

# CIRCLE GINNY HOMEOWNER'S ASSOCIATION

Established 1978



## MISSION STATEMENT

The primary purpose of the Circle Ginny Homeowner's Association is to protect and preserve the value of the privately and commonly used property.



## From the President:



It's time to hold landlords accountable for the maintenance and upkeep in our community. Part and parcel of the American Dream, home ownership is a goal to which many in the United States aspire. However, for the 100 million who either cannot afford to purchase their own home, or simply wish to avoid the hassle of repainting that white picket fence, renting remains a vital and desirable housing option. While the U.S. Department of Housing and Urban Development (HUD) has outlined the rights and responsibilities of tenants who live in federal housing, private rental property laws differ by state and municipality. Problems commonly arise when landlords and tenants willfully or unintentionally ignore the law by allowing property to fall into disrepair or by failing to address maintenance issues. This negligence, in turn, perpetuates further, often irreversible decay. Like the proverbial bad apple, one blighted property can spoil the rest of the neighborhood. A careful examination of a nearby street, namely Circle Kelly Jo, leads to a wider recognition of the importance of having a Homeowner's Association to formulate and apply supportive policies to our Association Covenant and By-Laws. When properties begin to rundown it becomes an environment for crime and safety issues. The routine maintenance and upgrades is the responsibility of the homeowner regardless of whether they live in the home or not. As our community ages, it demonstrates the need for upgrading an aging infrastructure and improving the various aspects of housing and environmental conditions, much like overbearing trees and shrubs. It's important to take pride in our homes and community as it is a reflection of you and me.

*Brenda T. Williams*

## 2009 CGHOA "To Do List"

- Repair/Replace entrance/exit light posts TBD



## PLEASE ASK YOUR GUESTS TO RESPECT YOUR PROPERTY AND THE PROPERTY OF OTHERS.

- Do not block driveways
- Do not litter
- Do not park campers/trailers on the street
- Curtail loud music during evening hours.
- Do not damage or allow others to cause damage to or deface property

## KEEP OUR NEIGHBORHOOD SAFE



Reporting suspicious activity in our neighborhood is a good way to keep Circle Ginny a safe place to live. Calling 911 is always appropriate in an emergency but its okay to call your block captain if you see something doesn't look quite right.

- **East Captain:** Cindy Downey (1929)

- **West Captain:** Brenda Williams (1905)



PLEASE observe the **ONE-WAY**, **SPEED LIMIT**, and **CHILDREN PLAYING** signs at all times.

## Treasurer's Note



## SAVE THE DATE

Annual dues of \$50 will be due **January 1, 2012**.

Year-end financial statements will be distributed to homeowners after the first of the year.

**Mary Beth Ferree, Treasurer**  
513.307.6415

## COMING SOON...Electronic Newsletter!



In our attempts to become more cost effective, we will no longer be distributing a quarterly newsletter as it has become a non-essential cost. It is very important to continue communications; therefore, we are changing to an electronic newsletter that you can access online via Neighborhood Link: Your Community Connection, which is a "FREE" website. As we continue to move faster into a digital age we have found it to be more convenient and cost saving to compose a newsletter via a webpage, where you can log on to the website to read the quarterly newsletter which will be updated on a quarterly basis. Going forward, as a way of streamlining costs while continuing to keep you "in the know" relating to our community; we find this cost-cutting measure imperative in sustaining our budget through these tough economic times. If you do not have internet access and would like to continue receiving the newsletter, you will need to notify us so that you don't miss out on important information and be added to a mailing list. The annual financial report will continue to be delivered to the homeowners in hard-copy; although, an electronic version is also available. We anticipate the electronic newsletter will begin January 2012. Log on to: [http://www.neighborhoodlink.com/Circle\\_Ginny/pages](http://www.neighborhoodlink.com/Circle_Ginny/pages). Go to "Our Info" to view the newsletter archives, neighborhood alerts, and other important information.

**CONGRATULATIONS!** To Mr. & Mrs. Farquer (1922) on their home beautification this year. We appreciate the beautiful curb appeal they have created to beautify our community. They have earned the **Scarecrow Award**, which is a traveling scarecrow placed in front of their home as an expression of our appreciation. Each year the scarecrow travels to a new home. Last year, Darlene Campbell (1931) received the award.



The **Home Sweet Home Award** goes to Cindy Downey (1929), who has been a residing homeowner for 19 years. As a mother of two sons, and grandmother of two grandsons, Cindy finds herself busy keeping them entertained.

During the fall season it is the responsibility of the resident/homeowner to remove fallen leaves. Be courteous and pick up your leaves. Refer to the City of Middletown bulletins for leaf and brush pick-up.



### Keep Kids in our neighborhood Safe on Halloween.

- Remind kids never to enter a stranger's home.
- Inspect all treats before they are eaten.
- Turn off your porch light if you are not passing out treats.
- Please be cautious of children in the streets.



### Meat and Vegetable Kabobs

#### Ingredients

1 lb. boneless meat, cut into 1-1/4 chunks  
2 small zucchini, cut into 3/4 in slices  
1 red pepper  
1 small red onion  
1/4 cup A-1 steak sauce  
1 tbsp. lemon juice  
2 tsp. dried oregano  
4 cloves garlic, minced

#### Directions

**HEAT** grill to med-high heat  
**THREAD** meat and vegetables alternately onto skewers.  
**MIX** remaining ingredients; brush onto kabobs  
**GRILL** 12 to 14 mins. or until meat is done and vegetables are crisp and tender. Turn often.