



Greene Gazette

Fall 2018

Welcome to Fall. The summer vacation is over and the kids are back to school. It has been a good season for Kenwood Greene. I hope it has been the same for all of you.

The Pool: We experienced a number of problems with the pool this year. But all were handled and we have learned from them.

We have rehired our old pool management company to prepare, open, and close the pool. We are changing procedures for normal management of the grounds and the gate that keeps breaking. Next year should go more smoothly.

But with all that, it appears everyone enjoyed the water this summer so our goal was met.

Courtyard B Remodel: By the time you read this we will be almost done, if not completely done, with the Courtyard B remodel. It went quite smoothly this year and the parking nightmare was weathered gracefully by all. Of note, we found about 7 water leaks in the old pipes. They weren't big leaks, but as a whole we may see an improvement in our water bill. The remaining actions are to finish the concrete and

planters, probably done by September 18; then prepare the bedding for the landscape planting; blacktop surface prep starting on September 19 and final blacktopping on Monday, September 24 which will close the parking lot for two days.; The second week of October all the plantings will be completed and we can begin to ready ourselves to do it again in Courtyard A next summer. That will be the last one...Yeah!

The residents of other courtyards are beginning to complain. Courtyard B is open at night, so why are courtyard B residents still parking in other courtyards? During this project everybody has had to sacrifice. Please don't make it worse by abusing the rules.

Board Vacancy: We have a vacancy on the Board coming at the Owner's meeting due to a current Board member moving away from Kenwood Greene. We need a new member to be elected at the meeting. So we are asking for volunteers. The requirements are that you be an owner, that you can afford to come to a meeting once per month, and that you are interested in making Kenwood Greene a better place to live. If you want to volunteer, speak to any

Board member or to the Property Manager. We will elect the new member at the Owner's meeting in November.

Plumber Days: We will again have Plumber Days when any resident can have plumbing repairs completed for a service fee of \$5.00 and the cost of parts. Kenwood Greene will pay the labor costs. Repairs are just that, though. Upgrades and remodeling are not what this is for. You will be notified of the dates as soon as we know them. To make an appointment, call the plumber, Steve Bremmer, directly at 315-2090.

Kids: Kenwood Greene has a large, lively and welcome crop of kids this year. They are a joy and largely no trouble. But we had several incidents of kids harvesting flowers from the plantings of Kenwood Greene. These plantings are for the beautification of the complex and to enhance its perceived value. When someone destroys the plantings he is costing all his neighbors. So, we issue fines for such activity and charge unit owners for reimbursement of any destroyed plants. This year we had a number of minor incidents and one major one. The big Snowball bush at the

end of courtyard C was almost destroyed by kids tearing it apart. There were 5 kids from 5 different units involved in this. All 5 units were fined. But this must stop. Each year there is something like this happening. All residents must teach their children to avoid damaging the plants: leave them alone.

Then there is the problem of the residents at Kenwood Greene speeding. Sooner or later someone who is speeding is going to hit and injure a kid. Not only will that hurt the victim, but put the vehicle driver in a world of legal hurt.

Rules & Regulations: There is a new issue of the Rules & Regulations that has been published. You should receive a copy with this newsletter. If not, you can print one from www.kenwoodgreene.org.

We have found that a lot of parking violations are occurring. These are simple to follow if you know what they are. We also have made changes to the pool rules and to the rules for renting units. In particular, owners must understand the rental rules because of the serious consequences that may occur if they are not followed.

The new pool rule is that all persons swimming at Kenwood Greene must be accompanied by a resident or owner. This is to keep people

from walking in off the street to swim at our private pool.

The new rental rules require approval by the Board of Managers for any new tenant before a lease can be executed. There have been big mistakes made by owners in renting their units primarily because of lack of experience and pressure from real estate agents. The Board approval requirement should alleviate this problem.

Need Help: If you have a police, fire or medical emergency call 911. If you have a non-emergency police matter, call (513) 825-2280. For service by Kenwood Greene, call the property manager at (513) 843-0310. During working hours, 10:00 AM to 4:00 PM weekdays, you will probably get a live answer. At any other time you will reach the after-hours operator who can help you. Follow her instructions and the property manager will call you back or send out help, or both.

Try always to call the appropriate number for help: calling 911 for a water leak doesn't work, and calling the property manager for a fire doesn't help mech either. Kenwood Greene provides water and sewage so the property manager should be called for assistance in this case.

For those services you contract privately such as cable TV or

Gas and Electric, call your service provider if you need service or an outage corrected.

Keep all these numbers handy, like on your refrigerator for quick reference.

Insurance: If you do not have insurance, get it! Condo owners or renters insurance is not that expensive, but it sure will be a lifesaver if you ever need it.