



# Greene Gazette

Summer 2019

It's Summer at Kenwood Greene! The kids are out of school and the pool is well-used.

**The pool:** Kenwood Greene management wants everybody living or visiting here to be able to enjoy the pool. The pool rules, posted on the west wall, are for your safety and the enjoyment of you and your neighbors. Please observe them.

Entry into the pool is by pool pass. Cheating on that may have serious consequences for the offender. The pool is monitored using the cameras that we installed this year so cheaters will probably be caught.

Everybody has a pool pass. There are some who claim their pass does not work. To fix that contact the Property Manager at 843-0310 to get a new one. There is no charge if you turn in the old one. Note that renters should contact their landlords to expedite this rather than contacting the Property Manager directly.

Kids at the pool are required to have an adult (over 18) present if they are under 14. This is not a nice thing to do, it is to avoid killing kids. Anyone under 14 without an adult will be ejected from the pool and

the pool pass used for entry will be confiscated. A second offense will result in the family of the offending kid being banned for the year.

Our long-time pool manager is no longer with us. Instead the Property Manager and several of her employees are doing the job this year. They are doing a very good job as the pool has never been cleaner or more stable.

**Parking:** Parking has become a problem (or a great source of income depending on how we look at it). We have been issuing parking violations at an extremely high rate. The rules are clear. Please pay attention to them. Note that the spaces at the pool and on the east side of courtyard D are overflow parking. But they are not for storage. You are not permitted to park for extended times in these spaces any more than you are in the parking lots.

**Courtyard A Remodel:** The remodel of the last parking lot, courtyard A, will begin in August of this year. We hope it will, like the others, take about a month. Parking will be tight. We ask that you park your vehicles by the pool, in non-reserved spaces in other lots or in the office building lot north of the pool (evenings

only) during those periods when lot A is closed.

For those seeking information about the work being done, the availability of parking, and scheduling we have created an email address to which you can send questions at [kenwoodgreene@gmail.com](mailto:kenwoodgreene@gmail.com).

During the remodel there will be many days when the lot is available for parking in the evenings. Notices and signs will be used to make this known. An important consideration is that vehicles parked in the lot overnight MUST be gone during the hours from 8:00 AM to 5:00 PM weekdays without exception. If you leave a vehicle in the lot during working hours it is likely to be damaged and will certainly be towed. We will not knock on your door in the morning to ask you to leave.

**The Soccer Fields:** The soccer fields to our east do not belong to Kenwood Greene. They belong to St. Vincent Church. No one has given us permission to occupy or use these fields. But the church has graciously chosen to not complain or issue any restriction to us concerning their use. Please do not abuse this situation. Clean up after your dogs. Recently several

teens from Kenwood Greene were observed operating a small motor scooter or bike in these fields. It was noisy and potentially damaging to the grounds as a result of the manner of operation. This behavior is not consistent with the privilege we have been given to use the fields.

Kenwood Greene requests that parents monitor their family members to insure we treat this property respectfully.

**Condo living:** We receive many complaints about noise or obnoxious behavior mostly about neighbors kids. Some of these complaints are quite legitimate, but many are just unhappiness about the actions of those living so close that they cannot avoid what is actually normal behavior. This is a normal consequence of condo and apartment living. At Kenwood Greene we have a number of rules that are designed to control disturbance of people by their neighbors as much as is reasonable. But there will be cases where disturbance of a neighbor is unavoidable if you want to live comfortably. Kenwood Greene provides fences around patios and gates are allowed if the owner so desires. Outside toys are restricted in their use and storage. Noise regulations do a pretty good job of protecting residents during hours where activities may unduly upset others. The outside walls of each unit are designed to

minimize transmission of noise.

But there are some things we cannot protect against. One of these is the common attic which can allow smells of living to impose themselves on other units. Common floors can result in flooding of units due to water problems in other units. And we have all, at one time or another, experienced sewer backups that are caused in other units.

Let's all do what we can to minimize problems that are repugnant to us and even more so to our neighbors: put the kids toys away each evening; never store garbage, especially food waste, on the patio; likewise do not store anything that will attract animals there; do not smoke inside, the odor propagates through the attic; especially do not smoke Marijuana inside, it is illegal today but may soon be legal, and it is extremely pungent; and do not conduct loud parties on your patio.

**Kenwood Greene Security:**

The security cameras are up and running and can see virtually all of the public areas of the property. As a result, we are discovering a much larger quantity of violations than ever before. These include parking, dumpster abuse, pool rule violations, and others.

Kenwood Greene will use the information we find to improve living here rather than

just harass the residents. To date we have discovered an attempt to break into vehicles in the middle of the night. One was stolen but thanks to our video the car was recovered and the thief arrested. We have found that the majority of dumpster abuse is actually due to visits during the night by homeless from Montgomery Road. We have discovered poor maintenance at the pool and fixed it.

The attempt to break into vehicles in the middle of the night exposed some interesting information. About thirty vehicles were broken into. That's because, in all cases, they were unlocked. The thieves skipped over locked cars. When broken into, things were taken like computers and other electronics that were loose. Glove compartments were searched, we do not know what was taken from them. The car that was stolen had a set of keys sitting in it. The lesson: LOCK YOUR CARS AT NIGHT!

Anyway, rest assured that we are watching and we hope it improves life at Kenwood Greene.