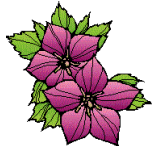


Adam's Run Homeowners Association



PO BOX 91003
Louisville, Kentucky 40291
Adamsrunhoa.org



President: Eric Hampton Vice President: Vacant Secretary: Jeff Sweet Treasurer: Eric Whitfield

VICE PRESIDENT TO BE ELECTED

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Since our last meeting several board members including the President, Fred Bolinger have resigned. While we will miss these members and their hard work and dedication, our new President Eric Hampton and the other board members are enthusiastic about continuing to serve the Adam's Run community.

The president has asked board members to nominate themselves if interested in the Vice President position. At the next board meeting, April 6, the board will vote and elect a vice president from these nominees.

A WORD FROM OUR PRESIDENT

ERIC HAMPTON

The Board of Directors of Adam's Run Homers Association has suffered the loss of 5 members in the past few weeks. I just want to say even with the changes, the task at hand is still the same. Everyone is still working very hard to make sure that Adam's Run remains a great place to live.

We are still looking for volunteers to fill the vacant positions on the Board if you would like to join us, please contact us as soon as possible. Our board meetings are the first Thursday of each month at 7 p.m. and are open to all Adams's Run residents. The location and time of the meetings are posted 48 hours in advance at the front of the neighborhood.

I am pleased to say that the number of

residents that have yet to pay their dues is getting smaller. We still have fewer than 40 homeowners yet to pay. I would like to see 100% of the dues collected without liens being filed.

Spring is almost here but with all the cold weather and snow lately, I'm not so sure. Our lawn care provider has started cleaning up the flower beds so we can get our first mulching done. We are still going to need some help sprucing things up at the entrance, like painting the fence and cleaning the sign so please keep you calendars open.

For any questions or comments please contact us by our mailing address or the Adam's Run web site.

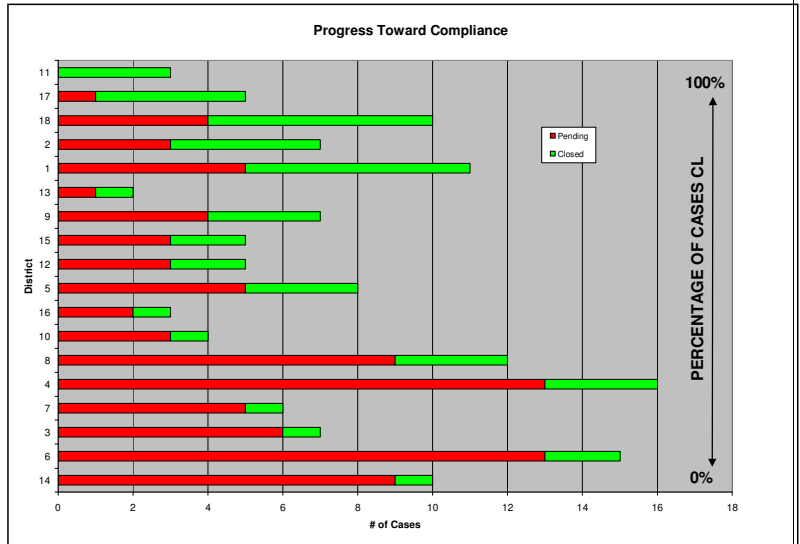
Thank You!



DEED RESTRICTION

Since the last Board meeting, Nancy Nesel has resigned as the Deeds Committee chair and has been replaced by Jeff Hudson. The assessment of the neighborhood conducted in February resulted in 77 letters being mailed to homeowners informing them of Deed Violations on their property. For the most part the response has been very positive. Most homeowners

were unaware of the Deed Restrictions or of the violation that existed and wanted to correct it once it was brought to their attention. Several questions have been raised in the process: (see page 5 for Deed Restriction FAQ)



GROUNDS COMMITTEE REPORT

The new lawn care company, Lawn Care Inc. have begun sprucing up the mulch and getting ready for Spring. A community date to get together and clean up the neighborhood and front entrance should be announced in the next newsletter. Look for more information soon. Toni Childress has resigned as the committee chair and from the board. Toni will be missed and all her hard work has been appreciated. A new chair will be announced soon.

FINANCE COMMITTEE REPORT

ASHLEY WATKINS

As of publication, there are 40 homeowners who continue to owe dues. While it is frustrating to know there are people who have not responsibly met their financial obligation to the association, it is very encouraging to know that we have collected from over 87% of homeowners. While 100% collection is ideal, there is a balance between the ideal and the real.

Please keep in mind that we are a new organization. In this initial year, there is a careful balance that must be achieved between collecting fees and garnering support from all homeowners. We do not want to alienate anyone. We are, after all, neighbors.

There are also laws that must be followed when collecting debts, both federal and state, and they are very specific and detailed in

the verbiage that must be utilized and the timelines that must be followed.

Another consideration is cost. As of right now, our collections efforts have been very low cost. Part of that is due to the fact that many supplies such as paper, printing and even postage have been donated by board members not to mention time. It will cost us money to file liens or go to court and there's no way of knowing when that money will come back to us.

We do have plans to begin filing liens in April. Our CC&Rs do allow us to file a lien and charge interest as well as collections costs. But we have to be very careful 1) to follow the law and not expose our-

selves to undue risk, and 2) to establish a positive precedent for the future.

On March 17, 2006, the Finance Committee mailed letters to the homeowners with outstanding dues obligations. In accordance with the Federal Fair Debt Collection Practices Act, these letters serve as notification of the board's intention to collect a debt. These homeowners have been given 30 days (again, per the Federal Act) to pay their debt, notify the board of a dispute, or make payment arrangements with the board. Once this 30 day period expires, the board will move forward with lien filings.



Frequently Asked Finance Questions

1) How much are the Adam's Run HOA dues?

Currently, our HOA dues are \$100.00 per household per year.

2) When are my dues due?

All HOA dues are due on October 1 which is the first day of our fiscal year. Our fiscal calendar is October 1 through September 30. We are currently in the 2006 fiscal year which will end on September 30, 2006. 2007 dues are due on October 1, 2006.

3) Why is our fiscal calendar different from the true calendar?

Our developer established our fiscal calendar prior to turning over the HOA to residents.

4) What do my dues pay for?

Dues are necessary to meet the operating expenses of the HOA. For example, electricity for street lighting is a significant bill we pay each month. Lawn care and water are additional examples. The HOA also has various legal and insurance fees. **Please note: the HOA has no staff. All board members and committee members are volunteers.**

5) What if I don't pay my dues?

We will make every attempt to work with you to provide reasonable payment options. However, our obligation to pay Adam's Run Homeowners Association dues is clearly outlined in our Declaration of Covenants, Conditions and Restrictions. According to Article VIII Section 8.01:

Quote:

The annual and special assessments, together with interest, costs and reasonable attorney fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Such lien may be enforced by foreclosure in the manner that mortgages are foreclosed. Each such assessment together with interest, costs and reasonable attorney fees shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successor in title unless expressly assumed by them.



6) Can we post the names or addresses of people who haven't paid their dues?

Our intention is to handle this matter as discretely as possible. At this time, the HOA board has decided not to publish such a list. This is in line with advice from our legal counsel.

7) I just moved into Adam's Run. How do I know if I still owe dues for this year?

Welcome! We're happy to have you here. Hopefully the dues have been settled and are listed on your closing statement. If they are not, you can send a private message to any board member via this forum and we will gladly check that out for you. Or, you can send us a note at P.O. Box 91003 Louisville, Kentucky 40291.

COMMUNICATIONS COMMITTEE REPORT

BETH GNADINGER

Roger Keranen resigned as the communication committee chair due to time constraints. Fortunately, Roger will remain on the board, the committee and he will continue to be the webmaster. Roger has been and will continue to be a great resource. I am very enthusiastic about chairing this committee and look forward to serving the community in this capacity.

At the last board meeting there was discussion over protecting the web forums from abuse. The communication committee, specifically Roger researched and came up with a mechanism which will help to protect our residents privacy while protecting the board from someone registering, providing false information, and then abus-

ing the forum making false, inaccurate or slanderous statements. The forum now requires anyone registering to provide an email address. An email is then sent to that address and they must open the email and click on a link inside of it to "activate" their account before they can login and post something. This verifies that the user has an active working email address. This will help to thwart any future abuses of the forum.

If you haven't already, we encourage you to register on the forum at: <http://www.adamsrunhoa.org> The forum currently has 112 users. If you experience difficulty registering or with the e-mail

activation, please email the webmaster@adamsrunhoa.org for help.

At the last meeting there was discussion about providing an agenda in the newsletter. This is something we are researching but are not able to provide in this most current newsletter. The agenda will be published on the website 3 days prior to the April 6 meeting. If you are unable to access it via the web or have difficulty opening the file email me at beth@lou-telecom.net or call me at 231-3275 and I will help you get a copy.



*Having trouble getting registered:
email
webmaster@adamsrunhoa.org*

NEIGHBORHOOD WATCH

BETH GNADINGER

With Spring Break approaching, the Neighborhood Watch wants to be ready for the pranks and vandalism that often occur in Adam's Run during this time.

Members of the Neighborhood Watch are going to patrol Adam's Run by foot and car during this time to deter and report any criminal activity. We then plan to have random patrols throughout the year.

The Neighborhood Watch could use volunteers who would like to participate in the patrols. Neighborhood Watch volunteers will stay in pairs at all times, not enter any private property uninvited, and take no action other than calling the police and observing the activity.

Most of the complaints in Adam's Run result from kids playing pranks. However, these pranks (soaping the fountains, graffiti, etc.) cost us as a community money and we want to stop it.

Further, the Neighborhood Watch has developed a tracking system for such happenings. *AlertVue* will be launched very soon. Residents are encouraged to report vandalism and suspicious activity for the Neighborhood Watch to track in *AlertVue*. Residents can report the activity three ways: (see side bar)

This system is for tracking purposes only and is not a substitute for the police. In

an **emergency** you should call **911**. To report an occurrence that does not constitute an emergency (for example, you see a suspicious car) call 574-2111.

AlertVue will be password protected but residents will receive the password and be able to log in and view occurrences. The data will hopefully let us know when we should patrol, look for patterns and communicate with the community about what they would like to see or what types of suggestions they may have. Look for information on how to access and use the system in future newsletters and on the Neighborhood watch forum.

Making Reports

(1) Call the Adam's Run NW Hotline: 290-0502 (which will be forwarded to a resident's house - please call during reasonable hours)

(2) Make a posting to this forum or by private message to user "watch"

(3) E-mail the neighborhood watch at:

adamsrunnhw@insightbb.com

DEED RESTRICTION FAQ's

1.) What process is the Deeds Committee using to enforce violations?

The emphasis right now is not enforcement, but rather informing. It has been obvious from the beginning that most of the homeowners in Adam's Run are not aware of the Deed Restrictions. Our primary effort at this time is to get the word out about the Deed Restrictions and to address any concerns/questions people may have.

2.) What do I do if I received a letter?

The letter asks that the issue be corrected within 90 days, OR that the homeowner contact the Deeds Committee to work out a reasonable timeline. The Committee can be reached at the ARHOA address, or by emailing Jeff.Hudson@insightbb.com

3.) Nobody else is doing anything to comply, why should I?

Actually, the response has been quite positive in people taking action to comply once they have been informed of a violation. To date, the homeowners association has addressed 137 issues related to Deed Restrictions. Of the 137 issues, 48 have been resolved by the homeowner bringing the issue into compliance. For most of the remaining 89, the homeowners are waiting for better weather to make corrections. Every District has examples of homeowners doing the right thing. The chart on page 2 shows the breakdown of compliance status by district:

4.) Why am I subject to different rules than other people in the neighborhood?

When Adam's Run was constructed, it was done so in 10 phases. As each phase was started, the developer had to create a new set of Deed Restrictions to apply to the new lots in that phase. Copies of the Deed Restrictions can be found at <http://adamsrunhoa.org/DeedRestrictions.htm>

5.) I didn't know about the Deed Restrictions when I bought my home, why should I have to comply with them now?

Unfortunately, there have been several Realtors that either intentionally or out of ignorance failed to inform buyers of the Deed Restrictions. However, this does not excuse the homeowner from the responsibility of compliance. The deeds were assigned as each home was constructed and the restrictions carry with the property, meaning that if the home is resold, the new owner is responsible to comply with the original deed restrictions.

DEED RESTRICTION FAQ's con.

6.) Adam's Run Homeowners Association didn't exist until last November, so how can they enforce all of these "new" rules?

Actually, Adam's Run Homeowner's Association was established June 7, 1994. The deed restrictions were created prior to each home being built. The developer ran the Homeowners Association until November 21, 2005 when the homeowners were given control of the Association. Since then, more positive things have been accomplished in the interest of the homeowners than in the 11 years that the developer handled things.

7.) Why isn't the Deeds Committee doing anything about my neighbor's "X"?

The Deeds Committee may very well be doing something about it. It is important for the Deeds Committee to maintain confidentiality and integrity in dealing with each violation. The Committee is held accountable by the Board and the Officers to ensure that the restrictions are applied fairly, equitably and consistently. If you feel that there is a Deed Violation that you would like the Deeds Committee to address, feel free to submit your issue in writing to the ARHOA address or email it to Jeff. Hudson@insightbb.com. Anonymous letters will not be acknowledged.

Hopefully, the above Q&A is helpful. Thank you for your willingness to make Adam's Run a better place to live.

Spring Cleaning Junk Drop-off & Recycling

Metro Solid Waste Management Department is sponsoring a Spring Junk Drop-off and Recycling Day. Sunday April 3, 2006.

Items can be dropped off at the landfill located 2673 Outer Loop. Items accepted include: Appliances, household junk and other large items not accepted by the waste haulers. Items NOT accepted include: Yard waste (grass, limbs, leaves, etc.), hazardous liquids, paints, tires, and commercial trash. For more information contact Marie Burnett with Metro Solid Waste management at (502) 574-8440

Adams Run Community Easter Egg Hunt

The Easter egg hunt will take place Saturday April 1, at 8017 Adams Run Road at 2 p.m. with a rain out date of April 8,. The response has been wonderful and hopefully this will become an annual community event. Special thanks to Toni Childress for helping me coordinate this event for our community. If you need more information, please email beth@lou-telecom.net or call me at 231-3275.

