



# Greene Gazette

Summer 2014

Summer has arrived! The kids are out of school and our swimming pool is getting great use.

**The Pool:** Speaking of the pool, it is working well thanks to Jill Toennis, our pool manager, and the kids are being very well-behaved this year. We hope that now that school is out we will keep up the good work.

**Courtyard D rework:** This year we will start the rework of the parking lots of all of Kenwood Greene beginning with courtyard D. This first phase will begin in late July or early August so that we can complete it and the landscaping by the end of September. That gives time for the plantings to get acclimated before winter.

But it starts with tearing out most of the sidewalks along the south side and in some other areas. Then we will remove the parking lot. Everybody needs to understand that. The parking lot will be removed, re-graded and replaced. This is estimated to take about 3 weeks. As a part of that effort we will be essentially replacing all the surface water drainage to bring it

underground to the center of the lot where a large conductor will drain the whole courtyard into the main storm drain leaving the property. Depending on what we discover as we do this, we may re-route or replace some of the water supply and do repairs to the sanitary sewer system.

Once we finish the parking lot and all the surface water drainage, we will be re-landscaping the areas between the parking lot and the buildings. The landscaping plan is being designed to be attractive, maintainable, and long-lasting so that it won't become obsolete in a few years. That new landscaping will not include a tree-lined parking lot. Those trees destroyed our sidewalks as the roots sought water. The foundation plantings will change to something that is more appropriate to the amount of sunlight and rain they get.

Other things that will be done include more downspouts to do a better job of keeping rainwater off the sidewalks and making sure it gets to the drain pipe in the center of the lot, concrete areas that drain water away from the

buildings, and replacement of all the stepping stones with concrete walkways.

We have chosen to start with courtyard D for two very important reasons. First, courtyard D is in the greatest need for this work. Erosion, damage to sidewalks and water standing in front of unit doors is worse here than in any other courtyard. Second, this work requires the introduction of heavy equipment to Kenwood Greene. There is the potential for damage to the driveway and nearby areas from the passage of this equipment. By starting at the back and moving forward we minimize that damage and the resulting expense to correct it. Everyone should be aware that this project, the reworking of all parking lots, is the most expensive Kenwood Greene has ever done by far. We are going to do it without any special assessments. And as soon as it is finished we must start the periodic replacement of roofs, another very expensive undertaking.

Petty complaints like "we in Courtyard ' \_ ' should be taken care of first" just make it more expensive and create a

greater risk of catastrophe. So, please don't get your feelings hurt because you did not get special attention.

As I have said, this is a very expensive project. In order to accomplish it we have had to pinch pennies by delaying some things that we might otherwise do each year. There will be no mulching of the foundation plants until this work is completed. It is throwing away money we cannot afford and risks termite damage that we will prevent as we finish the project in each courtyard.

Every courtyard has several problems that detract from the look and, in some cases, the serviceability of our property. These will all be corrected by the project. Correcting them temporarily now to satisfy a whim only means we have to tear it all out to accomplish the project. That is a lot of money. In order to meet the wishes of those who are today demanding that the property manager respond we will have to significantly raise condo fees. I don't think anybody wants that.

**Parking Permits:** This year, as we do every other year, we are issuing new parking permits. As always, each unit gets one that is distributed to the owner. Most of you know there is one reserved parking space for each unit at

Kenwood Greene. So, there is one, and only one, parking permit per unit. The new permits are dark green. As of now, the orange ones are no longer valid. Since all have been issued and signed for, if you do not have yours contact your landlord.

**Rules & Regulations:** Along with the parking permits we have passed out copies of the Rules & Regulations to each residence as well as off-site owners. Please read them. There is a wealth of information contained therein designed specifically to prevent you from getting fines. For those of you who do not understand, State Law provides Condominiums with the authority to establish rules of conduct for its residents in order to make the condominium a comfortable place to live with close-in neighbors. The Rules & Regulations are the primary vehicle for that. As you may expect, everybody must follow them. There are no exceptions, so don't ask.

The most common violations are with pets. You must take your dog to the east side of the drive to do its business and you must clean up after it. The patio is not a choice. Many of you don't seem to know that you don't own your patio. It is "limited" common area, only you get to use it but it is owned in common by the

COA. You are not permitted to use it as a latrine for your dog.

Parking violations are running wild. Here is the basic rule: You are allowed to park two and only two vehicles in the courtyard area including the space at the end of the building. Only one vehicle may be parked in a reserved space and then only if a parking permit is displayed visible through the windshield (no, it is not illegal to look in the windows of your vehicle).

Trash must be placed IN the dumpster. Next to the dumpster is not in the dumpster. You may open the doors at the top of the dumpster to make more room if necessary but you may not put trash on the ground. If you have trash that is too large to fit in the dumpster, such as a couch, you may call Rumpke (or ask the property manager to call) to make a special trip to haul that away and you get to pay for that trip.