



Greene Gazette

Fall 2013

Hi all. Summer is over and it is back to school.

The pool was enjoyed by all this summer and was quite busy.

What we did: A security camera has been installed to allow us to monitor the pool and driveway. We were able to help maintain the level of behavior using this camera.

We did a significant amount of landscape improvement along the east side of the driveway. This was sorely needed. And the people who live in courtyard D or who visit there have now discovered we have a fence nobody knew about. We may not be completely done with that work yet but we will see how it works out next year.

Several areas of drainage problems were repaired. Most of these problems were due to the work of Duke Energy when they replaced our gas lines. But several attempts to get them to fix their damage correctly were unsuccessful and we did it ourselves.

We created a community garden in the green space behind courtyard D. It was

planted and maintained by community members who joined the garden club and committed to a certain amount of work and money to get it going. As a first-year garden it was quite productive but will improve next year and the year after as the land becomes better tilled. There were nine residents that were members this year and it is hoped more will join next year. Membership is open to all residents of Kenwood Greene.

We repaired, on an emergency basis, a serious water main break in courtyard A. Because of the emergency nature and the difficulty in finding the actual break, we inconvenienced the residents of courtyard A more than we anticipated. We apologize for that but about 80 feet of the line has been replaced. Maybe we will not have another break for a few years.

Upcoming projects: Still to come this year are two projects to improve the landscape. The first is to complete the planting of shrubs and trees along the western edge of our property by the wall of the shopping center. We began that last year and will finish it this fall.

A second project will be to create a final solution to the two swing set areas for the kids between courtyards B and C and behind courtyard D. We will be basically reshaping the ground to make it more durable, better drained, and more suitable to use by little people who might be injured by falls as it is now. These areas will also look better. This work will be completed by the middle of October.

We have a roof repair at units 78-79 that should be complete within the next month.

Projects for next year: There is still some concrete work that needs doing to fix our walks. Hopefully that will be done in late spring next year.

We are looking at a couple of roof areas that may need repair. They will be evaluated and that evaluation acted upon early next summer.

The big project for next year, the first of four in coming years, will begin in mid to late summer of next year and be completed by the end of next September. That project will

re-establish the level of the parking lot in courtyard D, correct the drainage problem in the parking area, and re-shape those areas of the sidewalk to insure water drainage away from the units. It will end with an entirely new landscape between the sidewalks and the parking lot. During that project we will make what changes to water and storm drain lines we can to try to obtain a permanent solution to water main breaks, and flooding of units during storms.

Parking, Patios, and Things:

This summer there has been a rash of rules violations, more than we have seen in a long time. Parking violations are the most common. Each unit is entitled to park in 1 reserved space but only with a permit. A second vehicle may be parked in a non-reserved space if any are free. Nobody has a right to park a third vehicle in any courtyard. Commercial vehicles are not permitted. Please read the Rules and Regulations for all the other violations that are happening.

Patios are not your private property. Patios are Limited common area. As such they are for the exclusive use of the unit to which they are attached. They are required to be kept neat and clean. Nobody can use them as storage areas for anything that

is not appropriate for use on patios. Patio gates have a built-in lock to restrict entry. This is the only lock that may be used. A padlock will prevent maintenance and emergency workers from entering and is not authorized for use.

Front doors, mailboxes, and porch lights are the front page of the advertisement for Kenwood Greene. Many of you have received multiple notices to paint your doors and fix or repair fixtures. Poor maintenance results in lost housing value. Please fix them when told.

Pets are to be walked only on the area to the east of the driveway. And all messes are to be cleaned up. Dog owners have not been very good about this. Owners will be fined when seen breaking this rule.

Trash **MUST** be placed **IN** the dumpster. There is never an excuse for not doing this. I have capitalized these words in the hope that the people who are happy with Kenwood Greene being a pig sty will get the message. It probably won't work but we will fine when we catch you.

Finances: Kenwood Greene is well into the black. All of our major scofflaws have been dealt with except one and that should be resolved

very soon. In the meantime we have the resources to accomplish the maintenance and operation of the condominium. The projects that were described at the beginning of this newsletter are all fully budgeted and, although some will take a few years to complete, will be done without any special assessments even with emergencies that may arise.

Annual ownership meeting:

The annual meeting this year will be held at DeSha's restaurant at Harper's Point on November 19. All owners in good standing (current on Condo fees) are welcome to come and bring a guest. Dinner will be excellent and the meeting will be informative. We will present the budget for 2014, discuss upcoming activities, listen to your concerns, and elect new Board members. You will all receive an invitation and proxy in the mail in the coming weeks. Please mark your calendar.