



# Greene Gazette

Winter 2018

Happy Holidays! It's getting to be that time of year: jingle bells and frosty noses.

**The year in review:** In 2018, Kenwood Greene re-modeled courtyard B. Next year we finish this project by re-modeling courtyard A.

Along with the re-model, we installed some more speed bumps. Nobody likes them. But they are there to save lives that are in danger from those who speed. Over the years we have tried to convince people that they must not speed here because there are kids at play and it is dangerous. That never worked. The speed bumps work.

We installed security cameras in each courtyard. These are already helping. They are focused on the dumpsters and the parking lots. This is an attempt to prevent problems in both places. Guess what? They work, too. Abuse of the dumpsters is reducing as residents discover they are on camera. Parking problems are reduced for the same reason.

**Annual owners meeting:** We held the annual owners' meeting on November 27. It was well-attended although we continue to encourage more owners to come. We had a good meal and a full report

on the year followed by the presentation of the budget and plans for 2019. We also elected Board members as we do every year. The new Board members are Ken Brewsaugh, Barb Klug, Joe Kappes Kevin Stanford, and Kimberly Willig. All are holdovers from last year except Kimberly Willig who is new this year.

We welcome Kimberly (Berlee) to the Board and promise to put her to work. Berlee is the owner of unit 75 and lives offsite. This adds representation from courtyard D which has been light on Board representation for some time.

**2019 budget:** At the annual meeting we reviewed the 2019 budget which has been devised by Barb Klug after much work and approved by the Board. That budget indicates a 3% increase in expenditures that reflects a similar increase in average cost-of-living. As a result, we have increased the condominium fee by 3% for 2019. By now all owners have received their coupon books. We remind those that have their banks make automatic payments to notify the bank to increase the payment. Failure to do so results in late fees

**Next year:** The Board believes that 2019 will be a

great year for Kenwood Greene as we finish the courtyard re-models and begin some long-term maintenance projects. Housing values are up and expected to continue to rise. We have a large cop of quite well-behaved kids in the condominiums who have become a delight to all. Our percentage of rentals is a healthy 37% and there are no immediate operating plant concerns or emergencies.

**Reminders:** Garbage disposals are for food waste only. And there are several food items that must not be put in disposals. These include potato peels, celery, and grease. These items will clog up the disposal and drain lines. By the way, if you are experiencing odors from your disposal, grind up 6 to 10 ice cubes in the disposal using a generous amount of running cold water and then follow that treatment by grinding up a couple of medium sized lemon wedges. When using the disposal for normal purposes, run cold water while grinding and for about 10 seconds after all the food is gone. Never use hot water with the disposal.

Toilets should never be used for the disposal of non-woven cloth (disposable wipes). These are not disposable. Nor should it be used for disposal

of diapers or cloth or any other wearable items.

**Dumpster Usage:** Dumpsters are for trash disposal by all residents. When some residents fill the dumpster or put trash in them that restricts access by other residents these persons are abusing the privilege. So, here are some guidelines for dumpster use. 1. Household trash should be placed in tied trash bags for disposal in the dumpster. 2. Large items can be disposed in the dumpster if broken up or placed in the dumpster so that they can slide out right into the garbage truck. This means that an end overlaps the front edge of the dumpster and the item is not wedged in. Such large items should be placed in the dumpster only on Sunday or Thursday afternoons as emptying will occur the next day. 3. Don't dispose of so much trash that you fill the dumpster and others cannot use it. If you have that much trash, find another way to dispose of it (haul it off site yourself). 4. Do not place anything inside the dumpster enclosure that is not placed inside the dumpster. 5. Do not place anything on top of the closed dumpster lids. Wow, that's a lot of rules. Just understand that we now have cameras to watch dumpster usage. Violation of these guidelines will most likely be considered dumpster abuse. If so, a fine will be issued and removal by Kenwood Greene will be charged to the

offender. Oh yes: please do not invite people from outside of Kenwood Greene to use our dumpsters.

**Salt buckets:** Salt is placed in buckets in front of each unit with a stone front. We also place a bucket in places where the above buckets cannot be reached without using steps. Everyone is encouraged to use this salt as needed during the cold season but please do not move the buckets.

**Renters:** The Board is called upon each year many times to interface with renters. Because of that we feel it is time to describe the relationship of Kenwood Greene to the renters.

Kenwood Greene Condominium Owners Association is truly an owners association. It and all of its employees and representatives are agents of the owners, but not the renters. A renter is a guest of the owner of the unit in which the renter lives. As such, the owner is responsible for the conduct of each renter. The owner must insure the renter follows the rules enacted to govern all owners and guests. The owner is responsible for maintaining the unit in which his renter lives.

The result of this relationship is that renter must seek help and advice from his landlord to address any situation out of the ordinary or any situation

the renter does not understand. If a renter incurs a problem with his unit or his neighbors he must work to remedy it through contact with his landlord.

Direct contact with the property manager or the Board of Managers will not usually solve the renter's problem. Rather, the renter should seek help from his landlord who will, in turn, deal with the property manager.

By the same logic, if a renter violates a rule of the owners association, the fine will be issued to his landlord. It is then up to the landlord to determine how to deal with the renter.

That does not mean we cannot all be friends and deal with each other that way. Minor problems may easily be solved among friends without all the formalities described above. We are still neighbors and can deal as neighbors.

Now that all that stuff is out of the way, we wish all our neighbors a happy and prosperous New Year and a continuing spirit of good neighborliness we have experienced at Kenwood Greene for many years.