



Greene Gazette

Summer 2016

Welcome to Summer. The pool is open and well used. The weather has been great so far.

The pool: The pool is working well. There is a little algae in it but it has been recently treated to eliminate that. The safety rope is being replaced since the old one experienced dry rot and cracked floats. The only problem is some tile grouting that should have been repaired before the pool opened but was neglected. Now we will have to close the pool for a day or so to fix it. We will let everyone know when that will be.

We experienced a problem with a child vomiting in the pool recently. Naturally this happened on a Sunday afternoon when both the property manager and the pool manager were out of town. It fell to the Board president to deal with this and he did not know how. Nevertheless, the problem was dealt with by closing the pool, treating it chemically late that evening and vacuuming it the next morning. It re-opened at the regular time on Monday. We caution everybody that the old adage that you should not go

swimming for 45 minutes after eating is a real warning, not just an old wives tale.

Spring Walkthrough: This year we conducted the spring maintenance walkthrough in the first week of May. I am pleased to report that we found fewer than one third the violations of the previous year. All were minor. Thanks to all residents for their efforts.

During the walkthrough we were amazed to find the sad state of the trees and bushes along the west wall behind courtyards A and B. We called in an arborist who diagnosed the bushes with a bug infection that can easily be cured with a spray. I understand that has been done but will require repeating each year. The trees are a different story. They are dying and cannot be saved. A preliminary study has suggested this was caused by salt runoff from the shopping center but soil samples are still being evaluated. Salt runoff can be treated with the application of gypsum, an inexpensive and effective treatment. But it is too late for the existing trees. They will all have to be replaced.

Courtyard C Remodel: Everybody is asking "When does it start?" My latest information is early August. We are waiting for scheduling information from the construction contractor.

Residents will be notified about a week before start to prepare them for parking and access changes.

The schedule will be essentially the same as last year in courtyard D: we start by removing the remaining trees. Then the sidewalks that are being replaced will be removed. Then the construction crew will begin the removal and replacement of the parking lot and part of the driveway, followed by grading and installation of surface water drainage conductors. After that the base coat of blacktop will be installed and the finish coat of blacktop will be installed, the striping of parking spaces done, and the sidewalks poured.

Hopefully, what I described above will take about a month unless delayed by rain like last year. During much of this work, parking between 5PM and 8AM will be permitted. Watch the signs that will

direct parking restrictions. We will try to maintain access to courtyard D every evening but there may be a few where that is not possible.

Finally, in September we will install the landscaping. That will complete the project.

We ask everybody at Kenwood Greene to make an effort to accommodate the parking shortage. We also ask that displaced cars not park in reserved spaces in other courtyards except in cases where no other space can be found. Parking in the Drees lot should be available as it always has.

Dumpsters: Disposing of furniture and large containers in the dumpster is a problem every summer. The rule is simple and has not changed in many years. Place the large item in the dumpster. The key word is “in”. “On top of”, “next to”, “partly in” are not the same as “in”. If the Rumpke truck is unable to empty the dumpster containing the item because it is too large or improperly placed, the owner of the unit responsible for the placement will be billed and fined. Recently an owner was fined \$50.00 and charged \$275.00 for the cost of remediation so that Rumpke could empty the dumpster. There are a number of services available that can be used that will

remove large items for less money than our remediation costs. You can find them in the yellow pages, craigslist or Angies’ List. In any event this is beyond the services offered by Kenwood Greene.

Day Care: Day care is a business. It has long been prohibited at Kenwood Greene. Day care is defined as babysitting for money for children who do not live in Kenwood Greene. People who baby sit for the children of other residents are doing just that: babysitting – and that is ok with us.

The rule, like many others, is intended to reduce traffic in the condominium, not to prevent parents from going to work.

We also have an ongoing problem with unattended children who damage landscaping, leave toys all over the parking lots and, in general, reduce the livability at Kenwood Greene. The remodeling that we are doing in the courtyards is at risk when kids damage the landscaping. To that end, when we see such damage, we will fine the parents/caregivers and charge them for repairs or replacements. Please continue to report any issues to Premier.

Common area: Please be courteous of your neighbors while in the common areas. This is the time of year that windows are opened so all conversations and play should happen away from the buildings and with others in mind. Our goal is to make Kenwood Greene a comfortable place for all residents.

**Have a safe and happy
4th of July!**