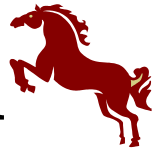


March 2008

Volume 2, Issue 2



# Hunters Creek



## State of the Association

### February 29, 2008

Total # of Homes = 248

2008 Dues Amount = \$176

Total paid February

Balance = \$3747.59

Account Balance = \$10,065.86

## Dates to Remember

### General Committee meeting

March 22, 4:00-5:30

@p.m. 6305 Hackel Drive  
(Deena's house)

### Neighborhood Clean Up

March 29, 10:00 a.m.

Meet at the front monument  
Spruce up for Spring- day.  
Look for more information the  
last week of the month.

## Contact Information

### Board Members:

Deena Burks

President

439.5758

Mylantha Baunjoko,

Vice President

295.9352

[hunterscreekhoa1@yahoo.com](mailto:hunterscreekhoa1@yahoo.com)

(mailbox checked at least once  
a week)

[www.neighborhoodlink.com/public  
/main.html?nneighid=414647526&  
nsupercity=585993316](http://www.neighborhoodlink.com/public/main.html?nneighid=414647526&nsupercity=585993316)

## Important Numbers

Emergency 9-1-1

Metro Call 3-1-1

[www.louisvilleky.gov/MetroCall/](http://www.louisvilleky.gov/MetroCall/)

3<sup>rd</sup> Division Patrol

574.2111

Fire Prevention

937.2125

## What Makes you Happy?

By: Deena Burks

As we continue into the New Year, the Board wants to look at the conflict that we have had in the past and try to figure out where we need to go from here. The last three months have been a whirlwind of concerns and doubt. Now it is time to figure out how to resolve the issues and move on. Our plans as a Board are to work at turning our difficulties around by assessing the needs of the Homeowner. Below is a list what the board finds to be the needs of the Association and of the homeowners. We implore you to look at the list and help us reevaluate our needs so that we, as a Neighborhood, can make Hunters Creek a place where we all want to live.

As a homeowner in Hunters Creek, you are automatically a stakeholder of the Homeowners Association. The Board of Directors is there to help make business decisions about the finances and the regular upkeep of the neighborhood. The Board is not paid and is made up of Homeowners from Hunters Creek, who decided that they wanted to help make a difference in this Neighborhood. The Homeowners Association is made up of all 248 homeowners in the neighborhood and we each have equal stake.

### Needs of Hunters Creek Board of Directors

Safe, vibrant and flourishing Neighborhood

Neighbors becoming active members of the community.

Volunteers helping take back our neighborhood

Understanding from all stakeholders

### Perceived Needs of Stakeholders

A safe neighborhood

To see a return on investment (i.e. the annual dues)

To have good, continuous communication from the Board of Directors

Non paying homeowners to be held responsible

As you will notice, we used stakeholders when talking about us as Homeowners. That was done because we need to recognize that when we signed our deed not only did we take stock in our home but we became automatic stakeholders of Hunters Creek. We want everyone to know that not one person has more to gain by volunteering to be on the Board or by volunteering their time to the community because we all have equal interest when it comes to OUR neighborhood. You will also notice that we put perceived in the stakeholders list. We did that because we need to hear from you about your needs. Come to the meetings and help us do what it takes to return Hunters Creek to what it used to be and what it should be.

## Call for additional Board Members

Currently there are only two board members. We need 1 or 3 more to make this a 3 or 5 person board. This will stop a tie decisions. The board needs to represent a diverse voice. We are asking that if you are interested please email us at [hunterscreekhoa1@yahoo.com](mailto:hunterscreekhoa1@yahoo.com). Tell us who you are, why you are interested in being a board member, and what you can bring to the board. You do have to be current on dues and the special assessment in order to serve on the board.

## Dues

Please remember that a total of \$176 needs to be paid by April 30, 2008.

Make your check out to:

Hunters Creek HOA

Send your payment to:

Hunters Creek Homeowners Association

c/o Prudential Parks & Weisberg Realtors

P.O. Box 18245

Louisville, KY. 40261

## Committees

It is time to get our committees formed again. We hope that homeowners will take the initiative and chair these committees. We hope that you will take the initiative 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 us with the committee that best fits you.

### Neighborhood Watch committee

In the past few weeks there have been reports of break ins within the neighborhood. Unless you know the person affected by the crime you probably do not know it has happened. Hunters Creek needs a neighborhood watch.

The official documents from LMPD say that we need to have at least 5 homeowners (one per household) to start up a program but because of the size of our neighborhood we should have at least 2-3 homeowners per block. If you are interested being part of the Neighborhood Watch program please come out to the March 22<sup>nd</sup> meeting. At that time the information will be dispersed and we will begin the steps of getting our program off the ground.

Until we can get a neighborhood watch going, please continue to watch out for each other. If you see anything suspicious going on around a neighbor's house, call the police and let your neighbor know. Email us and we will sent the information to the email

*If you are interested in being on or chairing one of these committees please contact the board.*

### Beautification committee

The Beatification committee made great strides last year with the clean up days and grant for the playgrounds. There is still a lot of work that needs to be done with the help of the community. This committee would be responsible for planning upkeep experiences that are not yet covered by the dues.

### Welcome committee

This committee would be responsible for making the new neighbors feel comfortable. This committee could use the desire of local business to advertise to get a welcome treat for new homeowners. The group would be responsible for brainstorming ways of getting the word out about the HOA.

### Community Activities committee

Last year's board put together a great barbeque for the community last. It gave homeowners and their children the opportunity to meet each other. We have had suggestions of different activities that they would like to see take place. 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.

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## January 2008 General Meeting Update

At the January 2008 general committee meeting there were 3 people who attended, representing 2 homes in the neighborhood. Great dialogue took place but we hope to see higher attendance in the upcoming meeting. We had some great ideas and information shared.

We have the opportunity to pick the brains of new homeowners who have been in multiple neighborhoods with Homeowners Associations. Hopefully we can use some of their great ideas to improve our association. The Board recognizes that we do not have all the answers and through your input we can make a difference. Please show up to the meetings with your concerns and suggestions

### Meeting Summary

1. We have been in contact with LG&E about turning the lights on. Julia continues to contact them about getting that taken care of.
2. We hope to turn on the lights in different sections of the neighborhood as enough money comes in.
3. Deana gave requirements for a neighborhood watch.
4. The group was updated on the budget and bills for Hunters Creek.
5. Discussed activities we can do to bring the neighborhood together.

## CC&R Update

The CC&Rs need to be updated to represent our community. The Board would like to get members from different areas of the neighborhood to be representative who talk with their neighbors about the CC&Rs and what needs to be changed. We hope to have suggested updates ready for the June meeting.

## CC&R Reminder

Spring is fast approaching and many homeowners are gearing up to make some changes to their property. Please remember that major upgrades such as a new shed, fence, or garage must be approved before going up. Contact the board or the management company for an "Exterior Change Request" form.

We look forward to welcoming Spring with the beautiful yards that homeowners put so much time into!

