



Greene Gazette

Spring 2016

Spring is here! Well, almost. There are many things coming this year that will improve life at Kenwood Greene. Some are described below.

Plumber Days: Plumber Days are April 2nd and 3rd and 9th and 10th. For those who don't know, you can make an appointment with a licensed plumber for those days to get things repaired and the cost to you is \$5.00 plus parts. The plumber is Steve Brenner whose business is in Norwood. To take advantage of this call Steve directly at (513) 315-2090, describe what you need and that you are at Kenwood Greene and want to participate in Plumber Days. He will set an appointment with you. Make sure you are at home on the day of the appointment because it will not be rescheduled. These dates are on Saturday and Sunday for your convenience.

Spring Walkthrough: Each spring the property manager and the Board walk the grounds of Kenwood Greene to identify things that need repair or other work after the long winter. This walkthrough also investigates such things as patios and

other visible aspects of each unit. We will make a report at the end of the walkthrough that sets repairs in motion and issues notices to owners concerning deficiencies in things under their control. Each year we find problems with approximately 40 percent of the units. Don't feel you are being singled out if you receive a notice, you are in good company. Also, a notice is just that: a notice that something needs to be fixed, not a punishment or indictment for any wrongdoing. We appreciate your cooperation when such a notice is sent.

Swimming Pool: The pool opens on May 28. To use the pool you must have a pool pass that allows you, family members, and guests to access the pool. If you do not have a pass, contact the property manager to obtain one (your landlord if you are a renter). The pool rules are posted on the west wall of the pool enclosure as well as contained in the Rules & Regulations. Everyone who uses the pool is expected to know and obey all the pool rules. Failure of any family member or guest to observe the rules may result in loss of the right to use the pool. Similarly, misuse of

pool facilities, equipment, or furniture may result in loss of pool privileges. Use the pool as it is intended with respect for other users and it may be enjoyed by all.

Courtyard Remodel: Phase two of the courtyard remodel project begins this June. Courtyard C will be done with all of its inconveniences and the promise of better looking and performing facilities. This project will take about a month, weather permitting, except for the final landscaping which will be done in September. Last year weather delays extended the project for a whole month. We hope for better this year. During the project, parking will be a problem. Last year everybody cooperated for the most part. With that kind of cooperation this year we expect the project to proceed easily. Thank you all in advance for that cooperation.

Parking: Speaking of parking, there are rules regarding the parking of vehicles at Kenwood Greene. These rules are spelled out in great detail in the Rules & Regulations. Those who violate those rules will be fined. Of particular interest is the number of vehicles

permitted to each unit. That number is 2. Each unit is issued a parking permit. That permit entitles the vehicle displaying it to park in a space marked "RESERVED". It should be noted that only the correctly colored permits work. There are those at Kenwood Greene who use an orange permit and think that gives them the permission to park wherever they want. Actually, that is only because they haven't been caught. A second vehicle belonging to a unit may park on a first come, first served basis in any of the unmarked spaces. A third vehicle is not permitted. Because of the need to accommodate work vehicles and visitors, we do not enforce these rules during normal working hours on weekdays. Please be aware of and follow these and all the other parking rules. Tickets will be given out liberally to violators.

Dumpsters: Many people are forgetting the dumpster etiquette that worked so well last year. So, here is a reminder. All trash must be placed into the dumpster. Anything, no matter how big or ungainly left alongside the dumpster will not be taken by the Rumpke serviceman. Large objects placed inside the dumpster will, of course restrict what others can put inside. So, when you want to put a large object in the

dumpster, do it on Thursday or Sunday afternoon because the emptying service is the next day. That will help to reduce everyone else's inconvenience. If you do not observe these conditions or just don't pay attention to the need for them, expect to receive a fine and pay for the special order cleanup that results. We have been able to discover the culprit in about 80% of the cases of making a mess at the dumpsters so you will probably be caught.

Courtyard Landscaping:

Now that the first phase of the Courtyard remodeling is completed we have noticed that there is already some damage done to the plantings. While we have done a number of things to avoid as much damage as possible due to normal living we weren't perfect in that planning. In one case movers damaged some plants by simply walking on them instead of the concrete sidewalks that were right next to the plantings. In another case there was damage done by young children doing what young children do. We ask that the people who live in each courtyard control your children and your contractors so that we don't have to replace the plants every year.

Water Doors: The big water service doors in the driveway at the street have once again

been repaired. We don't know how long the repairs will last this time, but the Water Works is catching on.

Spring and Summer: With all the things happening and even with all the complaints I have voiced, the Board of Managers and the Property Manager wish everybody a good spring and summer this year.