



Greene Gazette

Winter 2013

Holiday greetings, Kenwood Greene! We wish you all a wonderful holiday season and a prosperous New Year.

It has been an eventful year here. New landscaping has been the biggest visible change. There will be more to come as we tackle the rebuild of the parking lots beginning next summer in courtyard D.

Condo Fees: This coming year condo fees are going up only 3%. By now you all have your payment coupons and you can see the increase is just \$8.00 or \$9:00 per month. You will also notice that the mailing address has changed. Those of you who have the payments sent automatically by their bank should make sure the bank is aware of this.

Board elections: At the annual Homeowners' Meeting this year Board members were elected. There is only one change. Kathy Thomas, owner of units 12 and 48 was elected so the members are Cheryl Bartone, Ken Brewsaugh, Joe Kappes,



Kathv Thomas

Noelle Polisso, and Kathy Thomas.

Finances: For the year 2013 our finances continued to improve. We are collecting condo fees from all but two units although there are a couple of bank-owned units that have delayed payments. This means that we have been able to maintain Kenwood Greene and build up the reserve fund for our coming projects. You may remember that we used to publish our very large list of delinquencies. As of the middle of December this year we have only ten delinquent units, but only 7 who owe more than \$100 and only two who more than \$400. Of those two, one cannot pay but is trying to sell the unit, and the other is our last scofflaw. Hopefully that owner will be removed soon.

Did you know: Dogs must be walked to the berm on the east side of the drive to do their "business". And the owner must pick up after the dog. It is not permissible to allow dogs to soil the patio areas or the yard to the west of the buildings. I am saying this because there are a number of dog owners breaking this rule. During

this year we have been issuing fines as fast as we can but the infractions haven't stopped. During 2014 we will issue more and more fines as soon as we determine who the offending owners are and that will not stop until the violations end. No matter how much we try to beautify Kenwood Greene with landscaping the owners who will not follow the rules will destroy the look and smell of the complex. The Board will concentrate on this issue next year.

People who own a single family residence often have things stuck on their roofs: kids' toys, baseballs, etc. When this happens it is time to get out the ladder and remove the object before it clogs the gutter. At Kenwood Greene the owner cannot do that. But things still get on the roofs. This is not a violation of the rules; it is an accident. We have had several cases of damage to units from water that overflows gutters due to toys and balls in the downspouts. Please, when your kids get something stuck, call the property manager and let us know. You will not be fined and you might get your toy back.