

Adam's Run Homeowner's Association



VOLUME 2, ISSUE 4

March 2008

<p>Board Members</p> <p>January 10, 2008:</p> <p><u>President</u> Roger Keranen</p> <p><u>Vice President</u> Eric Hampton</p> <p><u>Secretary / Communications-Web</u> Jerry Miller</p> <p><u>Treasurer</u> Peggy Keranen</p> <p><u>Documents & Deeds</u> David Burton</p> <p><u>Grounds Chair</u> Gaston Varela</p>	<p>Message from the President Roger Keranen</p>
<div data-bbox="99 1255 448 1436" data-label="Image"> </div> <p>Contents of This Issue :</p> <p>Message From the President 1</p> <p>Documents & Deeds 2</p> <p>Secretary 2</p> <p>Finance Committee 3</p> <p>Communications / Web 3</p> <p>Board Contact Information 4</p>	<p>Your Board continues to make plans for maintenance projects for the Spring. We have budgeted funds for the fountain repairs and we have a reserve should the costs be higher. We now have a purchasing process and a Request For Quote form that will be used for future projects and they are posted on the Forum's Grounds Page.</p> <p>The Board is trying to reduce the administrative burden to manage Adam's Run as well as to keep costs down. The project to have dues added to the Fall taxes has run into a snag. Currently the HOA, a not for profit corporation, is not a taxing authority and our dues cannot be added to a taxing authority like the Sheriff's Department. We have been advised to go to Frankfort to have such authority extended to HOAs for the state fiscal year 2009. The project continues.</p> <p>A poll in February showed a high majority of respondents wanting a single Deed Restriction document. A project has been started to simplify and make common restrictions across Adam's Run. Plans have specified that there will be no "take aways" but rather a commonization of all the sections. Currently, there is a pause in CC&R enforcement due to the present unfairness of the current documents. Enforcement ultimately requires taking our neighbors to court or threatening them with a lawsuit to change behavior. Past Boards have threatened before without gaining compliance. A change in the proposed CC&R will allow daily fines for violations that are not abated. We think accumulating fines for violations will change behavior instead of threats.</p> <p>Other local HOAs have been successful at taking non dues payers to small claims court where they are winning judgments 100% of the time. We can get the unpaid dues sooner than placing liens and waiting perhaps years to collect what is due. A project has been started to investigate the overall costs to take homeowners to small claims court.</p> <div data-bbox="462 1667 1531 1967" data-label="Image"> </div>

Documents & Deeds**David Burton / Peggy Keranen****A reminder to sellers:**

Please remind your real estate company that you may only have one real estate sign on your property. They may not place them on islands or on easements. We did have Metro 311 come out and remove all inappropriately placed signage, and we will continue to do that.

Parking

Division 7 drove through Adams Run and issued warning citations to households that had cars parked over the sidewalks. They will continue to randomly check our subdivision and may issue citations to those households that continue to do it.

Results of the Latest Poll

Sixty-one homeowners responded with 86% in favor of having the Board pursue one common set of CC&Rs.

You Can Help

We plan to do our annual walk through in May and would still like to have homeowners volunteer to do their section to help us with this necessary project.

Secretary**Jerry Miller**

I regret to inform the community that Errin & Beth Gnadinger both left the Board in mid January after several years of devoted service. Their dedication and hard work will be greatly missed by all. Errin was promoted to a more demanding position at work. Beth is very busy in the process of earning a dual Masters degree (MBA, MS-MIT). Congratulations on the promotion Errin! The best of luck in your academic pursuits Beth!

I have assumed the duties of the Secretary and Peggy Keranen is the new Treasurer for the remainder of Beth's term.

Annual Neighborhood Yard Sale June 14, 2008**Neighborhood preview Friday June 13th**

If you would like to help organize or plan this event please e-mail me at secretary@adamsrunhoa.org

Finance Committee**Peggy Keranen**

The balance in our checkbook as of March 13, 2008 is \$28,832.70 .

I have mailed out certified letters to the 44 households that have not paid their dues as of February 22nd. They were assessed \$4 interest and \$3.06 for postage and certified mailings in addition to the \$100 dues. I make it a habit to check the mailbox every other day. A month after mailing the certified letters, I will contact the lawyer to put liens on the houses of those who have not paid.

We have liens on 10 households at this time and they will not receive certified letters. Interest and any other expenses that continue to accrue on these accounts will be added to the homeowners' financial responsibility.

I appreciate all the homeowners who have paid their dues in a timely fashion. You pay to keep the lights on, the common areas looking good during the growing season, and the fountains going. We are planning to do some necessary work on the fountains prior to turning on the water this Spring. No maintenance work has been done on them for years.

If you need to contact me, please send correspondence to PO Box 91003, Louisville, KY 40291.

Communications / Web**Jerry Miller**

This is our first completely online newsletter since the HOA's inception. We as a Board want to utilize the website <http://www.adamsrunhoa.org> to its full potential as a communication tool. This includes sending out the newsletter, meeting reminders, and other neighborhood wide information via the mass e-mail function on the site.

On the website you can find useful information including past newsletters, meeting minutes, local weather, and Board contact information. There is also a discussion forum on which neighbors are encouraged to register. The website is being frequently used, but we still need to get many of our neighbors registered. As of 3-9, there are 159 registered users and we would like to see a registered member in each of the 363 Adam's Run households.

After the initial six months of 2006 where the website averaged an astounding 109,000+ hits a month, the usage had leveled to slightly less than 40,000 hits a month. Not too bad for a neighborhood website. But the January and February 2008 hit amounts are significantly higher than the same month in 2007. With frequent content and format changes, I hope to see the usage continue to increase as time passes.

Website usage comparison (Number of Hits per month)

MONTH	2007	2008
January	42,632	65,139
February	38,789	65,717
March	42,555	40,201 (through 3-21)

Our website was added to the PVA's neighborhood's section of their website in January to provide additional exposure to Adam's Run. Please take a look at <http://www.pvalouky.org/en/neighborhoods.php>.

Neighborhood Clean-Up Day June 7, 2008

Please help us in our annual efforts to make the neighborhood a better place to live!

If you would like to help organize or plan this event please e-mail me at secretary@adamsrunhoa.org



Board Member Contact Information

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