

# Adam's Run Homeowners Association



PO BOX 91003  
Louisville, Kentucky 40291  
Adamsrunhoa.org



**President:** Eric Whitfled    **VP:** Eric Hampton    **Secretary-Treasurer:** Beth Gnadinger

## Neighborhood Clean-Up Day



Neighborhood clean-up day is Saturday June 9, 2007 with a rain out date of June 23 from 9 am to noon. Last year many things were accomplished such as painting the fence, cleaning out the drainage, painting the front entrance, and trimming tree limbs. Participating in the cleanup date is a good way to get to know your neighbors while beautifying the neighborhood. We hope that you chose to participate!

Please meet at the front entrance at 9 AM. Hope to see you there!

## COMMUNITY YARD SALE

The Community Yard Sale is scheduled for June 23<sup>rd</sup> with a rain out date of June 30. A preview date will be held Friday June 22<sup>nd</sup> at 7 pm for friends, family and neighbors. Preview rain out date in June 29<sup>th</sup>.

Patty Ashby, Penney Thielmeier and Beth Gnadinger are coordinating the event this year.

Each yard sale participant is asked to donate \$2 towards placing an ad in the Courier-Journal. Penney Thielmeier is collecting the money. You may contact her at 231-1885 about dropping off the money or drop it off to her at 8212 Adams Run Road. You may also give your money to Beth Gnadinger at 231-3275 or if you have already given Beth the money she will get it to Penney.



*Continued on page 3*

## ***Finance Committee***

***Beth Guadinger***

The finance committee has been feverishly working to settle all outstanding accounts. About 2 months ago certified notices were sent to those with outstanding payments. The charge for the notices and an interest charge was added to the balance of those homeowners as allowed per Adams Run CC&R's. Most residents complied, however, we have 19 accounts that are unsettled at this time. Of those 19, 12 were turned over to the association attorney who has prepared liens. The liens are currently being filed with the county clerk. The remaining 7 accounts already had liens placed on them last year (which are recurring), required a rebill for some reason or have foreclosed.

Delinquent accounts were assessed an interest charge as well as the cost of the certified mail required to give them notice of delinquency. Some residents have since paid their \$100 but did not include the additional charges. These charges will be added to next years assessments and will continue to accumulate until paid in full.

Many paying residents have expressed frustration over the length of time it has take to levy liens against non-paying residents. The finance committee understands this concern and has worked as quickly as it could to settle accounts. However, by law we are required to send out several notices and allow a certain period between these for payment to come in. We have further been asked to publish the names of the non-paying residents. After consultation with the board attorney the finance committee feels that would violate the residents privacy.

Several residents have requested that the Association bill another party or change the names on the bill. It is important that the association bill the homeowner as named on the deed at the Jefferson County Clerks Office so we regret that we are unable to accommodate those types of requests. In order to protect the associations rights we must bill using the name on record.

If you have any questions about your account balance or the status of any other financial matter please feel free to email, [finance@adamsrunhoa.org](mailto:finance@adamsrunhoa.org) or mail a letter to the PO BOX.

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## ***Communications Committee***

***Patty Ashby***

What does our \$100 a year dues pay for? I'm sure most residents know. However there may be some that are new to the neighborhood that have no idea. I would like to list some of the things that our \$100 is used to pay for:

Electricity - for street lights and for the pumps on the fountains

Street Signs –replace when they are damaged or stolen

Water- for the fountains and irrigation of the common areas

Grass cutting – the retention basins and common areas

Common areas upkeep- planting new bushes and mulch

Fountains repairs- pumps, timers.

Insurance- Adams Run Association has to carry insurance for liability.

Attorney fees- legal advice, filing liens for unpaid dues.

Communications cost, paper, postage for mailings, website, light bulbs at front entrance, signs.

All the work that has been done to the fountains has been by volunteers. No money was spent on labor, only parts/material. I'm sure that I have missed some items, but the point is our money is being spent on our neighborhood to keep it looking nice and in good working order. Don't be part of the problem, be part of the solution.

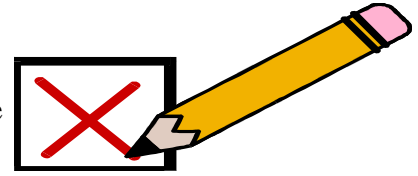


Pay your dues. Volunteer to help.

## ***Documents & deeds Committee***

***Debra Althaus***

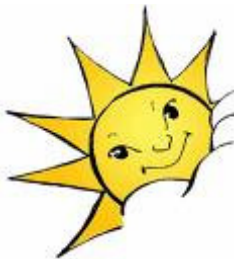
- JUNE IS AMENDMENT MONTH! You will receive a ballot asking you to vote to amend our CCRs in order to allow homeowners to display home security signs.



Many methods of ballot collection will be offered. Watch your mail!

- Regular street parkers – BEWARE!! Information, (addresses, make and model of cars, and tag #s are being collected. If a pattern of using the street as a personal parking space becomes evident, all information will be handed over to LMPD simultaneously with the mailing of certified notices
- You are your best neighbor! Adams Run HOA can always use information from a unique vantage point – yours!! Most neighborhood problems happen outside of the context of an official survey. Thank you for using the “deeds” link at [www.adamsrunhoa.org](http://www.adamsrunhoa.org) to formally report violations and concerns!!

### ***Neighborhood Summer Safety***



*For the safety of those that use our sidewalks please pull your cars up in the driveway whenever possible. Walkers have to go around the cars stepping off of the sidewalks on to uneven ground or unto the street. If you have tree branches overhanging the sidewalks please trim them.*

***Have a safe fun-filled summer!***

## **COMMUNITY YARD SALE**

*Continued from page 1*

A basic ad will run about \$30 so we will need about 15 households at \$2 a to place the basic ad. If we collect more then we will add some features to the ad. If we collect less, the money will be returned to those that submitted and an ad will not be placed. Please submit your \$2 by June 16<sup>th</sup>.



The homeowners association signs will be placed at the main entrance and at the Cedar Creek/Long Rifle entrance advertising the sale. Robin Engels office has been contacted about placing an announcement in his weekly e-newsletter.

**YARD SALE  
ADVERTISING  
MONEY IS  
NEEDED BY JUNE  
16TH TO PLACE IT  
IN THE PAPER IN  
TIME FOR THE  
SALE**

## *OFFICERS REPORT*

Adam's Run community has been in the hands of the homeowner's for about seventeen months. During that short time a great deal has been accomplished. The grounds committee has made tremendous strides in getting the best possible lawn care contract, organizing clean-up dates and getting the fountains in working order. The finance committee has been able to collect more than 95% of 2006-2007 dues and more than 99% of the 2005-2006 dues which we have been told other association is incredible. The documents and deeds committee has received and responded to many complaints, completed surveys and provided residents with numerous approvals. Last but not least the communications committee has published numerous newsletters, made sure the signage announcing meetings was up, secured meeting locations and met many other neighborhood communication needs.

The association could always use new members to help. There are several positions available with the Board of Directors. Please e-mail secretary@adamsrunhoa.org or send a written request to the PO Box if you are interested in joining.

Also, if you have any concerns or issues to add to a board meeting agenda please utilize the same methods to let us know.

**Interested in becoming an  
Adams Run Homeowners  
Association Board of  
Director?**

**Contact us at  
secretary@adamsrunhoa.org  
or via the PO BOX**

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Address Label HERE