



# Greene Gazette

Summer 2013

Hello all! It's summer. It was long awaited and ready for vacations, suntans and kids playing everywhere.

**Pool:** The pool is open for the summer. I guess you already know that. Rules of conduct, a reprint from the Rules and Regulations will be posted soon as a reminder. But so far there have been few instances of any problems. In one case the gate was damaged by residents to allow access without a pool pass. We have a number of kids who come to the pool without supervision. Kids younger than 14 years old must be accompanied by an adult. This is for safety and to maintain good behavior. Please follow the rules so that everyone may enjoy the pool.

You need a pool pass for entry. Everyone should have one but if you do not and are an owner you can get one by contacting the Property Manager. If you are a renter your landlord is responsible to provide one for you.

**Landscaping:** By now everyone has noticed the work being done on the berm alongside the driveway. That is an almost completed major effort to beautify Kenwood

Greene. It is being done prior to an even greater effort to beautify the courtyards.

Starting next spring we will be re-leveling the courtyards, the walks, area between the walks and parking lot and the parking lots to correct drainage and to repair long term damage that has been done by tree roots. The remainder of the trees alongside the parking lots will be removed and replaced with a combination of plantings and hardscapes that should last many years. We will begin in Courtyard D where the most re-leveling is needed and work our way to Courtyard A over a period of 4 years.

Planning for all this has been in the works for several years now and has been done in a manner that will not require any special assessments while maintaining our Reserve Fund within its legal limits.

**Parking:** During the course of the last year occupancy at Kenwood Greene has returned to near 100%. This is wonderful except for what it does to the parking lots. In each courtyard there are 21 reserved spaces, one for each unit that may be parked in

only if you gave a parking permit. There are also 14 unreserved parking spaces including the one at the end of the courtyard where anyone may park on a first come first served basis.

There are no assigned spaces and no one unit may park more than 2 vehicles in the courtyards. Please observe these rules so that everyone can park here.

At the pool and in courtyard D by the dumpster are several parking spaces that may be used for overflow but we should all refrain from using those spaces for a third vehicle if possible.

**Driving:** The posted speed limit is 5 mph. That is really not practical but in order to prevent accidents we fine vehicles driving more than 15 mph. There are also those who drive erratically, sometimes because of alcohol consumption and sometimes out of anger or impatience.

Recently we had a vehicle who, when faced with a blockage of the driveway by workers, attempted to jump the berm into the Drees lot. He didn't make it. It was too bad that this antic was not

seen by someone who could identify the vehicle or we would have charged him for the repairs to the grass on the berm...Stupid! The driver could have asked the truck to move and it would have been done.

**Delinquencies:** A short report on the long time ongoing delinquencies in Condo fee payments. At one time we had about 15 owners who weren't paying their condo fees. We started to publish the units and how much they owed. Eventually that situation improved leaving only about 5 seriously delinquent owners. Today, we have just 2 such serious delinquencies. Both are in bankruptcy and it remains to be seen when all this is resolved. There are a couple of other delinquent accounts but they are not large and we hope to resolve them this summer. To make a long story short, Kenwood Greene is almost out of the woods on this. We did not get out of this trouble unscathed, we were unable to collect on some of these accounts but the delinquent owners are now gone and their successors are paying their fees on time.

**Contractors:** Kenwood Greene has no employees other than the Property Manager. Everybody you see working around the complex is a contractor who was hired

to do a specific job and then leave. We are finding that we get better work from these contractors and since we are not paying upcharges for their services, they are pretty economical.

One reason for the above description is so that everybody understands that contractors are hired after being given a description of the work to be done and bidding on that work. They have no leeway to do other things that may come up. Residents who approach a contractor to do anything can expect to be ignored. It doesn't work that way. If an owner sees work that needs to be done his proper and only effective action is to contact the Property Manager who will bring the work proposal to the Board to have contractors bid on it.

**Property Manager:** In the last newsletter we introduced everybody to the new Property Manager, Vicki Viox, owner of Premier Property Management. The Board is happy to report that in her first 4 months on the job she is proving to be a breath of fresh air in comparison to those who have had this job in the past. I hope that everybody gives her the cooperation she needs to continue to work to meet our needs.

**Community Garden:** A great success so far. Due to a bit of a late start in getting a new garden prepared for planting a few of the crops have not done well, but many more are doing just fine. A good harvest is expected this year and an even better one in future years. There are nine families participating this year and we want to express our gratitude for the particularly hard work of Jake and Cheryl Bartone (unit 57) in making this happen.

**Rental Units:** There has been a recent change to the Kenwood Greene Declaration pursuant to changes in FHA rules. This change restricts the conditions under which units may be leased or rented in order to allow us to maintain our certification for FHA loan guarantees. There is an accompanying addition to the Rules & Regulations that is being sent to the owners this week. You may find both of these changes and an accompanying explanation on our web site [www.kenwoodgreene.org](http://www.kenwoodgreene.org).

We have not made this change lightly. It is necessary to preserve the rights of owners to sell their units. For those who would question the legality of a change to the Declaration, please refer to section 5311.05(E)(1) of the Ohio Revised Code.