



Greene Gazette

Autumn 2017

Autumn is here. It's amazing how time flies when you are having fun. The pool is closed for the year, the kids are back in school, and the weather is cooling.

Great Summer: Kenwood Greene has had a great summer. There have been few large expenses, the grounds look pretty good, and we are ready for a fine Fall season. There are a number of events coming up this Fall.

Plumber Days: Plumber Days will be October 14-15 and October 21 -22. As always, you can get plumbing repairs at reduced prices. The charge is \$5.00 for a visit and parts. Labor will be paid by Kenwood Greene. To take advantage of Plumber Days, call Steve Brenner at 513-315-2090 to make a reservation. Be sure to mention that this is for Plumber Days. Also, this is an opportunity for repairs. It is not for remodeling, or replacing fixtures or equipment.

If you do not have a backflow preventer in the floor drain in your laundry room, one can be installed for the price of the device.

Annual Meeting: The annual Owners meeting will be held in November. There will be a

mailing to each owner with details. At that meeting each year we elect Board members for the coming year. This year we have a special need because we will have only 3 returning Board members running for re-election and our full Board consists of 5 members. A fully represented Board is essential to the ability of the Board to represent you, the owners, properly. If interested in running, please contact Vicki at Premier and plan on attending the meeting so you can participate and cast your vote.

Sewer Backup: There was a sanitary sewer backup in courtyard B this summer. It affected 7 units. That is because the sewer system, built 47 years ago, uses a common sewer line for each building. There is nothing we can do about that except try to keep the lines clear. That particular line was cleaned about 5 years ago but a buildup of tiny roots and large amounts of grease from cooking clogged it up in just the right location to affect every unit on the line.

We have been asked to separate the sewer lines into one for each unit, but we cannot do that without tearing down the buildings and rebuilding them. That's a bit

expensive for our budget not to mention the problem of where to live during that year or so.

A backflow preventer will not prevent backups. It will slow them sufficiently that in many cases no damage is done to carpets, walls, etc.. But you still need insurance to cover losses that may occur from sewer backups.

That doesn't sound like much of an advantage, does it. Well, the headache from not having a backflow preventer when a backup occurs is a whole lot greater, guaranteed.

There was a second back-up last week, again caused by grease in the line. We cannot reiterate enough that great care must be taken to protect the sewer lines from back-up. Grease, fibrous food debris, wet wipes etc. are all a potential back-up waiting to happen. They must be properly disposed of into the dumpster, certainly not down the drain.

Finances: We are on track toward re-building our financial stability so that we will be able to continue the remodeling of the courtyards next summer. Courtyard B will be done next year and courtyard A the year after.

Pool: We have had some problems with the pool this season resulting in it being closed for a couple of days. These problems were technical, resolved quickly, and non-recurring. This fall we will make a few repairs and set it up for a problem-free 2018.

We also had a problem with pool rules. Rule 13, as posted on the fence, is intended to prevent any pets from being in the pool area. Apparently there are a number of owners who do not consider a dog to be a pet. We had 4 instances of a violation of that rule. One owner, because of repeated violations of that rule and others, was banned from the pool for the year. Other violators were fined.

Vehicles: There were many parking violations this summer. They set a record. Although that behavior enriches Kenwood Greene's treasury, it is a bit absurd and expensive for owners who can't seem to understand the parking rules.

There was also a large number of speeders. The speed limit is designed to avoid killing people, especially kids, who roam Kenwood Greene during the day. We have added speed bumps as the parking lots have been remodeled, but have found that some owners refuse to slow down anyway. It should like be pointed out that speeding over the speed

bumps will eventually cause large repair bills to your car.

Dumpsters: Wow! What a mess all year. There are ways to properly use the dumpsters and ways to unreasonably inconvenience your neighbors by filling the dumpsters to the top with things that don't belong there. In many cases the guilty owner is found and billed for the extra cost, but in many cases that is not possible. As a result we have a poor record of charging the violators for their mismanagement of the dumpsters.

You will soon see signs that prohibit disposing any furniture or other large items in the dumpster. Please obey this rule.

If that doesn't work, a solution is to increase the Condo fee by about \$5.00 per month to offset our costs. The Board would prefer to not do that, but since we cannot rely on the residents to either exercise responsibility nor to report when others cause a problem, the only solution is to share the costs equally.

Toys: The Rules & Regulations state quite clearly that toys must be put away in the evening. They cannot be allowed to just be all over the place. Outdoor toys may be stored on patios but not in the back yards, in the front, or anywhere else. Your kids will not normally take care of this

unless trained. So make sure all your kids' toys are properly stored before dark.

Likewise, bicycles and other riding toys, if left in the middle of the parking lot at dinner time are likely to be run over as people come home from work. The cars almost always win that battle.

Most importantly, please do not allow small children unsupervised in the common area. Always remember safety first.