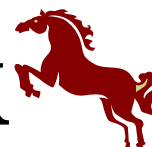


April 2008

Volume 2, Issue 3



Hunters Creek



State of the Association

April

Total # of Homes = 248

2008 Dues Amount= \$176

Checking Account Balance = \$18,000

Dates to Remember

General Committee meeting

Will be announced at a later date.

Contact Information

Board Members:

Mylantha Baunjoko

President

295-9352

hunterscreekhoa1@yahoo.com
(mailbox checked at least once a week)

<http://www.neighborhoodlink.com/louisville/hchoa/>

Important Numbers

Emergency 9-1-1

3rd Division Patrol
574.2111

Fire Prevention
937.2125

Metro Call 3-1-1

www.louisvilleky.gov/MetroCall/
To request a service, register a complaint or share a comment or suggestion about Louisville Metro Government issues or concerns

Foreclosure Prevention 2-1-1
<http://www.louisvilleky.gov/foreclosure.htm>

Don't Wait Until It's Too Late...Call Your Lender, or Call 211.

A Working Community.

By: Mylantha Baunjoko

We as a community have experienced some pretty rough times. We have seen first hand the workings of bad business and have done what was needed to survive. Many did not make it, losing houses through bad loans. Others still struggle to keep their dream. Through this I think many of us forget we are a success story in spite of the difficulties. The success is due to many homeowners in our community.

I get to hear first hand the complaints and frustrations, which are all very legitimate. I also get to see that no matter what our situation many people roll up their sleeves and do what is needed to make things work. I have had the pleasure of running into homeowners who see a need and make the effort to change the situation no questions asked. Be it corresponding with the Board on another homeowner's behalf to picking up litter on a walk through the neighborhood. Each task reminds me that we do live among neighbors who care. I would like to recognize a handful of people who I have had the pleasure of seeing and benefiting from their work for the community. I know there are many more but this is a start.

Alissia

Gary

Melissa

Bert

Joe

Charlie

John

Donnie

Marilyn

Board Members

We are excited to share that two more homeowners are volunteering their time as Board members. BJ Carpenter and Rob Poole have offered their time and expertise until the community is able to vote on new Board members. Deena Burks has stepped down as President and Mylantha Baunjoko has taken her place. Mylantha will also be the contact person for the Board and hopefully this will help get questions and concerns answered in a timely fashion. We are still working out the details of positions on the Board. For now we are rolling up our sleeves and dispersing duties so that we can make greater progress in the work that needs to be done. We invite anyone interested in serving on the Board to email or call us.

Dues

We are happy to report that we are making progress in the collection of dues. We are looking for ways to take action against those who are highly delinquent in our community. These are homeowners who have never put forth an effort to pay, putting undue stress on the rest of the community. Please remember that the last payment of \$88 needs to be paid by April 30, 2008

At the beginning of May the Board will work on altering the budget to reflect the money that we have collected. We hope that we will be able to put more money back into the community. With a strict budget we should be able to pay bills throughout the year and bank or use the money that is collected from liens or late payments. The plan is not firm or final, so if you have any suggestions or concerns about how you would like to see the money used, please let us know. Do be aware that the budget is tight and we have to tighten the money belt like we do at home.

Reminders

The sun is out and many children are putting down the video games to soak in some much needed Vitamin D. Please use caution as you drive through the neighborhood. The speed limit is 25. It is in everyone's best interest to take it slow down our streets as we want to build this neighborhood into a place where children can play safely.

I have been informed that 4 wheelers and other vehicles have been tearing up the grounds around the pond and softball field. These vehicles make ruts that are dangerous to walkers and those who mow that lawn.

March 2008 General Meeting Update

At the March 2008 general committee meeting there were 6 people who attended, representing 4 homes in the neighborhood.

Meeting Summary

1. Two homeowners volunteered to serve on the Board.
2. Deena and Mylantha have attended the Homowners association trainings that the city held this spring. We have learned new techniques for making this a successful community. We have also learned that our hardships are pretty common, but have been magnified by the foreclosures. We are keeping in contact with a successful HOA that is similar in size to ours with hopes of benefitting from their mentorship.
3. The Board explained options found for going after highly delinquent homeowners, starting with those who owe the most.
4. Communication
 - A. Need to buy a removable sign for the entrances to let homeowners know about upcoming meetings and events.
 - B. The Board has been asked to blind copy homeowners on emails sent to the community for privacy reasons.
5. The management company has given us discounted rates for renewing with them. Homeowners from this meeting requested that we continue to use the full-service package to help with collection of dues and distributing notices and fines in the community.
6. A wish list was put together of tasks that we need to look into taking care of this summer including:
 - A. Trim street side trees that are hanging too low on the sidewalks. A fellow homeowner, Bert will take on this task. If you would rather trim your street side trees yourself, please contact the Board ASAP.
 - B. Fix the walking trail.
 - C. Look into completing the baseball field.
 - D. The committee is looking for homeowners willing to help organize another neighborhood wide cookout and yard sale.
 - E. Look into replacing road-side trees that were damaged in the storms.



Spring Cleaning

Tis the season. Many homeowners are beginning to clean out and organize their homes as Spring rounds the corner. Please remember that the community's representation to new homeowners depends on how you keep your yard. What we do to our yard helps new homeowners make a decision whether our neighborhood is a place that they would like to move to. The rest of our mulch will be delivered this weekend. We will plan a day in May to get folks out and working on the playgrounds again. As you throw away items you no longer need, please remember to recycle. Here is a list of organizations that will help you with your unwanted items.

Freecycle

www.freecycle.org

Local chapter:

groups.yahoo.com/group/freecyclelouisville/

Your junk could be someone else's treasure. This site pairs you with people interested in picking up unwanted items. List your items and someone will show interest and make arrangements to pick it up.

Ebay

www.ebay.com

Many may be already using this site for their buying and selling needs. Earn a little lunch money and sell you items to someone else.

Goodwill

4840 Dixie Hwy, Louisville, KY 40216

(502) 425-1365

This is the Goodwill right around the corner. Donations to this center help raise money for many of their programs.

Junk Pickup

Rumpke is responsible for the Garbage pickup in our community. They pick up one large item per week per household. They will not pick up hazardous waste or items that contain Freon. They request that you call ahead of time to warn those who pick up the garbage that you will have an oversized item at the curb (568-3800). Garbage cans need to be out of sight of the street within 24 hours of garbage day.



Committees

It is time to get our committees formed again. We hope that homeowners will take the initiative and chair these committees. We want to give the reins to homeowners to run your community in the area in which you feel comfortable (with the Board's help). Right now the Board will do what they can to get these committees started, but we hope that some of you take the initiative to run these committees and change your community. Please contact the Board with the committee that best fits you.

Neighborhood Watch committee

I am happy to report that there are two homeowners who have taken on the task of forming a neighborhood watch. If you want more information please contact Marilyn (home: 447-2888, cell: 712-5399), or John (cell: 797-9127)

Welcome committee

This committee would be responsible for welcoming new homeowners to the community.

Community Activities committee

We need a group of people who enjoy planning events to put together some activities to get homeowners out and enjoying each other's company.

Beautification committee

This committee would be responsible for planning upkeep experiences that are not yet covered by the dues.