

# Adam's Run Homeowners Association

PO BOX 91003  
Louisville, Kentucky 40291  
Adamsrunhoa.org



President: Fred Bolinger Vice President: Eric Hampton Secretary: Jeff Sweet Treasurer: Eric Whitfield

## WAYS TO GET YOUR ISSUE HEARD!

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Have an issue you want to bring to the Adam's Run Homeowners Association Board for review or discussion??

⇒ Post it to the website under the appropriate committee.

[Adamsrunhoa.org](http://Adamsrunhoa.org)

⇒ Mail a written request to the PO BOX addressing the appropriate committee



**We want to hear from you !**

*The beginning is the most important part of the work.*  
Plato

## A WORD FROM OUR PRESIDENT FRED BOLINGER

The Board of Directors of the Adam's Run Homeowners Association is working very hard for each of you.

Since the November 21 turnover from the developer to the Association, we have held an organizational meeting and our first regular meeting. The Board is working on all aspects of managing our neighborhood of 363 homes. To tackle the many tasks, we have the follow-

ing committees: Grounds; Deed Restrictions; Communications; Legal and Insurance; and Finance.

Collecting dues has become a critical issue. More than 100 homeowners have yet to pay the mandatory Association dues. Dues for this year are \$100. If you have yet to pay your dues, please mail your check to our mail-

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(Continued from page 1)  
ing address as soon as possible.

If dues are not paid, the Association will be forced to seek third-party action to seek collection. Each step the Board takes to collect dues requires funding, so people who choose not to pay dues are costing the rest of us money that could be used for the betterment of Adam's Run.

Please read this newsletter thoroughly. It contains information on everything your Board of Directors has accomplished and is working on. We plan to distribute a newsletter to you following each monthly Board meeting.

Our web site, [adamsrunhoa.org](http://adamsrunhoa.org), is also an excel-

lent source of information and communication. Please register on the site and use it often. You may communicate with the Board and other residents through the site.

Our Board meetings are held the first Thursday of each month at 7 p.m. and are open to all Adam's Run residents. Most meetings will be held at Local 783 Union Hall, 7711 Beulah Church Road, but please check the web site prior to each meeting to confirm the location.

Please contact us via our mailing address or web site if you have any questions or comments for us.

Thank you!

*Your living is determined  
not so much by what life  
brings to you as by the  
attitude you bring to life;  
not so much by what  
happens to you as by the  
way your mind looks at  
what happens.*

*John Homer Miller*

## COMMITTEE REPORTS

Adam's Run Committees meet between the board meetings to accomplish goals. The committees have been working hard to help get the association organized. There are currently five committees. More may be formed as new issues are investigated. The current committees encompass:



### **Working to improve Adam's Run**

**Grounds** – {Chairperson *Toni Childress*} responsible for seeking bids for lawn care, signs for the community, sprinkler/fountain systems, and garbage collection. The committee also ensures proper display of the U.S. Flag at the entrance.

**Finance** – {Chairperson *Ashley Watkins*} responsible for assisting the Treas-

urer in daily accounting operations, preparing budgets, paying bills and collecting dues from homeowners.

**Deed Restrictions** – {Chairperson *Nancy Nesel*} responsible for surveying lots, investigating violation complaints, seeking enforcement of restrictions and handling project approvals.

**Communications** – {Chairperson *Roger Keranen*} responsible for creating avenues for the board and residents to communicate with each other. This committee also maintains the Adam's Run Homeowners Association website and putting together and distributing newsletters and other correspondence.

**Legal & Insurance** – {Chairperson *Toni Childress*} responsible for obtaining legal counsel and providing liability insurance for common areas. This committee will work hand in hand with the Deed Restrictions Committee when needed to handle restriction violations and collection of dues, etc.

## GROUNDS COMMITTEE REPORT

### TONI CHILDRESS

In order to help maintain the great appearance of our neighborhood, fewer large trucks on our streets and a substantial savings for each of us, ARHOA has selected a garbage company to serve the needs of our community.

We have chosen Industrial Disposal (ID). This will be effective February 1. The cost will be \$12 a month, billed quarterly. ID's normal rate is \$17.39 monthly, plus the cost of each toter, yard waste and recycling if you choose them.

While using ID is not mandatory, we must have 85 percent of residents use the company to keep the greatly reduced price next year. Regardless of the percentage that join, we will receive a discounted rate, however, it will be higher than the quoted \$12 if less than 85 percent join.

If you are already an ID customer you need to phone Industrial Disposal to have your bill adjusted to reflect the reduced rate. Please make sure the discount is applied to your next invoice. If you are not yet an ID customer, you may seek a refund from your current provider when you change.

Call ID at 638-9000 to sign up for the money-saving service.

ID will deliver **two toters free of charge** to each home that contracts with them. Any additional toter that

you would like will be \$1.50 per toter. Each toter is equal to three regular cans. The toters are on wheels, have a hinged lid and have a lifetime warranty.

Yard waste and recycling will also be available to you if you choose. Yard waste will be \$4.25 a month and includes Christmas tree pick up. The season for yard waste is April 1 through January 15.

Recycling, if you choose, will be \$3.25 a month, billed one year in advance. This will include an 18-gallon bin with lid.

ID will also pick up one large item per week free of charge, such as a couch. However, they will not accept any hazardous items such as paint. You must call them in advance to let them know you will have a large item out so they can make sure enough men are on the truck.

Also they will provide Adam's Run residents with **two free junk pick up days per year** (one in the spring/one in the fall). At that time you may sit out many large items to be picked up at no additional charge. We will let you know well in advance of the dates selected. This may be a great opportunity to have after our annual neighborhood yard sale.

If perhaps you have more than one large item in a

given week to be picked up that cannot wait for the next week to be picked up, then there may be an additional charge.

ID is the current provider for many other associations such as the City of J-Town, Anchorage, Lake Forest, Louisville, and more.

I hope you take advantage of this great opportunity to save money and help keep our community neat in appearance!



**Improve the look of the community and save money! Sign up today!**



The Grounds committee is currently reviewing bids that were submitted for lawn care and plan to announce the new company at the February meeting.

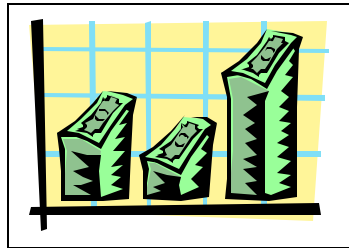
Our greatest natural resource is the minds of our children.

Walt Disney

## FINANCIAL REPORT

ASHLEY WATKINS

The Finance Committee consists of three individuals plus the Treasurer whose focus is on the financial dealings of the Association. Our most important tasks include creating the annual budget, collecting dues from homeowners and assisting the Treasurer in maintaining the checking account.



We will be submitting a budget for Board approval at the February 2 meeting which will outline our projected expenditures for the remainder of the fiscal year. This budget is based on individual budgets created by each committee chairperson as well as our expense history for utilities. If you have an interest in our expenditures and the dues we collect, we encourage you to attend this meeting. Operating our neighborhood is expensive and it is critical that we receive your payment.

**Just a friendly reminder**--our current annual dues are **\$100.00 per household**. These dues are applied to the fiscal calendar which began on October 1 and ends September 30. Currently, we are in the fourth month of our fiscal year and there are still more than 100 households who have not paid their dues.

**If you have not done so, please send your check payable to Adam's Run Homeowners Association to our post office box PO Box 91003, Louisville, KY 40291.**

*Throughout the centuries  
there were men who took  
first steps, down new roads,  
armed with nothing but  
their own vision.*

*Ayn Rand*

## DEED RESTRICTIONS REPORT

NANCY NESEL

The Deed Restriction Committee began the property assessment of Adam's Run in January. The assessment process will end in February. The committee members will conduct their assessment from the street, curb or side walk. They will not enter your back yard. If deviations are noted on your property during this period, you will be notified and instructed on the corrective action. A

copy of the Deed Restrictions can be found on the Adam's Run Website - [Adamsrunhoa.org](http://Adamsrunhoa.org). If you have any questions, please contact Fred Bolinger, Board President or Nancy Nessel, Deed Restriction Committee Chair.

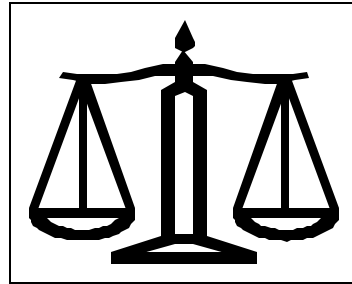
Property  
Assessments  
Began January 6

## LEGAL & INSURANCE

TONI CHILDRESS

I would like to take this opportunity to announce that the ARHOA has hired legal counsel. Gordon Rose of Weber & Rose will be our attorney. He will be assisting us with collecting dues,

etc., when needed. The ARHOA has obtained liability insurance from Glenn E. Martin Insurance Company. This includes liability on the common areas of the community.



## COMMUNICATIONS COMMITTEE REPORT

ROGER KERANEN

The Communications Committee is proud to present this newsletter in one of our first efforts to communicate to all the residents of Adam's Run. The committee intends to publish the newsletter monthly to keep residents informed about issues that concern them. The committee is eager to hear from all the residents in Adam's Run about what they want to see in upcoming newsletters. A form has been included in this newsletter to allow you the opportunity to share your ideas with us.

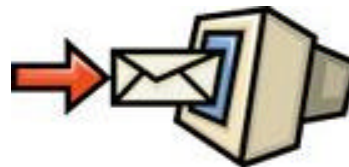
The committee plans to break the subdivision down into districts in order to have a board member hand deliver the newsletter to residences in Adam's Run. Around a month ago the committee tried delivering our first letter to newspaper boxes but found that

many of them blew out. We feel that the hand deliveries will prove more efficient, less costly and give residents an opportunity to meet the board members.

In addition to the Adam's Run newsletter, Adam's Run has its own website which provides a fast, effective way to communicate with the board. The website is, <http://www.adamsrunhoa.org>. Additionally, the website provides links to the Deed Restrictions and other important documents. Each document that is published and distributed in Adam's Run will also be published on the website. We urge you to visit the site often to stay informed

about the issues that take place in the community. The Discussion Forums on the website provide year round opportunities to see what's going on and to post topics of interest.

Stay connected by logging into the Adam's Run HOA website



*Vision without action is merely a dream. Action without vision just passes the time. Vision with action can change the world.*

*Joel A Barker*

# Adam's Run Homeowners Association Board Meetings

Adam's Run Board of Directors meets the first Thursday of the each month at the Teamsters Local 783 located at 7711 Beulah Church Road. Meeting location subject to change. Watch the website and newsletter for more information.



## Neighborhood Watch!

At our February 2 board meeting, Officer Duke of the Louisville Metro Police Department will give a presentation outlining a neighborhood watch and the benefits.

If there is interest and the program seems beneficial our president will begin forming a committee for the watch.



# Dial 311

Have a question or comment for the Louisville Metro government? Connect with the Louisville Metro government anytime by dialing 311 or visit their website. [www.louisvilleky.gov](http://www.louisvilleky.gov)

**Senior News:** Seniors don't forget about the new Prescription Drug benefits now offered through Medicare. See a local pharmacy for more information



Let's all respect our neighbors' property by keeping our pets and children in our own yards



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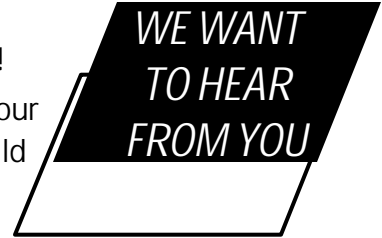
Advertise in the Adam's Run Newsletter

**SEE YOUR AD HERE**

Interested in Advertising Space  
E-mail Roger Keranen [webmaster@adamsrunhoa.org](mailto:webmaster@adamsrunhoa.org)  
Or send a request to our P.O. Box for more information

## FEEDBACK FORM

The Adam's Run Board needs your help!  
Please use the space below to provide your thoughts and ideas about what you would like to see in the monthly newsletter.



Please return the letter to the board representative who distributes next month's letter, mail it to the post office box, or bring it to the monthly board meeting.



Homeowners Name \_\_\_\_\_

Homeowners Address \_\_\_\_\_

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*We make a living by what we get, we make a life by what we give.*  
-Winston Churchill

*While information in the monthly newsletter is deemed reliable and every attempt it made to ensure accuracy; there are no guarantees or warranties implied or expressed in regards to the information contained.*