



# Greene Gazette

Fall 2015

Hello all! Summer is over. The kids are back in school. Many good things happened this summer.

**Courtyard D Remodel:** The first of the Courtyards is done...almost. If you haven't been to courtyard D to see what was done, I strongly recommend a trip. It looks great, drains water properly, and is an excellent parking lot. Left to do is landscaping and the re-installation of the columns in the center of each building. Landscaping starts on Monday rain permitting so by the time you get this it should be in progress. By next week we hope to get the columns re-installed since the parts are due here this week. The project came in at or near the budget so we are ready to start Courtyard C next year.

The schedule for next year will attempt, once again, to complete everything except the landscaping by the beginning of July. This year we finished a month late due to the very rainy summer. Maybe we will be a bit closer to on time next year.

One caution: this project cost a little more than \$100,000.00 and the next courtyards will be much the same. That is a

lot of money so we call upon all owners and tenants to keep it looking nice. In particular, the landscaping is susceptible to damage from people who pick flowers off the plants, break branches off trees and dogs whose urine poisons them. Don't do that but do let us know when someone else does. That sounds like tattling? Well, here is the deal. Anybody who does these things gets fined. Then the repairs/replacements must be paid for. If we cannot identify the culprit we will assess the repair costs to all owners in the Courtyard. That's legal according to our documents and is the only fair way to do it.

Please help keep Kenwood looking like it does now. We do not want to look like a slum.

**Pool:** This summer the pool was a great success. It was quite crowded and worked well. The black mold of the past couple of years did not reappear and we were well within the limits of cleanliness demanded by the Board of Health that inspects us each week.

But we heard of complaints toward the end of the summer

about slimy floor and black dirt on the walls. Guess what: that dirt was carried in by those who use the pool. Enough said.

**Pool behavior:** Every year there are reports of damage done to the pool, unruly behavior by users, and other people complaints. This year all that has been much better than recent years. You are all to be congratulated.

There was only one incident that I know of in which a group of about 7 or 8 teenaged boys came to the pool one Saturday afternoon, misbehaved, and drove the other swimmers out with their behavior. Unfortunately there is nothing we can do about this problem because we were not even aware of it until the following Wednesday.

Whether it is the pool or anywhere else on our property, unruly behavior must be dealt with in a timely manner. Those witnessing the behavior can call the Police (dial 911), call the property manager (513-843-0310), or notify a Board member immediately. Then something appropriate will be done and this behavior will be stopped. If you don't tell any

of us about it, don't complain in the middle of the next week.

**Census:** A census form has been distributed to all owners to update the Condominium records. That census is also being used to gather information about pets. Please fill in the census completely and return it to the Property Manager as soon as possible.

The census will be used to maintain our records and will also be used to collect DNA samples from all dogs. Hopefully, this will solve the perennial problem we have with residents allowing their dogs to soil the property. If we do find a violation traced to a dog owner he will pay the fine and the cost of the DNA test. If the DNA is not on record he will pay an additional fine for failure to register the pet.

**Finances:** Thanks to the excellent record of owners keeping up with monthly Condominium fees, Kenwood Greene has the money it needs to operate and to rebuild the Courtyards. There are only a few delinquents and most of those are because of paying incorrect amounts or late paying fines.

By the way, all the talk we do about fines is to insure that Kenwood Greene is

manageable. In fact, not many fines are issued. In most cases an owner in violation is warned and there is never a need to actually fine anyone. But when you are fined, you may appeal that fine to the Board. If the fine is upheld, pay it. The late fees get enormous.

**Annual meeting:** The annual owners meeting will be held at De Sha's just like last year. It will be on November 18. All owners will receive a written invitation and a proxy. Please come. It is a great meal at no cost to you and a guest, you will be filled in on the latest information about Kenwood Greene, and you get to voice any complaints and select Board members for the next year.

**Plumber Days:** Plumber Days will be on October 3 and 4 and October 10 and 11. Please be aware that the campaign to install backflow preventers ends with Plumber Days and even though we will install them during Plumber Days, that will be a low priority so we may solve other plumbing problems. You may not be able to schedule such installation at that time. A letter will be sent out detailing how to reserve a space for Plumber days service within the next few days.