



Greene Gazette

Summer 2017

Welcome to Summer! The kids are out of school, the weather is hot and the pool is open.

Courtyard Remodel: As you know, we will not be tearing up courtyard B for remodel this year as originally scheduled. Unforeseen expenses last year have caused us to delay this project until 2018.

Pool: The pool is open and in good shape after a rough start that delayed it for a week. We apologize for the late opening and you should have an explanation.

The pool has a cover. That is a good idea, but it caused problems this year. The pool maintenance company hired to open the pool neglected to do the normal opening service because “that’s not necessary now that you have a cover”. Yes, it was necessary. But we spent over six days emptying, cleaning, and re-filling the pool. That all should have been done early in May instead of June. We also had a bit of vandalism. The gate lock was destroyed by someone who tried to pry it off. Those locks cost over \$1900.00 and replacement could easily use up our entire

maintenance budget. Then we wouldn’t open the pool at all. But thanks to Ken Brewsaugh we were able to obtain a new lock at a considerable discount. A warning though - we can’t continue to do this. Destroying that lock will probably mean no pool for a year. Tell your teenagers.

Pool Passes: If you have tried to get into the pool using last year’s pass, you know it won’t work. A new lock means new passes because each one is programmed into the lock for access. Every owner was sent, by certified mail, a new pool pass and a new parking permit. If you did not receive yours, contact the property manager, or if you are a renter contact your landlord.

Pool Rules: Included in the Rules and Regulations are a set of pool rules. A copy of that is posted on the fence at the end of the pool. Make sure you read and understand them. Some of those rules are to enhance the enjoyment of the pool for all users. Others are for safety purposes. Violation of safety rules may cause the pool to be closed to alleviate the problem. Don’t be the cause of a pool closure. Those in violation will be fined or privileges revoked.

Important pool rules include:

- Pool hours are from 10:00 am to 9:00 pm. The Board and pool monitor may close the pool if there is a threat of storms.
- No one under the age of 14 is permitted in the pool area without an adult. Toddlers must wear proper swim diapers or swim pants.
- Owners and residents are responsible for their guest and the number of guests permitted may be limited during heavy use times. Residents must accompany their guests at all times.
- Enjoy the picnic tables, umbrellas and lounge chairs but please leave them as you found them.
- For obvious reasons, no glass wear, pets or smoking in the pool area.
- But most importantly, have a safe and enjoyable summer.

Parking Permits: In a previous paragraph we described that we have sent new parking permits to every

owner. You either received one directly or from your landlord. All old permits are invalid as of June 1 and you may be ticketed. Note the new ones are purple. All other colors are invalid. The Rules and Regulations require that parking permits be displayed so they are visible through the windshield. We have already received a complaint for a ticket when the vehicle owner hung the permit backwards on the mirror so all we saw was white.

Spring Rains: The heavy Spring rains seriously tested our drainage systems. We have evaluated all the problems and determined that most are due to squirrels, inadequate downspout drains, major overload due to the heaviness of the rain. Most of this has already been repaired, but there is a roof leak in courtyard C above the breezeway that requires major repair and a drainage problem in the grassy area behind the west building in courtyard D. That repair will require an accompanying repair to the property adjoining Kenwood Greene in the subdivision behind us. The owner of that property has been contacted and because the repair is being done at our expense is amenable to its accomplishment. Actually it will cost us almost nothing because the equipment and personnel will already be at

Kenwood Greene to do the remainder of the repair that is on our property. All these repairs are within the budgeted cost for 2017 so we are not spending any Reserve funds for this.

Other water leaks: Many times a roof leak or siding leak that damages wallboard is caused by holes drilled into the roof or siding by vendors installing cables or fixtures to the building. As most know this is a violation of our Rules and Regulations. The fact is, the owner's property does not include the roof or the outside walls, so drilling holes is prohibited. Where the owner wants to attach something to an outer wall, he may submit an Improvement Application to the Board for approval. A copy of the Improvement Application may be found on our web page under Documents.

Kenwood Greene is very sensitive to the drilling of holes in our walls or roof because of the potential for serious damage. That is why we do not permit satellite dishes. We also expect owners to monitor service people who want to run a cable along the outside of the building and then drill a hole to enter it. The hole is a violation. The service person must find a different way.

The Dumpsters (again): The

treatment of the dumpsters by certain individuals is atrocious. We have asked many times that the dumpster be used for disposal of large items only on the day before pickup. Pickup is on Monday and Friday. What some people are doing is filling up the dumpster several days before pickup so that nobody else can use it. We are trying to identify these people but are not really getting any help from others that live in the affected courtyards.

If what you have to dispose is too large to fit in the dumpster in a manner that allows it to be simply dumped into the truck, you must schedule a special pickup. Yes, that will cost money, but significantly less than if you don't call and our maintenance people have to do the work. You can schedule a special pickup by calling the property manager.