



Greene Gazette

Spring 2018

Welcome to Spring...well, it's supposed to be Spring. I am sure it will get here soon.

We did manage to weather the Winter without a lot of snow. In fact the snow removal service was only used once.

Upcoming events: Spring walkthrough, plumber days, pool opening,

Spring Walkthrough: The Spring walkthrough is scheduled for Wednesday, April 11. To make things easier for all, it would be a good time to clean your patio before then. Remember, we check for violations visible from the sidewalks and you will receive a notice if we find any. Read your Rules & Regulations for more information. If, for some reason, you cannot find your copy of the Rules & Regulations, the document is available on the website www.Kenwoodgreene.org. Go to the documents page.

Plumber Days: Plumber Days are scheduled for April 21 and 22 this spring. That is only 1 weekend because of the availability of the plumber. Please call him quickly to make an appointment at 315-2090.

Pool Opening: The pool will

open, as always, on Memorial Day weekend. We will have to make a number of repairs to it before that including some repair of the floor. But that should not delay opening.

Courtyard B Remodel: We have a start date for the remodel of courtyard B. That date is the first week in September and should take about a month. It is so late this year to avoid the rain that delayed the work on C and D. As you know, during this work that takes about a month the parking lot will be closed for much of the time. Residents need to find other locations to park. There will be more on that as we approach the start of work.

Courtyard D west: The yard along the back of courtyard D west is still a muddy mess. That is about to change as the weather permits. We expect to have the final grading, and seeding done by the end of April.

Potholes: Wow, did we open up a bunch of potholes this winter. We hoped to hold off repairs until summer when we have a way to get them repaired at no cost, but these can't wait. We will, in the next few weeks make them disappear.

Driveway Lighting: The lighting along the driveway is helpful and looks good. That is, until a vandal knocks it over. Vandals get active at least twice a year. So, we have contracted with Duke Energy to install new lighting that is sturdier and more attractive. It will also be extended all the way to courtyard D. This is a serious expense that all owners pay for because of the irresponsibility of a few. The Board thinks everybody will appreciate this new lighting and hopes it deters vandalism.

Security Cameras: After several years of trying to get reasonable security at Kenwood Greene, we have pretty well settled on cameras to monitor the driveway, dumpsters, and parking lots 24 hours a day. We are still finalizing the bids but I think you can expect this improvement before the end of 2018.

Insurance: Recently, Kenwood Greene has experienced several events which trigger insurance coverage. These have caused a number of questions and some consternation concerning who is responsible for what. The following paragraphs provide a general description of what is covered and by whom.

The condominium association covers the grounds and the buildings but not what is inside. That means that any damage that may occur to the common areas, limited common areas, or buildings themselves is covered by the Association Master Policy. The owner is responsible for all damage inside the unpainted surface of unit outside walls, floors and ceilings. That includes all fixtures, appliances, furniture, rugs, and anything moveable inside the premises.

When several units are attached, that is, they share common walls, floors, sewers, etc. the responsibility for damage that occurs in one unit but affects an adjacent unit is the responsibility of the owner of the unit where the event originates. This is generally easy to determine and any dispute easily remedied so that the proper insurance can respond. There is one case where that is not true: common sanitary sewers.

When sanitary sewers back up the responsibility lies with an owner but which owner is impossible to determine in most cases. So, insurance companies have opted not to cover such events involving common sewer lines.

There is a remedy for this. It is sad that most of us are not aware of that remedy until it is too late, so here is the answer. All owners' policies can be

provided with a rider that is extra cost, but not expensive. One insurance company charges \$13.00 per year for that rider which can save the owner many thousands of dollars if a sewer backup occurs. Other companies are certain to have similar riders available. But they are usually not provided to the owner unless he asks.

If you have any questions about insurance coverage please contact your insurance agent. He or she is the person who knows what is covered and, in most cases, who is responsible.

Remember, responsibility and liability are determined by ownership and action, not by what insurance covers. Insurance only helps the responsible party to pay for it.

Dumpsters: We have seen some improvement in the way residents use the dumpsters in the last few months. There is still mistreatment primarily by rehab workers, but things are getting better. We expect the security cameras will fix the rest of the problem.

Speeding: Unlike dumpster abuse, speeding at Kenwood Greene is not improving. We have, at Kenwood Greene, a number of blind spots caused by the driveways being close to the buildings and the openings into the parking lots thus obscured. We need to

protect the children in the courtyards.

As we remodel the courtyards, we have been adding higher speed bumps in an effort to slow people down. It hasn't worked. So, the next step is to make the bumps even higher which could cause all vehicles to drag the undercarriage on them at any speed and probably do damage to the vehicles, or we could double them up so that there would be two bumps like we have now about 2 feet apart. A driver going fast would hit these two high bumps in succession and the resulting bounce would almost certainly damage the vehicle, whereas a vehicle going slowly would not be damaged. The third choice is responsible drivers that don't speed. How likely is that?