an eye out for storms and leave the water when lightening or thunder arrive. Do not dive headfirst into water you have not already explored for depth and obstacles.

*Cuts, Sprains, Burns, Falls and Insects* – Avoid outdoors at dawn and dusk when mosquitos are most active. Use insect repellents containing DEET (N, N-diethyl-meta-toluamide) when you are outdoors. Wear long-sleeved shirts and long pants and tuck your pant legs into your socks or boots. Use a rubber band or tape to hold pants against socks so that nothing can get under clothing. Tuck your shirt into your pants. Wear light-colored clothing to make it easier to see tiny insects or ticks. When hiking, stay in the middle of trails. Avoid underbrush and tall grass. If you are outdoors for a long time, check yourself several times during the day. At home, eliminate mosquito breeding sites by emptying sources of standing water.

When traveling, keep a First Aid kit handy. Consider taking a First Aid course and learning CPR.

Although the safest way to use fireworks is to let a professional handle them, should you choose to DIY, keep fireworks away from people and aim them toward the sky. Keep water or a fire extinguisher nearby. Only sober adults should handle fireworks and use eye protection.

*Heat and Hydration* – It is important to stay well hydrated in the warmer weather. Sweat is your body's way to cool down. When you stop sweating, it is a sign that you need hydration. Other signs of heat related illness are nausea, headaches, and dizziness. Pets can also become overheated so be sure they are not left in unventilated areas and have access to water.

#### **Officers**

President: Maria Sorolis

Vice President: Craig Friedman

Secretary: Debbie Wesslund

Treasurer: Bill Hellmueller

Trustee at Large: Cindy Schneider

**BARBOUR MANOR HOA BALLOT 2026**

Notice of a vote to increase annual Homeowner Association Dues

Where: Springdale Presbyterian Sanctuary 7812 Brownsboro Rd

1<sup>st</sup> meeting June 9<sup>th</sup>, 2026, at @ 6:30 PM –ends at 8:15 PM

The BBMHOA Bylaws provide that a Motion to increase HOA dues:

... shall be approved by a majority vote of the owners of eligible households by attendance in no less than two consecutive open meetings. Eligible households are those who have paid their dues since becoming a resident in Barbour Manor and the HOA. After the first open meeting with a successful majority vote for change in the assessment, all households of Barbour Manor must be notified by mail to the change in the assessment dollar amount, and the date of the next open meeting vote, no less than 30 days from the postmark. A majority of eligible households in attendance in the second open meeting installs the change.

I vote to increase the annual Homeowner Association Dues for Barbour Manor beginning the dues year 2026-2027, in an amount to be determined.

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

Vote #1 Yes \_\_\_\_\_

Vote #2

Yes \_\_\_\_\_

No \_\_\_\_\_

No \_\_\_\_\_

2026-2027

Category	9/1/2024 to 9/1/2025		w/o reserve contribution	
<b>INCOME</b>				
Dues Lien collection	6,716.00			
Event return	174.57			
Homeowner's Fees	62,525.00	63000	63000	280 x 225
lien payoff	3,000.00			
<b>TOTAL INCOME</b>	<b>72,415.57</b>	<b>63000</b>	<b>63000</b>	
<b>EXPENSES</b>				
Check Returned	225			
Chili Cook Off	1000	0	0	
Decorations	597	600	600	
Dues Notices	310	350	350	
Dues Refund	25	0	0	
Events	1099	4000	4000	
Insurance	3195	5000	5000	
irrigation service	212	300	300	
Landscaping	10759	12000	12000	
Late Dues				
Notices	88	100	100	
Newsletter	1679	1800	1800	
Police Sec & Patrol	9170	10000	10000	
Property Mgmt	7909	8000	8000	
Snow Treatment	27219	29000	29000	
software	165	200	200	
street sign replaced	167	200	200	
Supplies	161	200	200	
Tax Preparation	460	460	460	
Utilities	13975	15000	15000	
<i>Reserve contribution</i>	0	20000	0	
<b>TOTAL EXPENSES</b>	<b>78,415.01</b>	<b>107210</b>	<b>87210</b>	
<b>OVERALL TOTAL</b>	<b>-5,999.44</b>	<b>-44,210</b>	<b>-24,100</b>	

Dues	225 x 280	63000
Dues	310 x 280	86800
Dues	350 x 280	98000
Dues	400 x 280	112000