



## Greene Gazette

Winter 2014

Holiday Greetings and a happy New Year to all of Kenwood Greene!

This newsletter is a bit late due to the season and some unusual occurrences such as a major computer failure. But here we go.

**The year in review:** Projects that were completed this year include tuck pointing all the brick and stone on all the building fronts. They look better and weather/insect damage will be reduced.

We also dead wooded and trimmed the trees and removed a couple of dead ones. Kenwood Greene looks better and there is less likelihood of trees falling on power lines and roofs.

The community garden was a great success this past year. It produced more goodies to eat than in its first year and we expect to see continued increases in coming years. This project is the work of those who join the gardening group. It is financed by them and they reap the results. Everybody is welcome to join this effort. There will be more information in coming months.

**Backflow Preventer project:**

The project to install backflow preventers in each unit is actually under way. During the first few weeks in 2015, Steve Brenner, our plumber will be completing a survey of each unit to determine whether or not a backflow preventer is installed. Where none exists or where there is one installed incorrectly, he will be installing one at no expense to the owner. This will largely eliminate the occurrence of damage due to sewer backups. So when he calls to inspect, please cooperate as best you can. We hope to complete the installation before the end of February.

**Courtyard D rework:** We are back on a schedule to begin the courtyard D work in the early summer. Contracts are being let and we will be publishing the schedule as it becomes available. We will be completely re-grading the parking lot to improve drainage, putting in new sidewalks along the south side, adding downspouts to prevent flooding and repairing infrastructure as needed. Following that there is a whole new landscape plan for the courtyard that is more appropriate than the last

attempt and more durable. All of this will be completed in summer 2015 so we can move to the next courtyard in 2016.

**Snow Emergencies:** The Board is working on a snow emergency plan. The primary purpose of this plan is to reduce the amount of ice that accumulates as the snow melts. The ice is dangerous and has, in the past, caused many falls. This plan will require residents to move vehicles so that the parking lots can be cleared. We are trying to create a plan that causes the least disruption of parking so that it is as convenient as possible. Stay tuned.

**Condo Fees:** All the owners have received coupon books for 2015. For those of you who did not attend the annual owners meeting, the fee increase for the new year is about 5%. Anyone who has set up an automatic payment by his or her bank should immediately notify the bank of the increase so that you do not incur a late fee. That late fee is 10% of the condo fee and you will still owe the condo fee increase. Every year we have several owners who do not pay attention to

this and cannot understand why the extra fees keep coming. So: a word to the wise.

**Water and sewer bills:** We at Kenwood Greene experience abnormally high water bills. We spend about 30% more than some other condominiums in the area. We do not know why but suspect several problems that include toilets that run continuously. We are all paying for this. Plumber Days were initiated a few years ago to help with this problem and that worked for a while. But that is not true anymore. Please check your plumbing equipment, particularly the toilets to insure everything is working correctly. This includes owners inspecting the unit they rent. Plumber Days will continue in 2015 and you can take advantage of the reduced cost to get these problems fixed, but we all need everybody's help to end what is rather quickly escalating into a disaster.

**Dumpsters:** Ok folks, this is getting completely disgraceful. Every week somebody dumps a lot of furniture in a dumpster on the day after it is emptied. The result: overflowing dumpster. We also seem to not understand that the dumpsters have a back side. When putting trash in the dumpster

everybody seems to claim the spot barely inside the door as his. Eventually no more trash can be put in the dumpster even though it is only half full. PLEASE throw your trash as far back as you can so everybody can use the dumpster. Finally, when the dumpster is full, put your trash on top after opening the lid. Trash placed next to the dumpster will not be taken by Rumpke.

Several residents have added to our paid help to clean up around the dumpsters but they have been unable to keep up with the irresponsible actions of those who regard the dumpsters as a target that only needs to be approached, not actually hit.

As dumpsters get full, kids do not have the strength to put trash inside when the doors are blocked. Parents are cautioned to make sure that children asked to take out the garbage can actually do the job.

**Litter:** Refuse such as paper cups, sandwich wrappers, etc. dots Kenwood Greene. We have a resident who is paid to pick up litter twice each week. I have witnessed litter appearing in a courtyard before this resident has even left it after cleaning up. In most cases the cause is kids including teenagers who simply drop what they are

done with. It would be nice if parents would train them to do a better job of disposal. The dumpsters are not locked. Anyone can put things in them.

Ok, enough complaining. As the cold part of the winter approaches we ask owners who have units that are not occupied to please check the condition of their unit. Last year we experienced water line breaks in two units due to lack of proper winterization.

Winterizing consists of turning off the water at the valve next to the water heater where it enters the unit, opening the water valves on the first floor to allow the pipes to drain, draining the hot water heater and putting anti-freeze in the toilets. These precautions should be taken even if the furnace remains running so that a power failure doesn't disable the furnace.

Proper winterization will save you and your insurance company a bundle since you would then not be liable for the flooding of the neighboring units.