



# Greene Gazette

Fall 2014

Fall is here. We had a great summer, not too hot and not too wet but plenty warm for swimming.

**The Pool:** This was a great season for the pool. Everybody enjoyed it but we had no real incidents or problems. There was a small problem with black algae that we never really solved, but were able to control with a change in the brand of chlorine we use. And the new brand is actually cheaper than the old. Apparently the black algae is airborne and is the result of a rainier than normal season making it hard to control in a small pool like ours. To those who asked, we cannot just put more chlorine in the pool, we wouldn't pass our weekly Board of Health inspections.

**Landscaping:** We did not mulch along the building foundations this year. That is because of worries concerning termites. That caused a large invasion of weeds which was not properly controlled until late summer. We will try to do better next year. The mulching will not be done until we complete the re-work of the courtyards when we can be assured of proper termite control.

**Courtyard re-work:** The beginning of the re-work of each courtyard starting with courtyard D was delayed because we were unable to obtain more than one bid. So we delayed it until 2015. We now have the 3 to 5 bids we needed and are evaluating them. It appears that our cost for courtyard D is going to be about \$20,000 less than the first bid suggested. It is a good thing we did not jump too early. It is possible we will begin work as early as June next year.

**Dumpsters:** About a month ago we sent out a plea to the residents to be more responsible in the use of the dumpsters, among other things. That plea has been generally heeded and we have stopped spending extra money to get special attention from Rumpke. Thank you for your support. We hope that those who have not paid attention will join with the rest and make our dumpster areas look better.

**Dog walking:** It appears that people are also doing a better job of cleaning up after their pets. Thanks to all.

**Parking:** Well, two out of three is better than nothing.

The dumpsters and the dog situation are much better but the parking is not. So let's repeat what was said in the letter: there are 21 reserved spaces in each courtyard available for the 21 units. Parking in those spaces is restricted to those who have a valid parking permit (dark green). Anybody else parked in a reserved space will be ticketed. We have already given tickets to some individuals totaling \$350.00. You would think that a bill that high would get their attention.

**Sewer backups:** The Board has been reviewing the costs to service sanitary sewer backups with an eye toward reducing costs and better serving the owners and residents.

Kenwood Greene has performed a thorough inspection by camera of every sanitary sewer line in the complex. Where necessary, all have been cleaned out. This has been done during the last year. While we have found some areas where work might be advisable because of small cracks in the lines or bellies where the ground has settled, there are no places where we need to dig

anything up to make it all work.

Since then there has been one backup that was easily cleared. So, while our lines are in decent shape sewer backups still occur. This is due to usage. Backups are caused by putting inappropriate things down the sewer. Non-woven cloth items such as baby wipes, diapers, re-usable paper towels, Clorox and Windex wipes, and similar things; food items that include starches such as potato peelings, stringy things like celery, and large amounts of grease are all causes of backups and should not be disposed in the sewer system even by way of a garbage disposal device.

When a backup does occur, it is usually because of a combination of the items mentioned above getting loosely stuck in the line. Because the floor drains are only a few inches above the main line under the floor, water that backs up does not put much pressure on the clog and the water spreads easily along the floor in the units. A backflow preventer can easily stop that back up.

There is concern that if everybody has a backflow preventer the result will be overflowing toilets or worse. But that won't usually

happen. The pressure that builds up as a toilet fills will almost always push the blockage out of the line before any overflow of the toilet occurs

Flooding occurs when very small blockages cause backups. At the same time, the damage to carpeting and floor from backups is extensive and Kenwood Greene can only do so much by drying and disinfecting the carpets. What's more, nobody is ever happy with that solution.

**Free backflow preventers:** So, we are changing the policy. If a backup occurs Kenwood Greene will clear it. We will no longer provide the service of drying and disinfecting. It should not be necessary. But we expect everyone to have a backflow preventer in the floor drain in the laundry room. To achieve that goal, Kenwood Greene will be providing those backflow preventers free of charge including installation in all units that do not now have such devices. Once installed, any damage to a unit that occurs from a sewer backup will be corrected by the owner of the unit at his cost.

We are still working on the logistics of the implementation of this policy and we will be in contact with

each unit owner as we finalize this. The details on the policy will be provided in our Rules and Regulations document as we finalize the provision.

**Plumber Days:** This fall plumber Days will be held on October 4, 5, 11, 12. A letter will be sent around providing instructions to make an appointment for work you need. As always, the price to each owner is \$5.00 plus parts and the work is limited to repairs of leaks and defective seals. Where extensive work is required to complete a repair, the work may be re-scheduled at no cost to the owner to allow for parts to be obtained or for water shutoff to occur as needed

**Annual Owners Meeting:** The annual owners meeting will be held at DeSha's like last year. Dinner will be provided for each owner and spouse or guest. The date is November 18. Please mark your calendar. An invitation letter and proxy statement will be sent to all owners by mail.