



Greene Gazette

Autumn 2016

It's autumn again. The kids are back in school, the leaves are falling, and air conditioning is cheaper. Halloween is not far behind.

The Summer: It was a good summer. Not too much rain like last year. The pool provided much fun. And we dug up another courtyard.

Community Garden: The garden was not as well-used as in previous years, but provided quite a few tasty veggies for those who used it. We hope for more use next summer. For those who may not know, it is available to all residents, owners and tenants alike. The cost is minimal and is used to provide the basics. You get to plant what you want and harvest what you can. You can share the bounty with anyone you desire.

The Pool: The pool was well-used this year. As the primary amenity of living at Kenwood Greene, we are glad to have it.

A note: some have complained that the pool is dirty. It passes a bi-weekly test by the Board of Health so it is not dirty. What you are encountering is air pollution:

pollen, soot and dust that travels by air settles onto the pool and sinks to the bottom creating a slippery feel. This goes away as the pool is used. It must be stirred by use in order for the filter to capture it so that in cool weather it tends to accumulate. Vacuuming does not remove that stuff. It is too fine. But it is completely harmless and rendered chemically and biologically inactive by the chlorine.

This autumn, as a part of shutdown, we are installing a pool cover which will minimize problems on startup next year and in future years. We are also changing contractors for pool closing and opening. We will save a bit of money and believe get a better job done.

Courtyard C Remodel: The remodeling job in courtyard C is close to being done. As I write this the first coat of blacktop is being laid. Soon it will look like courtyard D. As the job is completed the dust will subside and the parking problems will be solved. We thank you for your patience during this project. Almost everyone cooperated during the inconvenience. Those few

who did not have, by now, realized how much of their time was wasted griping.

Plumber Days: This autumn, the Plumber Days are October 1, 2, 8, and 10. The rules are the same as always: the plumber will do repairs to your system for a charge of \$5.00 plus parts. These are repairs only. He will not install new fixtures or things like that. You may make an appointment by calling Steve Brenner at 315-2090. Appointments are on a first-come, first-served basis. Note that the plumber expects payment at the time of the repair. For those who haven't done the math, a service call by a plumber will normally cost you \$60.00 or more plus labor. Kenwood Greene covers all but \$5.00 of that.

Future Projects: Kenwood Greene has a project coming up in courtyard D. There are two buildings where the sanitary sewer is severely corroded. This must be fixed soon. We are planning to make the repairs this year.

The repairs have been researched quite thoroughly and it has been determined that these sewer lines may be repaired with an epoxy liner.

This is the most economical and longest lasting repair. The total cost is estimated to be in the range of \$47,000.

This repair can be made with a minimum disturbance of the residents and has a lifetime of 30 to 60 years.

Other choices involve moving the residents out of their homes for a week or two and digging up the floors. The estimated cost is in the neighborhood of \$250,000.

The economical solution will be performed by a company based in Zanesville, OH, Enviro-Flow, using a product manufactured by a sister company, Flow-Liner. The Board has already approved this contract for execution in 2016.

Here is the problem: We are using money that is earmarked for the courtyard remodel projects.

Recent developments in the courtyard B project have offered a reduction in estimated cost because some of the expected work there has been determined to be unnecessary. But the reduction is not enough to cover the cost of the sewer repair.

So, we are still crunching numbers but we may, in the worst case, have to delay the

courtyard B remodel by a year. There will be more information available at the annual meeting in November. We will NOT have to do a special assessment NOR raise condo fees more than normally expected, only a 1-year delay may be necessary.

More Future projects: The water leak in courtyard B this summer has apparently not been fully repaired. We cannot let that go until next year so, because the courtyard B remodel calls for replacing the water line, we will do that soon regardless of whether the whole courtyard gets remodeled next year or not.

There are several large but dead trees west of courtyard C that need to come down. That is also a project for next year. There also are a couple of dead pine trees between Courtyards B and C and between C and D that will be removed at the same time.

The trees along the west wall behind courtyards A and B need to be replaced as soon as we know why they are dying. We saved the Burning bushes, but not the trees so that is a project for next year also, or maybe toward the end of this year.

The dug up berm alongside the courtyard D north building will be repaired as the courtyard C landscaping is

completed.

Finally, in late November is the annual owners' meeting. The exact date is not yet set, but it will probably be around the 28th or 29th. Be ready to come to that meeting. There will be a free dinner for each owner and one guest followed by an informational meeting and the election of Board members for the next year. This is your chance to get gripes off your chest or say wonderful things about what we have been doing. More information will be published as the meeting date gets closer.