



Greene Gazette

Summer 2015

We made it! It's summer! The pool is open and many have already used it. The summer projects are under way and Kenwood Greene looks green although partly torn up.

The big project: Courtyard D is all torn up on the way to a whole new parking lot, better drainage, and improved landscaping. This project started at the beginning of June and will last until the end of the month. At that time it will all be done except for the landscaping that will have to wait for about a month or so to guarantee that the new plantings will survive.

We thank everyone for being patient with the access and parking situation during this project.

Critters: Earlier this year an owner experienced a considerable disturbance in her unit. She believed it to be an animal in the house. It turned out to be a bird that somehow got into the cold air return duct and fell to the bottom right at the furnace filter. Eventually a



specialist in the removal of unwanted animals was called. As you can see from the picture everyone, including the bird, is satisfied with the happy outcome.

Backflow preventers: The project to insure that all units have working backflow preventers has been slow to come to fruition. This is due to lack of available time on the part of the plumber and failure of residents to fully cooperate. As a result, Kenwood Greene has paced a time limit on this project. It will continue until the Plumber Days event in late September or early October. After that time Kenwood Greene will no longer pay for the installation of the backflow preventers. We strongly recommend that you do not wait until Plumber Days to schedule this installation since during those weekends backflow preventer installation will be the lowest priority so that we can get all the other problems solved. We have already ceased to offer drying and disinfecting carpets as a free service when sewer backups occur so you are on your own. For anyone who does not understand, a sewer backup consists of two parts: the part that is

Kenwood Greene's responsibility is to correct the underground backup at its expense. The part that is above ground, inside the unit, is the responsibility of the owner. All this is detailed in our governing documents on file with the State of Ohio and in compliance with Ohio law.

Dumpsters: The use of Dumpster cameras seems to have considerably reduced the abuse of the dumpsters and they are now much more useable by all residents. The exception is that renters moving out fill the dumpsters to overflowing as they leave. We caution owners that they will be fined for the actions of their renters when this happens.

Pool: The pool has been working well this year. There have been very few incidents of misbehavior...until last Saturday. Late that afternoon a group of about 10 to 12 teenaged boys took over the pool and basically chased everybody else out. Had that been immediately reported to the Board, the Property Manager, or even 911 it would have been stopped cold. I suspect it will be repeated. Please call when it happens.

On a lighter note, we have added furniture to the pool area this year. I hope that meets with everybody's approval. We ask one favor. When you are the last swimmer to leave the pool on any day, please lower the umbrellas so that high winds will not damage them.

Owner survey forms:
Recently Kenwood Greene sent all owners a survey form. Very few were returned. That form is used to update our information on record concerning occupancy. It affects many things. Our FHA certification for this year is slow in coming because of the failure to return the forms. Our effort to implement the Doggy DNA program has been delayed by the lack of information. Our responsibility to keep owners informed of various important events at Kenwood Greene requires accurate data concerning where the owner lives, who is renting, etc. Failure to return the survey may cause legal notices to not reach an owner even though Kenwood Greene has met the requirements of the law for notification. Owners could experience some legal difficulties because of this.