



## Greene Gazette

Winter 2016

Merry Christmas! Happy Chanukah! Happy holidays! It's that time of year again. I hope everybody has had a great 2016 and we wish you all a prosperous and exciting New Year.

**Annual owners meeting:** In November we held our annual meeting at De Sha's restaurant. Thanks to those who came. To those who did not, please come next year. It is a great chance to meet your neighbors and the food is excellent. At that meeting we discussed a number of issues and happenings in 2016.

The purpose of the annual meeting is twofold. The first is to review the year and unveil the budget for the next, and the second is to elect Board members. This year we re-elected the same Board members but did not correct the shortage of one Board member because there were no volunteers to nominate. So, once again we have only 4 members of the Board. We will be pushing harder next year to get our fifth member back. Please consider volunteering. It is not a lot of work.

In 2017 we will have a budget that is about 3% higher than

in 2016 with a corresponding increase in the Condo fee. The budget was presented and discussed at the meeting and a copy previously sent to all with your coupons.

### **Courtyard Re-modeling:**

We re-modeled courtyard C as scheduled. That went well. If there are still people who do not know what we are doing, come take a look. The purpose of this re-model is to correct storm drainage. After 25 years the land has changed and drainage is often into the units instead of away from them. At the same time, such a large project deserves a new look so that everything works better and looks better. We are scheduled to complete one courtyard per year until done. Unfortunately Kenwood Greene experienced several one-time unexpected expenses this year: a major sewer problem in courtyard D that cost us \$55,000 to repair and 4 water main breaks that cost about \$25,000 to repair. Those expenses totaling about \$80,000 have slowed us down. As a result we are delaying the courtyard B re-model for a year and courtyard A by the same. Expect the re-models to get going again in summer of 2018.

### **Low Water Pressure:**

Several units in courtyard D have complained of low water pressure following the repair of the water main break this fall. This may appear as one or more sinks that run slowly or a toilet that fills slowly and may never stop running. The cause of this appears to be mud and sand that got into the water line while it was being repaired.

If you have such a problem, call the property manager for instructions. You can perform repairs yourself if you know how, but, if not, you need plumbing services. Kenwood Greene will pay whenever dirt in the lines is determined to be the problem. Note that if you try to repair this and are not successful, you may disguise the problem and forfeit re-imbursalment of costs.

**Sewer Repairs:** This year we repaired, on an emergency basis, the sewer lines in the west and south buildings of courtyard D. We gave a preview of this during the past year. In the end we could not put in patches, the cheapest solution, but had to put in liners for both buildings end-to-end. Originally this was a very high cost alternative.

But we found a company in Zanesville, Ohio who is a lot less expensive and warrants the result for 60 years. We did the two buildings for a total cost of about \$55,000. With a solution of this type there is always the possibility that it results in failure, but the gamble was not too high so we did it and it worked.

**Fioptics:** Cincinnati Bell has finally decided to install Fioptics at Kenwood Greene. The work started on Tuesday after Christmas. What is going on is that the installers are running optical cable onto the property. It will then be distributed through conduit mounted above the patio doors all across each building. When a customer signs up, the installers will then run cable from that conduit inside the unit to provide the services ordered.

Several people have asked why they were not notified of the work. That was because nobody was notified of a start date until the workers arrived. We could not notify you. We hope nobody was too inconvenienced. We still do not know when the work will be completed and customers can order service.

**Sewer repairs:** This year we encountered several conflicts with owners regarding who is responsible for sewer repairs.

This is to clarify the responsibility in accordance with the Declaration.

Any sewer problem that occurs below the surface of the concrete floor is the responsibility of Kenwood Greene who will either solve the problem or reimburse the owners when they solve the problem.

Any sewer problem that occurs above the top of the concrete floor is totally the responsibility of the unit owner.

We have had two cases this year in which the unit owner requested or demanded that Kenwood Greene pay costs associated with an above-the-floor problem. In one of those cases Kenwood Greene refused service. In the other Kenwood Greene apparently mistakenly paid the repair cost.

We intend to be more vigilant in the future. That almost certainly means increased outlays of cash by owners. To minimize this we strongly recommend that whenever you need a plumber, call Steve Brenner at 513-315-2090. This is not any kind of crony capitalism, it simply a recommendation that you call the plumber who knows the most about Kenwood Greene, will get the job done, and probably charge the least

**Dumpsters (again):** Come on folks...the dumpsters are for everybody's use. If you fill it up because of a remodel or just throwing things away, there are 20 other residents of your courtyard that cannot use it. That's not fair and it is a violation of the rules.

If you need to dispose off something that is large but still fits the dumpster, do it on Thursday or Sunday evening. Rumpke comes the next day. If what you are disposing does not fit the dumpster do not try to put it there. Call the property manager who will work with you to get the item disposed.

ALL REFUSE TO BE PLACED IN THE DUMPSTER MUST BE PLACED IN THE DUMPSTER. If we discover trash along the side of the dumpster and we can determine to whom it belongs, there will be a fine and a bill for the cost of cleanup.

**On a higher note:** 2017 looks to be a great year for Kenwood Greene. The last of the major scofflaws will be gone, we have done several repairs that will make life easier and less expensive, and we have people who live well together. So Happy New Year to all!