

Adam's Run Homeowner's Association



VOLUME 2, ISSUE 3

December 2007

<p>Board Members elected October 4, 2007: <u>President</u> Roger Keranen <u>Vice President</u> Eric Hampton <u>Secretary / Treasurer</u> Beth Gnadinger <u>Documents & Deeds Co-Chairs</u> David Burton - Peggy Keranen <u>Grounds Chair</u> Gaston Varela <u>Communications / Web</u> Jerry Miller <u>Board Member</u> Errin Gnadinger</p>	<p>Message from the President Roger Keranen</p>
<p>Contents of This Issue :</p> <p>Message From the President 1</p> <p>Documents & Deeds 2</p> <p>Communications / Web 2</p> <p>Finance Committee 3</p> <p>Grounds Committee 3</p> <p>Board Contact Information 4</p>	<p>The Home Owner's Association is beginning its fourth year carrying forward the maintenance services required by our owners. We shall continue to preserve the current infrastructure like fountains, signs, and irrigation that has some components being more than 13 years old.</p> <p>What's new?</p> <p>It appears our homeowners are busy folks and trusting folks to allow the Board to function in their best interests as we estimate what those interests are. This year's Board would like to be more effective at gathering community interests and opinions while reducing costs.</p> <p>The HOA has a Discussion Forum on the website that has an important feature that we want to use. It is called the Broadcast Email feature that allows Board communications to be sent to all registered owners. Only the Board webmaster can send broadcast email. Communications like newsletters, recent meeting minutes, financial summary reports, Board meeting announcements, meeting agendas, and requests for poll opinions ALL can be conducted for FREE by use of this broadcast email. A survey in 2003 indicated almost all of the homeowners had email access at home or at work.</p> <p>Important notice</p> <p>By notice of this newsletter, all homeowners are required to register their email address and street address in our private Discussion Forum so communications can be conducted for free. If your name is on your deed, you are expected to register on the Forum. Homeowners that do not have an email address can get them for free at sites like Yahoo or Hotmail. Perhaps kindly neighbors or relatives can print out communications for any neighbors without computer access. Printouts of sent communications will be available at Board meetings.</p> <p>More of the same</p> <p>Signs announcing Board meetings will still be posted 48 hours prior. A posted letter announcing the Annual Meeting, with the association dues invoice, will be sent out each September.</p> <p>Save this newsletter</p> <p>This posted newsletter will be the last paper one issued this fiscal year. Should homeowners move during the coming year, please delete your email forum account. Save this newsletter to pass on to the new homeowners so they can register. Homeowners that change email addresses during the year are expected to update their Profile in the forum.</p>

Documents & Deeds**David Burton / Peggy Keranen****Basketball**

Currently, we are moving forward in legally pursuing those who continue to have basketball goals in violation of the restrictions.

Parking

We understand that parking in some areas continues to be a problem. We have learned that Jefferson County owns and maintains our roads and easements up to the sidewalks. The Board intends to support Jefferson County ordinances so that LMPD shall enforce them.

Three important ordinances of note:

- **Section 72.035 c**, it is a violation to park on a sidewalk or within four feet of a driveway.
- **Section 72.039**, no vehicle shall be parked in any roadway for 24 hours or more.
- **Section 112.01**, posting of any signs on the curb or public right of way is prohibited.

In an effort to act as a team, homeowners are authorized to call 311 and report the parking and sign violations anonymously. When you call, you can mention the ordinance.

Street Lights

If you notice that a street light is out in your neighborhood, please call LG&E at 589-1444 to report it.

You Can Help

We are looking for neighbors to join the deeds committee and would like to have at least one member from each section of Adams Run.

Communications / Web**Jerry Miller**

In the 2007-08 year, the ARHOA Board intends to use our neighborhood website (<http://adamsrunhoa.org>) as more of a tool to disseminate information. With the website becoming a large part of our communication process, the ARHOA Board has decided to merge the Communications Chair and Webmaster positions into one. Visit the Discussion Forum (<http://www.adamsrunhoa.org/phpBB/>) soon and create a user ID and password. To ensure that your ID is approved in a timely manner, please adhere to the following requirements when creating an ID:

- 1) The user ID can be your first and last name, no street is required.
- 2) If full name is not used, your street name is required but the ID can be most anything else. But please no random characters.
- 3) Do not change your time zone from the default. IDs that are in a different time zone are assumed to not be homeowners.
- 4) If the e-mail address is something that could be from this area (for example, @bellsouth.net, @insightbb.com, @aol.com, among others), I will send you an e-mail confirming that you are a resident of Adam's Run.

We are trying to make sure that the Forum is only used by residents and homeowners of our neighborhood. With limited access to post on the Forum, we have almost completely eliminated the spam and are able to make sure that it remains a "family friendly" site.

I look forward to serving the neighborhood in the new dual capacity of Communications Chair and Webmaster for the coming year.

Finance Committee**Beth Gnadinger**

Association dues were due October 15, 2007. The association dues have remained very low compared to other subdivisions because of careful spending, board members completing work at no cost to the association instead of us hiring a company and being able to bring in over 99% of the dues each year. This years dues were set at \$100. We still have 167 unpaid accounts as of 10/31/07.

Past due notices will be mailed within 60 days.

If you have not already paid your dues please send them to PO BOX 91007, Louisville KY 40291.

Grounds**Gaston Varela**

The Grounds Committee is dedicated to the constant improvement of the grounds throughout the subdivision.

The irrigation system was recently repaired at the Beulah Church entrance and main islands of the subdivision. The fountains will be power washed, painted and balanced to improve their appearance.

Many of you have asked that we construct Adam's Run signs at the Cedar Creed Rd and Black Powder/Long Rifle intersections. Our long term goal is to have these signs constructed. However, in the interim we will have street sign attachments placed at each of these entrances to inform passersby that these sections are also part of Adam's Run subdivision.

Earlier in the year, several neighbors volunteered their time to assist in the improvement of the grounds. All of your hard work is greatly appreciated! However, we'd like to see MORE and NEW faces!

The Grounds Committee is always seeking volunteers. If you would like to volunteer, please contact any member of the HOA.



ADAM'S RUN HOMEOWNER'S ASSOCIATION

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Address

Board Member Contact Information			
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