



## Greene Gazette

Spring 2017

Hi all, welcome to Spring! I wonder what ever happened to Winter. Cross your fingers that the Winter snow doesn't show up in April. Read this newsletter to find out what we're doing this Spring to keep Kenwood Greene great.

**Plumber Days:** As we always do in the Spring, we are having Plumber Days. For those who are new to Kenwood Greene, this is an opportunity to get plumbing repairs done at a significant savings. On these days you can have a number of plumbing repairs done for the cost of repair parts and a total labor charge of \$5.00. To participate, please call our plumber, Steve Brenner, at 315-2090 to make an appointment for one of these days: April 8, 9, or 15. That's all there is to it.

We ask that you allow the Plumber to provide repair parts at his discretion. You may be able to get them a bit cheaper but you are already saving a lot of money and he is better able to provide a guarantee.

This year there are only 3 Plumber Days because of scheduling difficulties and Easter. But three should be enough, as in recent years we have not been able to fill the

fourth day anyway. This is the only notice you will receive about Plumber Days, so make your call soon.

**Spring Walkthrough:** in April, the Board will be doing its annual Spring walk through. We will be looking for repairs that need to be made to the property, and insure the responsible maintenance of the patios and exterior of the units by owners. Be aware that these areas are not the private property of the owner, but limited common areas that are the duty of the owner to maintain in accordance with policy. Please make sure that your patio is cleared of leaves and properly cleaned.

**Fioptics, a funny story:** As you have all seen, the Fioptics people have been here installing conduit to bring Fioptics to each unit. But then it stopped. Several residents have contacted me and Cincinnati Bell to learn more about when the service would be available. Guess what: Cincinnati Bell claims they don't know anything about this installation. But the phone calls got their attention...sort of.

It seems that the whole thing was initiated when contractors working on our parking lot

accidentally broke a 100-pair phone line. The repair was quite a big project that restored service to only 3 or 4 customers because everybody else is using either Time Warner Cable or their cell phones for these needs. So they suggested that Bell should install Fioptics.

A contractor was hired by Cincinnati Bell to put in the service lines but nobody else was ever in the loop. There are 3 separate offices that need to coordinate to get Fioptics installed. Since only one was ever started up, the others have no record of it.

Now Cincinnati Bell is trying to figure out how to restore their system so this project can move forward. They even contacted me to find out what was going on, duh... We will let you know if Bell ever figures it out.

**Courtyard remodel:** People are still asking when the Courtyard B remodel project will start this year. It will not. It has been delayed until 2018 due to a couple of very large unexpected expenses. Courtyard D had an emergency problem with the sanitary sewers in 2 of the buildings. That cost us

\$60,000 to fix. The fix has a 60-year warranty so we feel we are in good shape there. Additionally, we had 4 watermain breaks last year that cost us in the neighborhood of \$25,000 to fix. The total cost of all those events is almost as much as a courtyard remodel. So, we have delayed Courtyards B and A for 1 year so we can recover the funds needed. Thanks to the mild Winter, we didn't spend our snow removal budget so we have a bit of a head start.

**The Pool:** The pool will open on Saturday, May 27. That is Memorial Day weekend. We are anxious to see if the pool cover we added last fall will speed up the start-up of the pool.

Each unit has, or should have a pool pass. If you do not contact the property manager, replacement cost is \$50.00. If you are a renter, contact your landlord.

**Dumpsters:** Residents have generally been doing a good job of respecting the dumpster use. There are several problems that remain. When putting trash in the dumpster, please throw it to the back or far left side so others can get their trash in, too. Putting trash inside the dumpster enclosure on the ground is littering. That trash will not be picked up by Rumpke. All trash must be inside the

dumpster itself. Finally, if you have to open the dumpster gate to throw trash away, please close it properly when done. If that does not happen, the gate will be damaged if we have a windy day. Be aware that the dumpster, its enclosure, and maintenance cost money. All moneys spent in this effort come from Condo fees and fines (when we can determine the culprit). Mistreating the dumpsters can be an expense that raises the annual Condo fee more than is otherwise necessary. For renters, that means increased rent.

**Rain:** We had no snow to speak of this Winter, but we got a lot of rain. We will get more during the Spring. As a result, there has been some flooding due to unknown clogged downspouts and/or settling of the grounds. Our efforts in front of the buildings, known as courtyard remodels, have been very effective but there are some problems in other areas.

If you notice standing water on your patio, overflowing gutters, or large amounts of water running across your patio during or after these rains, please notify the property manager. That can often be repaired fairly rapidly. You do not want water getting inside your unit. You and your insurance company are responsible for remediation in that case.

Kenwood Greene will not pay for that clean up.

**Sewer backups:** A note to the wise when reporting problems like sewer backups to the property manager. An incorrect report can cost a lot of money. A service call for a sewer backup on a weekend evening can cost several hundred dollars just for the response. If it turns out to be something else, we have wasted a lot of money. So make sure of what is being reported or else tell us you don't know the cause.

**Documents:** Kenwood Greene has long had a web site. This site contains copies of all of our governing documents, especially the Rules and Regulations which every unit should copy and keep handy. The web site also contains the forms that you will need to fill out if you want to make changes to the common areas under your control or get a new renter. Copies of newsletters, pictures of the Board members, events and some news are all available. And the contact numbers for the Board and the property manager are there. Go to [www.kenwoodgreene.org](http://www.kenwoodgreene.org).