

The Hills of Beckley Station Community Association

Homeowners Newsletter

AUGUST 2006

Letter from the Board:

Welcome to the first edition of our neighborhood newsletter. We hope you will take the time to be informed and get involved in our neighborhood association. Our neighborhood Association has accomplished many key tasks over the past 6 months and we'd like to share a few of these with as well as some items in scope for the rest of the year.

As part of our transition from the builder, multiple items were identified and recorded in writing for the builder to complete. Many of these items have been completed and some are still underway such as:

4 large dead trees were removed from the front entrances, Our front fence areas have been repaired and are scheduled to be painted soon to match the existing black fence line, the irrigation system has been inspected and is 95% operational (still being repaired), 24 dead trees in our front common areas are scheduled to be replaced after the irrigation system is in full working order (replacement planned for late summer, early fall) and various other misc repairs at the expense of the builder totaling an estimate of ~\$8,600.

Our 3 primary committees have been activated.

The Finance Committee has reviewed all outstanding accounts and placed a 30-60-90 day plan in place in effort to collect all outstanding payments. To date, 16 accounts have not made any payment and 12 have partial payments outstanding. 3 written notifications and 2 members meetings have detailed this payment and the dates in which payment was due to all homeowners. In order to protect the Association and the members who benefit from it, the Finance Committee created a Fining and Collection Policy pertaining to delinquent Association dues fees and this was approved by the Board. A 4th letter was sent to all late accounts on July 1st notifying them of a late fee and potential lien and collections action. A 5th and final letter will be sent later this week communicating hard dates for lien and collections action. Fees involved with liens, collections, and other expenses necessary for the collection of this debt will be passed on to the delinquent homeowner accounts. We regret to have to do this to any of our neighbors but it is necessary to maintain and protect the interests of the Association and ensures there is funding for projects and expenses. Without each member paying their fees, we cannot financially maintain our neighborhood and make enhancements. **If you still have an outstanding account, I strongly encourage you to please contact Julia Paragon IMMEDIATELY @ (502) 451-0485 to get a total balance and pay in full; this includes all unpaid late FEES.**

The Grounds Committee is starting to review and collect design ideas from members and landscapers to start a project in the 7 common circle grassy areas. They look forward to member feedback on how to improve those areas and will communicate more on this in the future. They also will be addressing the incomplete grassy area at the top of Beckley Hills Drive between Miles View and Tindall later in the fall when the weather conditions are better for grass growth. The builder has refused to correct this area as part of the items listed in the opening paragraphs.

The Events Committee kicked off their 1st event on 4th of July to help share some neighborhood patriotism by distributing flags to all mailboxes and buntings and flags along the front fences. Our budget for this event was small based on the income we had received from association dues at that time. They plan to redistribute these again on Memorial Day and they will be collected so we can use them again next year and combine them with additional budget and grow our decorations inventory. Events is also planning to decorate for the winter holidays and we are currently planning for some electric work to be done along the fences to provide outlets necessary for running lights. Other neighborhood events are also being planned so look for more in the future.

Lastly, Chuck Pomles has regrettably resigned as a member of the Board and is moving from our neighborhood. We will be backfilling Chuck's position and the existing Board would like to maximize member involvement by holding a free election so look for a separate communication on this and how to nominate yourself for the 1 remaining 2006 Board term (ending March 2007).

As you can see, there's been a lot going on in The Hills of Beckley and we are always looking for more volunteers to help make our projects a success.

Jim Stuppy and I are pleased with our progress and we hope you are as well. We always welcome any comments or feedback and would always be happy to discuss any concerns. We both enjoy being a part of this association and seeing it develop under the committees driven by our members. If you have not already, please consider getting involved in one of these committees. The time and effort is minimum but the payoff for our neighborhood is HUGE! Get involved, Be Heard and Make a Difference !

On behalf of Jim and myself, our sincere thanks to all of you,

Jeff Tretter – President jatretter@insightbb.com
Jim Stuppy – Secretary j.stuppy@insightbb.com

Name the Newsletter:

We are looking for a name of our new HOA newsletter and also some volunteers to help spruce it up a bit more with content ideas and formatting. Send in your catchy newsletter names, content ideas, or simply volunteer by contacting j.stuppy@insightbb.com

Committees in Action:

The Board of Directors has established three committees, which are actively planning and executing projects for this year and the next. These committees are working directly with the Board to provide input and action on the direction our community will take in the months ahead. The committees in place are:

Finance Committee:

This group will review all expenditures, make recommendations and help establish the next years budget, adjust the budget to stay in balance, determine the procedures for collections, and generally make sure our money is spent and accounted for in a responsible manner.

Members are:

- Matt Gamertsfelder
- Amy Measle
- Jodie Brown
- Mike Bramer
- Jeff Tretter
- Jim Stuppy

Grounds Committee:

This group will oversee the entrances to our subdivision, areas along South Beckley Station, cul-de sac grassy areas, sidewalks, common areas, signs, irrigation, and flowers and shrub plantings. This group will develop bid specifications for our landscape maintenance services and will be involved in other grounds type concerns.

Members are:

- Dennis Jacobi
- Ross Brodfuehrer
- Mike Richarson
- Jim Stuppy
- Jeff Tretter

Events Committee:

This group will help us celebrate holidays and special events. They will plan community activities, such as the neighborhood yard sale. We are a new group with limited funds, but we are developing a master plan.

Members are:

- Julia Byrd
- Sandy Patrick
- Amy Measle
- Jeff Tretter
- Jim Stuppy

All committees will be open for up to ten members. At least 1 Board member will participate on each committee as stated per our bylaws however one of the members will chair each committee. Jim Stuppy and Jeff Tretter (Board of Directors) are volunteering in all committees at this time to get help the members start and grow these committees. Once the Committees become populated and self sustained, it is the Boards intent to work

with and through the committees to help establish and act on policy for The Hills of Beckley Station Community.

Feedback :: From Neighbors For Neighbors ::

The items listed below are direct feedback received by the Board from various Homeowners pertaining to safety, neighborhood value, and to uphold consideration for all neighbors in our community. Please know that these issues are real and may require action by all members of our association to maintain a safe and pleasant neighborhood in which we all live. Please review the below and take action where necessary. Please know that our Bylaws, Articles of incorporation and Declaration of Covenants Conditions & Restrictions documents can all be found on our website via <http://www.neighborhoodlink.com/louisville/hbshoa> or can be mailed to any member on request by contacting **Julia Paragon** at (502) 451-0485.

1. Fake Newsletter:

The Board has received a copy of an unofficial newsletter claiming to be from one of our Association committees. If you received one of these, please know this newsletter is the opinion of an individual(s) in the neighborhood and in no way represents the views and actions of our Association, Committees, or Board Members. The distribution of such letter seems to have been limited to the lower addresses of Beckley Hills Drive and the Board has a strong lead on its source and is looking into our legal options in this matter. If you receive another newsletter where you feel this may not be genuine, please make this known by contacting **Julia Paragon** at 451-0485. ~~Newsletters for our Homeowners Association will be sent via the USPS and will always have valid contact information within.~~ **(Amended 2/1/2006) Newsletters for our Homeowners Association will be sent via the USPS but may also be distributed to homeowner's doors. In either case, we will always have valid contact information within.**

2. Motorized Bikes and Scooters:

Safety reports have been raised of children riding small-motorized bikes and scooters in our streets. There have been reported incidents where children were almost hit by moving cars because they could not be seen. Because of this, the Board has inquired with the Metro Louisville Police and they have advised it is illegal for children riding motorized vehicles on the streets unless they are of age and hold a valid license. In concern for the safety of those children and other licensed vehicle operators in our neighborhood, The Board strongly encourages parents who have purchased these motorized vehicles to research the laws for their operation and to use them in designated safer areas in Louisville where their children can enjoy them without concerns of moving traffic. The Streets of our subdivision are not a controlled and safe location for these motorized scooters. All Association members are encouraged to call Metro Police Dispatch at **574-2111** if you observe a child on these types of vehicles and if possible, provide the

police with an address or name of the child. This is a serious concern and is an effort to address the situation so neighborhood children continue to stay safe.

3. Parking Blocking Sidewalks:

A Louisville Police Officer has informed the Board that parking a car in the sidewalk area of your driveway is a violation, which can be ticketed. Sidewalk areas should remain unblocked. We have a large number of walkers and runners using the sidewalks in our neighborhood and it allows everyone enjoy the neighborhood sidewalks as well as promotes a clean look for our subdivision.

4. Street Parking

This is one of the most frequent complaints to come in to the Board and Grounds Committee and Street Parking complaints are on the rise. To be clear on this matter, street parking IS allowed and can be necessary for all homeowners from time to time. HOWEVER, per our Declaration of Covenants Conditions & Restrictions document, Section 3D states “No automobile shall be *continuously or habitually* parked on any street or public right-of-way in *The Hills of Beckley Station.*” Continuously or habitually parking on the street IS NOT allowed and the Board has asked the Grounds Committee to begin researching this and make recommendations and potential Association fines for repeated violations. Please review your and your frequent visitors parking habits and make changes where necessary.

The primary intent for no street parking is related to Emergency vehicles such as Police, Fire, and EMS to be able to access all roads in our neighborhood at any time without question or deviation. As additional secondary intents, vehicles parked in our streets have been the complaints of blocking the garbage truck from pickup of trash, the USPS not delivering mail, and other similar services. Lastly, vehicles parked in our streets cast a cluttered and depreciated image of our neighborhood, which may impact potential home sales and can reduce the overall value of our neighborhood properties. Please be considerate of ALL homeowners and park your vehicles continuously and habitually in your driveway and/or garage.

Guest Parking:

Be it a celebration, holidays, or a friend stopping by to say hello, we all have guests from time to time who come over to visit. Where possible, please ask your guest to use your driveway and avoid street parking. In situations where multiple cars will not all fit in your driveway, it can be very helpful to other neighbors if parking is coordinated to one side of the street. In most all cases, this will enable others to come and go with minimum disruption while also leaving a lane clear for police, fire, and EMS to respond to emergency situations.

5. **Pet Waste and Leash Law:**

Homeowners are required by law to leash their dogs while walking them throughout the subdivision. For owners and responsible parties who walk animals regularly in the neighborhood, please ensure the necessary steps are taken to clean up waste droppings left by the animals.

6. **Home Appearance:**

Per our Declaration of Covenants Conditions & Restrictions document, Section 6A states "Each owner of a Lot shall, at his sole cost and expense, repair his residence, keeping the same in condition comparable to the condition of such residence at the time of its initial construction, normal wear and tear excepted."

Each Homeowner is responsible for how their property looks. Please be considerate of all neighbors by keeping current with lawn control, trimming shrubs, and stake trees to stand them upright. Maintaining our properties in our community helps ensure maximum assessment and resale value for all members.

7. **Neighborhood Disturbances:**

A Neighborhood disturbance may entail anything such as suspected law breaking incident or medical need incident. If you encounter any kind of neighborhood disturbance or emergency, please call "911" for emergency situations and non-emergency situations can call Metro Louisville Police Dispatch at **574-2111**.

The Board and Committees would like to be aware of any disturbance so it can be communicated to all Homeowners where it may be beneficial however please use the above numbers as they are trained to handle these types of situations.

In Closing,

There was a lot here but there was a lot to say. We hope that you will consider these items and help make The Hills of Beckley Station outstanding in every way!

School starts soon, our young men and women in the service need our prayers, and we hope you will have time to enjoy some time off from your busy schedule. Our next issue will expand from Jeff and Myself to a committee run communication by members of the community. Would you like to help? Contact Julia @ **(502) 451-0485** and become involved!!!!!!

Have a great Summer.....Labor Day is just around the corner

Jim