



Greene Gazette

Winter 2017

Christmas is coming! Happy Holidays to all!

2017 Review

2017 has been an eventful year. In the spring we had pool startup problems, but overcame them in time to get the pool open just a week late.

Summer was pretty good. It was not too hot this year. We were warm enough to make good use of the pool but could actually turn off the air conditioner for days at a time.

I think life at Kenwood Greene was pretty good this year. People got along, we resolved a 10-year problem of a scofflaw owner, although that episode is still not completely finished. The pool was actually very well-used and those users enjoyed it quite a lot. In the fall we had a successful annual meeting and elected some new Board members we think will add quite a lot to Kenwood Greene.

Annual Owners' Meeting

This year we held the Annual Owners' Meeting on November 28 at DeSha's restaurant. About 35 units were represented out of the 84 units at Kenwood Greene. Since there were 7 or 8

proxies turned in, the actual turnout was about 1/3 of the owners. While that is historically a pretty good turnout, we wish more would come. It is free and we offer a good meal and an opportunity to meet the neighbors. It also gives owners an easy way to tell all of us what we can do better. And finally we all get to have a voice in who will manage Kenwood Greene for the next year.

Board of Managers

Speaking of which, we did elect 5 Board members. Three are long standing Board members that have been re-elected and there are two new members. The members are Ken Brewsaugh (units 15, 30, 55, and 64), Joe Kappes (unit 62), Barb Klug (unit 33), Kevin Stanford (unit 5), and Ken Strassburger (unit 16). If you do not know any of these Board members, keep an eye on our website www.kenwoodgreene.org and their pictures will appear during the Christmas season.

2018 Budget

The other news of importance that comes from the annual meeting is the budget for 2018. This year we will see

increased costs of about 3%, similar to recent years. In 2017 we encountered unreasonable costs associated with the dumpsters and sanitary sewers.

The dumpster abuse has required us to order and pay for several special pickups due to the disposal of overly large or improperly prepared large items in the dumpsters. In most cases, we have to break up the items and then re-deposit them in the dumpster before calling for the special pickup. This can cost several hundred dollars for each instance. When we are able to identify the source of the item improperly disposed we charge the owner for the costs and add a fine. But that is not the normal case. We usually find that the offense is committed during the night and we wake up to a messed-up dumpster. Kenwood Greene must then pay for the remediation.

Sewer backups are another big expense. And they are always someone's fault. These things do not just happen. When we get the backup cleared we ask the plumber what caused the problem. Invariably it is grease and non-woven cloth products, or potato peels, or celery, or something else that

should not be in the sewer. Note that non-woven cloth products are claimed to be flushable...they are not.

Anyway, the whole point of this discussion of sewer and dumpster problems is that we have been repeatedly saying this for several years to no avail. This year we have finally reached the point at which we have to raise the money to continue to be able to afford these expenses that are the result of irresponsible use of the facilities but that we cannot properly charge to the violators. So, the usual Condo fee increase each year of 3% has now become 5%. The increase amounts to about \$6.00 per unit per month to partially cover these expenses so we can now quit complaining ineffectively. That increase will provide Kenwood Greene with about \$6000 this year in increased income. But we had a single expense this fall of over \$8000 to clear one sewer backup: There could be more in future years at this rate.

Banking

Please remember that if you pay your COA fee through on-line banking you must adjust that payment amount to accommodate the fee increase starting in January 2018. Make your payment out to Kenwood Greene and have your unit number in the memo for proper credit. Send your payment to Premier by the

10th of each month to avoid late and collection fees.

Rules and Regulations

In the spring we will be issuing a new revision to the Rules and Regulations. This revision will not be adding to the rules, but will clarify some of them that have been misunderstood in the past. All owners must be aware that they are responsible for the behavior of their family members and guests. Renters are considered guests for the purposes of the Rules and Regulations.

When published, a copy will be provided to each owner and it will be his responsibility to insure that renters are familiar with the contents. Remember, the owner receives the fines, not the renter.

Late Breaking News

After 7 years of trying, Cincinnati Bell is finally installing, Fiopics as this is being written. It looks like it may be available in January for those who want it.

Snow

Colder weather is here and we have already had several icy events. Christman Outdoor Design will once again be doing the snow removal; they always do a good job. The parking lots are narrow and can be dangerous in the ice

and snow if extreme caution is not taken. The north side tends to stay icy longer so if you can keep those areas open during de-icing, they will be able to treat the worst areas more easily.

Deicer bins have been placed by the porch columns in each court yard. This is for your use if there are slick spots that need additional treatment.

Parking...

... is always at a premium and an ongoing issue. Please remember that only one vehicle per household can park in the reserve parking using the purple decal to do so. A second vehicle can park in the open spaces in the court yard and all others must use the visitor parking areas at the pool or the east parking area by court yard D.

Holidays

Most importantly, we hope that you and your family have a wonderful holiday season & a safe, prosperous New Year.

From your Board of
Managers
and Premier Property Mgmt.