



# Greene Gazette

Spring 2019

Wow! It's Spring! Thought it would never get here. We're looking forward to green grass, blooming trees and flowers, and warm weather. And the geese are back.



This picture taken from one of our 9 new security cameras.

**Security cameras:** Our security cameras are up and running. We have caught geese in the pool (see above), two people putting trash in the dumpster in an improper manner, homeless guys from Montgomery Road dumpster diving, and one truck coming on property just to fill our dumpsters with his refuse. So, they are beginning to be useful.

**News:** For those who do not know yet, Marcia Garrison is gone. We have been trying to evict her since 2007 for non-payment of condo fees, fines, etc. It has finally happened in February.

**Parking lot remodel:** 2019 is the year we finish the parking lot remodel with the last lot, courtyard A, being done this

summer. The rain last week has shown the need for the remodel and the effectiveness of the result. We had water running in the front doors of two units in courtyard A due to the epic rain on Thursday, the 14<sup>th</sup>. But there were no problems in other courtyards.

**Sewer problems:** We are having serious problems with sanitary sewers. They are being clogged up with grease and other items that do not belong in the sewers.

Because our cleaning costs are skyrocketing due to this behavior, we are instituting a procedure wherein the cost to clear a sewer backup will be billed to those who may be responsible. If a backup could have been sourced from three units in a courtyard, the bill to fix it will be split 3 ways and sent to those three units. This is going to cost some people a lot of money. But it is the only fair way to recover costs for Kenwood Greene when we cannot determine who exactly was responsible.

So, how do you avoid this problem? Use the toilets only for what they were intended. Don't put anything else down the toilet—ever. This includes disposable wipes. They are not disposable that way. Do not put grease down the

garbage disposal. Also don't put starchy things like potato peels or stringy things like celery down the garbage disposal. Always run lots of cold water when using the garbage disposal. Now, what do you do with the trash you cannot put in the garbage disposal? You put it in a trash bag and dispose of it in the dumpster.

**Dogs:** We have a rule that states that you may only have one dog that makes use of the common area at Kenwood Greene (note that your patio is common area). The purpose of that rule is to prevent damage and the accumulation of droppings at Kenwood Greene. Everybody is already required to clean up after their dog and requested to walk the dog in the berm on the east side of the driveway. Too many of our residents are violating this rule. Those we catch know how expensive consecutive fines can be. But we don't catch enough of the violators to keep Kenwood Greene clean. As a result, in 2019 we are going to be relentless with fines, controlling how many dogs may be housed in each unit, etc. Please cooperate.

**Parking:** Parking has really not been a serious problem recently. But it is still a

problem that must be dealt with. The parking rules are clear and well-stated in the Rules and Regulations. Please honor them. You don't want to have to retrieve your vehicle after it is towed. There are enough reserved spaces for every unit to be able to park one car in a reserved space. A second car may be parked in the unmarked spaces until they are filled. Do not park in an area that does not have parking lines. A reserved space is useable by any car that has a parking permit. No reserved spaces "belong" to anyone in particular. Make sure that your visitors do not park in a reserved space--ever.

**Spring cleanup:** In April, we will be making our annual walkthrough of the whole of Kenwood Greene. We will be looking for problems that have developed over the winter and what needs to be done to fix them. We will also inspect all units externally to see what must be done to keep Kenwood Greene looking beautiful and remind all unit owners of their responsibility to care for their units. We strongly recommend that each resident clean their patio before we make that walkthrough.

**Speedbumps:** Oh those dreaded speedbumps! Guess what? They work. Vehicles in the driveway have slowed down sufficiently so that they are not likely to kill children. And that's what it is all about.

The remaining problem is vehicles exiting the parking lots. Most are fine, but there are a few who like to gun it on the way out. These drivers come around the corner at the end of the parking lot way too fast. While I have not seen any close calls with children, there have been several near misses with vehicles coming down the drive. SLOW DOWN or you will eventually discover what speeding costs.

**Water usage:** The single highest cost encountered by Kenwood Greene is that of water usage. We have made some significant savings as we remodel the parking lots and find old leaks, but leaks are not the real culprit.

We cannot install meters at each unit to measure usage so we bill everybody as a part of the monthly condominium fee. We have identified several problems we think may be at work here. Toilets that run continuously are the biggest and most easily fixed problem. That's why we have Plumber Days where every resident can get these things running correctly for a very low price (\$5.00 plus parts for the whole unit). A second thing we notice appears to be much increased usage in winter. The only explanation we have for this is that some residents are using the shower to heat their unit. That is probably occurring because the resident does not know how to use the furnace properly. If you are

one of those experiencing this, please contact the property manager at 843-0310. We will dispatch help.

**Emergency services:** At Kenwood Greene, like any other place you might live, emergencies happen. Even non-emergencies may require help from outside. That's what the property manager is for. If you have a problem at Kenwood Greene, such as leak, sewer backup or misuse of the common area, call the property manager at 843-0310 for advice or help. If you have a problem that involves medical, fire or a violation of the law, call the emergency services of the police or fire departments by dialing 911. If you are new to these available services in this country, be assured that you cannot get into any trouble for doing this. If you are confused about how or when to seek help, come to unit 62 where you will meet the president of Kenwood Greene Homeowners Assn. who can probably help.

As the weather warms this spring, come outside and meet your neighbors. We have a close neighborhood here and everybody wants to get to know everybody else. Happy Spring...the pool opens on May 25!