



Greene Gazette

Winter 2019

Welcome to winter! Frosty weather is around the corner and so are the holidays.

2019 was an eventful year for Kenwood Greene. We finished the courtyard remodels, installed new lighting in Courtyard A to be followed next year with similar lighting in other courtyards, and we expanded our security cameras for everybody's safety.

Annual Meeting: Our annual owners' meeting was a bit early this year because of the Thanksgiving date, and maybe that was the reason it was sparsely attended. We did have quorum, though, and elected the same officers for an additional year.

The budget for 2020 was presented. There will be no condo fee increase in 2020 but it will not be reduced as we must finish paying for the remodel, build up the Reserve Account to its required level, and plan for expenses next year.

Kenwood Greene is a 50 year old plant. That age facility requires continuous work to maintain excellence and property values. But we will hold the same level of condo fee for as long as we can.

Security Cameras: Last year and this spring we implemented the full complement of security cameras. They can see almost all of Kenwood Greene. And they can see in the dark almost as well as in daylight. They have been quite effective in helping to enforce the Rules & Regulations.

Future Projects: During the next several years we plan to do several improvements that are a lot less expensive than the one we just finished. These include re-surfacing the drive from Montgomery Road to the pool. During that project we will repair the manhole in the drive. We do not own that manhole, it belongs to the building in front of the pool. We have been trying to negotiate a solution with that owner but so far to no avail. We will also replace the lighting along the drive, this time all the way from Montgomery Road to courtyard D. We are going to rent it from Duke Energy. We will have no maintenance costs and rent is so low that we cannot afford not to do this. We will start on roof repairs. These repairs are going to occur on an as-needed basis over several years but should result in new roofs on all buildings in a few years. The repairs will include

modernization efforts that should reduce heating and cooling bills and the propagation of odors from unit to unit.

Dumpsters: We have all-new dumpsters. To go along with them, we expect to be rebuilding the enclosures. But we do not have a good design yet. Anybody that has a good idea is more than welcome to share it. Please refer to paragraph 3.5.16 of the Rules & Regulations regarding proper use of the dumpsters.

Salt: During the winter months Kenwood Greene places salt buckets in front of the stone-faced units on the north and south buildings in each courtyard. These are available to residents for ice removal as needed due to weather conditions that our snow removal crews cannot respond to. Please do not move these buckets as they will then not be kept filled and salt will not be available when needed.

Stay warm this winter and have happy Thanksgiving and Christmas holidays. We hope the New Year will bring good fortune to all.