

The Spring Falls Homeowners Association Newsletter

**Encompassing the communities of Spring Falls, Spring Station, and
Spring Falls Farm-Spring 2010**

Financial Update

As of December 31, 2009, The Spring Falls HOA had paid off all debt and was current on all expenses. Moving forward, this will allow more improvements to your community with the annual assessments that is paid. Several projects such as island and entryway landscaping can get moving now that the weather is getting warmer.

Annual HOA meeting April 20, 2010

The annual meeting for the Spring Falls HOA will be Tuesday April 20, 2010 at 7:00pm. The location for the meeting is New Vision Ministry Center located at 4840 Outer Loop (old Walmart across from Jefferson Mall). We encourage all residents to attend. This is your chance to be a voice in the community.

New HOA Board needed by August

The HOA needs volunteers for expiring terms of current board members. The entire volunteer board is scheduled to retire on July 31, 2010. Per the Article of Incorporation, Spring Falls HOA must have a President, Vice President, Secretary and Treasurer. Also three representatives (one from each section) have board voting rights per the bylaws. Without neighborhood participation, the HOA cannot function or survive. The current board has solicited bids from a management company for the cost of day-to-day operation of the HOA. This would become a \$5,000 annual expense to the community but would be required to maintain services and improvements without proper volunteers to help. There would still need to be a board to oversee the management company but the company would take the active role in executing deed enforcement and assessment collection. You may contact the board via the voicemail or e-mail address for more information or to enter your name for consideration.

Contacting your HOA board

Address: P.O. Box 197307 Louisville, Ky 40259

Voicemail: **271-3206**.

E-mail: springfallshoa@insightbb.com

Website:
www.neighborhoodlink.com/Spring_Falls

Please remember that your Homeowners Association is a volunteer organization that is here to assist the homeowners of Spring Falls. We collectively insure that homeowners are adhering to the rules as described in the deed restrictions, that all common areas are maintained, streetlights are working and numerous other routine maintenance items. The association is not here to mediate disputes between neighbors or between the homeowners and county or city officials.

Traffic calming study completed

Public Works just completed a traffic study requested by the HOA. Due to the high volume of traffic in the neighborhood, they have approved speed humps in several locations on all through streets (except Price Ln). Speed humps are designed to slow traffic without requiring vehicles to come to a halt to traverse the hump. This would also reduce traffic as many vehicles that "cut through" to get to another subdivision or other destination would simply take a different route.

This is an important issue that we all need to consider. Speeding is at an all time high. More children are playing in the neighborhood at all hours of the day. Metro government will pay for the majority of the cost, however we must have signed approval of at least 70% of the residents

on the streets the humps will be installed. More discussion will take place at the annual HOA meeting.

Community Yard Sale on May 15

The third Saturday in May brings the annual spring yard sale once again to your neighborhood. We join our friends in Cooper Farms on this day to have one of the largest yard sales in Jefferson County. Your board will advertise the event and leave the money making to you! The next community yard sale will be the third Saturday in October.

Enforcing Property Codes

Whenever faced with a neighbor who doesn't maintain their property to an acceptable level (such as trash accumulated or not keeping their yard mowed), the fastest method for correction is to report them to the Metro IPL (Inspections, Permits, Licensing). This is very simple by using Metro Call. You can e-mail your complaint to: metro.call@louisvilleky.gov Ask for a service complaint number when you send in your info and send photos to document your complaint. You can track the progress online or send additional complaints if the problem persists.

Association Dues

The assessment dues for FY10/FY11 will remain at \$175.00 per residence. The invoices for the next fiscal year will be mailed at the end of June. It is the payment of these assessments that allow us to maintain and upkeep our community. Improvements also have the added benefit of increasing the value of your home by making our neighborhood a more desirable place to live. Please remember to pay your dues promptly. Dues will be considered late and a \$25.00 late fee added after August 1st. The board has implemented a firm policy that homeowners 90 days past due are turned over to a collection attorney.

Pride of ownership

Summer is around the corner and the sunny days and warm nights bring all kinds of seasonal issues to light.

Please be sure to keep your lawns mowed and trimmed. If you are going to be out of town for a time, make arrangements to have someone mow for you.. Maintaining your home also includes sidewalk trimming and keeping the grass **behind** your fence mowed. You can't see it; but it is still your responsibility.

Also with summer we need to remember that kids are out of school and will be playing in the neighborhood throughout the day. Please, be attentive and keep in mind that the speed limit in Spring Falls is 25 MPH.

When homeowners move into a HOA, they are expected to follow the rules that accompany a deed restricted neighborhood. Purchasing a property within a HOA enters you into an agreement of trust that the rules governing the HOA will be followed. Everyone who owns in a HOA are aware of those expectations, there are no surprises. There is an obvious lack in pride of ownership within Spring Falls. Unfortunately, the large number of rental properties and foreclosures do not help. The board challenges each resident, whether you own or rent, to do their best to follow the deed restrictions of Spring Falls. The complete deed restrictions are available on the HOA website. Your neighborhood would become a better place to live when we all make the effort. And property values will increase as a result of a cleaner, more desirable community. And there is no denying that we all would benefit if just a small effort was given by everyone.

