



# Greene Gazette

Autumn 2019

Wow! Summer is over. Welcome to fall. The kids are back in school...Yaay! Our big project in courtyard A is almost done.

**Courtyard A project:** This week blacktopping starts. When the first coat is complete, parking will be available in courtyard A from 5:00 pm until 8:00 am. But make sure you are out of the courtyard by 8:00 on the dot. After the first coat of blacktop, the lines will be painted for temporary use. Then, the concrete work will begin. This work will not only be inside the courtyard, but will also include the driveway up through the pool area so parking at the pool will be restricted on some days. Once the concrete work is done, the blacktopping final surface will be installed and the lines painted. After that the only parking restrictions will be for access by the landscapers. When the landscaping is done it will be time to enjoy the new Courtyard A.

Oh yes, we are continuously asked about the manhole in the concrete drive just past the pool. "When are you going to fix that?" is the most common question. Well, here is the answer. We do not own that manhole. It belongs to the building next door. We have

asked him to fix it, we have offered to fix it for him in exchange for deeding over to us the portion of land he owns that we have fenced in at the pool. We have never received a response. As we move forward our choices are to fill it in and let the building owner deal with any water backup, or repair it ourselves and bill him without any assurances we will get paid back. Some decision will likely be made in 2020. We will keep you informed.

**Summer report:** We had a good summer at Kenwood Greene. The many thousands of kids who live here have been well-behaved, and so have their parents and neighbors. All have enjoyed the pool and our two playgrounds. Even the speed limits have been observed saving many small lives.

**Grounds:** Our new groundskeepers are doing a good job of maintenance but need some work to be good landscapers. We will continue to work to make sure Kenwood Greene is an oasis of natural beauty. Please be patient.

**Home Values:** Due to the work we have done, the quality of our landscaping, and our location, prices for units in

Kenwood Greene have risen to all-time highs. This is great news for those who are selling their units. It also attracts buyers who want to cater to renters. We have a limit on the number of rental units at Kenwood Greene: no more than 42 units may be rentals...period. Currently the number of rental units stands at about 38. So we are about at the limit. If you want to sell your home here, plan on selling to someone who wants to live here.

**Quality of Life:** The people who live at Kenwood Greene are, in general, very good neighbors who enjoy the close living in this environment. There are some who do not fit in well but they are learning...or moving. We do not discriminate according to race, religion, or nationality. But occasionally there are incidents. Everybody should know that Kenwood Greene does not tolerate discrimination by our residents, visitors, or employees, or false charges of such discrimination. A recent incident in which a false charge was leveled at one of our employees has created an uproar and action by the Board of Managers.

**Parking:** Everybody at Kenwood Greene knows the

parking rules. So why are we making so much money issuing parking fines? To refresh your memories: one parking permit is issued to each residence. That allows one vehicle to park in a reserved space. The permit is red this year. Other colors do not work. A second vehicle may be parked in a non-reserved space where available. This includes the spaces at the end of the courtyards. A third or fourth vehicle is prohibited. There are other rules and they are well-published in the Rules & Regulations, a copy of which is in the possession of every owner and resident. Follow them because the alternative is paying fines that can get expensive.

**Dumpsters:** Here we go again. The dumpsters are being misused on an almost continuous basis. Not only that but some people are pointing to the misuse by others as justification for them doing it. So, once again, here are the rules: Dumpsters are for everybody's use. No-one may misuse a dumpster so that others cannot use it. Please read the sign on the side of the dumpster that indicates those items that are prohibited. That sign has been placed on the dumpsters because of the continuous overloading and will be enforced by violation notices and fines. You may not put anything in the dumpster enclosure other than in the dumpster itself. NEXT

to the dumpster is not IN the dumpster.

When we find things improperly disposed we will issue a violation notice to the offender along with any appropriate fine. We will also charge the offender the cost of properly disposing of the item. This may be as little as \$25.00 or as much as several hundred dollars depending on what we have to do.

**Sewer problems:** We have had ongoing problems with the sanitary sewer system in courtyard D. These problems have been caused by the disposal of inappropriate items in the sanitary sewers. Things like diapers, disposable wipes (which are not disposable regardless of what the label says), large quantities of grease (quarts at a time), celery, potato peels, and other starchy or stringy foods. There are also things being disposed through putting down the toilets. That s no help. While the immediate opening is larger the pipes are the same as all others.

There have been several instances of residents completely ignoring our appeals to avoid improper use of the sewers. In these cases repeated calls to a plumber to clear the lines are being billed to those who create the problems.. That gets expensive.

**Owners Meeting:** Enough of

my griping about what residents are doing wrong. It is your turn. The fall meeting will be the last week in November. We will let you know more details as we get arrangements finalized, but it is a free dinner at a good restaurant (usually DeSha's) for the owner and a guest. It is a good opportunity to meet your neighbors, elect new Board members, review what we spend your money on, and find out what Kenwood Greene will be doing in the next year. As I said, it is free for each owner and a guest. All you have to do is make a reservation. Forms will be mailed to everybody for that purpose.

**Finally:** I hope everybody at Kenwood Greene enjoys the fall weather and what promises to be a colorful Autumn due the rain we have had this year. And have a great Thanksgiving.