



## Greene Gazette

Spring 2013

Spring is here!! Well, that's what they tell us. I see snowflakes outside my window. But the weather will get warmer so be of good cheer!

**Property Manager:** A lot has happened at the beginning of this year. The biggest thing is that we have a new property manager. Premier Property Management is a ten year old company with four condominiums beside us ranging in size from 50 to 140 units. Vicki Viox bought the company 5 years ago. She is very well-prepared to manage condominiums with that experience. Vicki started with us on March 1 and has already taken on much of the responsibility we expect of her.



Contact with Premier Property Management is as follows:

P. O. Box 1016  
Milford, Ohio 45150

(513) 843-0310

The phone number may be used during working hours to

contact Vicki or someone in the office, and after hours for emergency service on a 24 hour basis.

The address shown above is NOT the address to send Condo fees. CONTINUE TO USE THE ADDRESS SHOWN ON THE PAYMENT COUPONS.

A note on the previous property manager: Charter Property Group owned and managed apartment complexes and desired to expand to Condominium management. After a year they realized there were major differences and Charter was really not suited for the Condominium work. They resigned as of February 28.

**Spring Cleanup:** It's that time again. Kenwood Greene will clean up the property from the ravages of winter and begin spiffing everything up. Our new groundskeeper, Christman Outdoor Designs will be working on that with us. At the same time, we need the residents to clean up their patios. To that end, we will be walking around all units during the next month and will send out notices to describe what must be done to bring each patio up to the

standards of Kenwood Greene. Please cooperate with us in this effort.

**Plumber Days:** Last fall we had only a marginally successful Plumber Days. That is because we could not find a plumber who understood the need and had the experience to act upon it. As a result we will probably not do Plumber Days this spring. We expect to have all this worked out and hold Plumber Days in the fall. As many of you may remember, the plumber who regularly did this for us went out of business because of illness. Finding another is proving to be a daunting task.

**The Pool:** Our pool will open on Memorial Day weekend (May 25). If any new owners do not have pool passes, please contact the property manager. If you have lost your pool pass, we can issue another but there is a fee.

**Parking:** As most everybody knows, parking at Kenwood Greene is a problem. Everybody who lives here is responsible for understanding the parking regulations as printed in the Rules & Regulations. Each resident

has a copy or can get one by contacting the property manager.

In recent months there has been a rash of violations. The Board of Managers has had difficulty keeping up with it all. So, expect to see violation notices whenever you disregard the parking regulations. Fines and towing will occur. It is expensive to get your vehicle back after it has been towed. Renters note that your landlord will be fined but your vehicle will be towed. There will be only 1 warning. Don't come out to go to work one morning only to find you have no vehicle.

**Dumpsters:** Trash must be placed inside the dumpsters. There is never a case where trash can be placed next to the dumpster. Failure to place all trash inside the dumpster will result in a fine whenever we can learn who has created this violation. And we usually find out. Also, if you place something large in the dumpster, break it up if you can. If you cannot, place it inside so that Rumpke can dump it into his truck. Wedging an old mattress in the bottom of the dumpster does not work.

Whenever we see a violation of the dumpster rules we will fine. Also, if we have to get maintenance to correct the problem, the responsible unit

owner will pay for the labor to get that done. When filling the dumpster, take care to use as little space as possible so others may use this facility, too.

**Mailboxes and light fixtures:** Recently a notice was sent to those who need to repair, replace or paint mailboxes and light fixtures. Those who ignored it are in jeopardy of a fine. Please do the repairs soon.

**Appeals:** Kenwood Greene has an appeal process when a fine is issued. Renters can appeal only through the intercession of their landlord. Be aware that the appeal process is in place to correct errors that are made in issuing fines. There is no appeal from a valid violation of the Rules & Regulations.

**Projects:** During the coming summer we have several projects to do. These include the replacement of one patio that has completely split in two the whole length of 5 units. A second project is to replace concrete in sidewalks in a number of locations throughout the complex. We did about half of that last year and will try to finish it this year.

The project that started with removing half of the trees from the courtyards, re-landscaping and repaving the

courtyards and drive is a large one. It will take about 4 years to complete. While we hoped to start it this year, we are now looking to begin it in 2014. This delay is to insure our financial security. We do not want to find ourselves in an emergency situation where we have to do a special assessment. We have promised the owners that we wouldn't do that and we would keep condo fee increases low. Based on our current Reserve fund we think we need one more year before beginning this large project to insure that an emergency will not arise that depletes the reserve fund.

**Garden:** Kenwood Greene is about to get greener! The Garden Club will be breaking ground soon in the green space beyond courtyard D. You'll definitely want to join in the fun and fellowship if you like to garden or if you love eating fresh veggies. No experience needed as the garden will essentially be a cooperative garden in which the work and harvest will be shared. You must be a member to partake so please contact Cheryl Bartone at [cherylbartone@yahoo.com](mailto:cherylbartone@yahoo.com) or 260-3184 soon so you don't miss out. Hope to see you there!