



Greene Gazette

Spring 2015

Welcome to spring at Kenwood Greene! It has been a long cold winter. Now is the time to fix things up and get ready for another year.

Courtyard re-build: We are finalizing the plans to allow us to begin to grade and fix courtyard D this year after a 1 year delay. This is going well. Soon the work will begin and with it will come a major difficulty concerning where to park while it is torn up. We ask everybody to be patient and accept overcrowding of the parking spaces as this is done. The results will be worth it.

Backflow preventers: The plumber handling this work is finishing up his visits to each unit to evaluate and prepare to install backflow preventers in the floor drain in each unit. As that is completed we will all be protected.

We ask that everybody cooperate with this effort. If somebody is left out of this process he is more vulnerable to damage from sewer backups than his neighbors so it is wise to allow this to be done.

Community Garden: The gardening season is about to

be upon us. Last year, the second year of the garden, saw increases in productivity so that more people could partake of the goodies. Now in its third year that trend will increase. We can use more members. All residents are welcome. If you are interested in participating in the garden this year, please contact Cheryl Bartone at cherylbartone@yahoo.com or 260-3184.

Doggie DNA: The project to secure a registry of all dogs at Kenwood Greene is proceeding. This effort will greatly reduce the eyesore that is piles of dog droppings all over the place. The process of registering dogs will complete in early spring at no cost to owners and then we will be able to enforce our rules concerning dogs. If everybody gets on board, nobody will ever pay anything to maintain the grounds free of droppings. Only those who choose to violate the rules will pay.

Dumpster problems: The improper use of the dumpsters has risen to the absurd during the past year. As I look out today I see two dumpsters that are essentially unable to accept trash because some

inconsiderate owner has put full-sized sofas in them. The dumpsters are for the equal use of each resident and when one resident monopolizes one or more dumpsters by putting waste from remodeling his unit (furniture, a room full of wallboard, etc., so that nothing else fits) he is depriving other owners from the use of the dumpster that they have paid for.

To address this problem, the Board has discussed, for more than a year, putting up cameras to monitor dumpster usage. Now we are doing so. Those who misuse the dumpsters can expect to be fined and to pay the cost of an unscheduled pickup by Rumpke.. To avoid a fine, owners are instructed to contact the Property Manager for instructions whenever there is the possibility of an unusual requirement for the disposal of trash.

Winter salt: What happened to the salt buckets that we placed in each courtyard? Three of these buckets were in each courtyard as December ended. By February 1 ten of them were missing. Has an owner decided that the bucket is personal property and moved

it to his patio? Have vandals come to Kenwood Greene and stolen them? Did an early migration of Canadian Geese take them north?

Spring cleanup: Everybody is responsible for a decent spring cleaning of his patio. This is not a big deal since the patios are small, it should not take more than an hour to clean up all the winter accumulation of dirt and leaves. But be aware that the patio is limited common area. It is not private property. The rules of Kenwood Greene apply and failure to maintain a reasonably clean and well-ordered patio will draw fines.

Finances: We have not written anything about Kenwood Greene finances recently but have been asked. Since the problems of 2011-2013 we have experienced great improvement. So, this paragraph is good news. In February (the last month for which we have final data) we had 19 delinquent accounts among the owners. 11 of those accounts were less than one month delinquent and were mostly due to oversights in making payments or bank problems. The delinquency in these cases is less than \$400.00. There are 3 delinquents longer than one month who are actively working to eliminate what they owe and we feel certain this will happen. That leaves

only 5 more seriously delinquent accounts. In comparison, for most of 2012 we had over 20 delinquent accounts. Of these 5 accounts, one is owned by HUD as a result of the transfer of the property when the owner, with a reverse mortgage, died. This will be reconciled when HUD sells the property. One unit, responsible for about 60% of the total delinquent monies owed, is in bankruptcy and is paying the arrears in installments according to a court settlement. That unit is current on condo fees. The remaining 3 units are being sued by Kenwood Greene for collection and one of them is nearing foreclosure. Why is this good news? Only 3 units are exhibiting the problems of the recession years and we will resolve these, too.

Resale values are going up. From a high in 2007 that exceeded \$100,000, the market value dropped into the mid-\$50's. Market value is now on the rise. Today a unit at Kenwood Greene that is well-maintained commands a price of about \$70,000 or higher. Hamilton County has actually evaluated our units at \$84,000. While Hamilton County is a bit over the top and is being challenged, this is basically very good news.

Rules & Regulations: A new version of the Rules &

Regulations is being issued. It will appear on our web site within the next week or so. This new version fixes a few typos and minor errors and adds the language to section 3.3.5 that describes the Doggie DNA program. Please download a copy of these new Rules & Regulations for your records.