


Adam's Run Homeowner's Association

PO Box 91003
Louisville, KY 40291



VOLUME 5, ISSUE 1

September 2011

Board Members September 2011:	Message from the President	Gaston Varela
<p>President Gaston Varela</p> <p>Vice President Jerry Miller</p> <p>Secretary / Treasurer Phyllis Faul</p> <p>Grounds Terry Kopple</p> <p>Documents & Deeds Terry Kopple</p> <p>Communications Kenny Kopple</p> <p>Website Jerry Miller</p>	<p>Residents of Adam's Run:</p> <p>I hope each of you is doing well. Serving as the HOA President with open-minded and hard working board members the past year has been a great experience. I'd like to thank each of them publicly for their service to our great community.</p> <p>The HOA is committed to accomplishing goals that our residents can be proud of. They are:</p> <ul style="list-style-type: none"> • Increase property value in Adam's Run • Ensure that our residents live in a safe neighborhood • Improve the quality of life in Adam's Run • Conduct HOA business ethically and professionally <p>In addition to the administrative and financial responsibilities of the HOA, we were able to accomplish many things. The HOA:</p> <ul style="list-style-type: none"> • Improved the appearance of the fountains • Removed and replaced dead trees and shrubs • Replaced the fence alongside Beulah Church Rd. • Planted rose bushes in the center islands 	
	<p>This is just the beginning! The HOA will continue to do its best to serve Adam's Run. However, we're always open for new ideas. We highly encourage residents to join the HOA in any capacity. Together, we can maintain the momentum that we've built this year and ride it into the new fiscal year.</p>	
Contents of This Issue:	<p>The HOA has worked under the same operating budget for the past three years. However, improvements and their costs continue to rise. Some residents have inquired into the possibility of having snow removal. Others have inquired about the possibility of having speed bumps in our neighborhood. These are just a few examples of inquiries that can be discussed by the HOA, but cannot be funded under the existing operating budget. As a result, the HOA voted unanimously to increase the yearly HOA dues by \$10.00. The new yearly HOA dues will be \$125.00.</p>	
Message From the President	1	<p>As previously mentioned, the safety of our residents is very important. The HOA asks each of you to report suspicious behavior to the proper authorities. We also ask that you adhere to the speed limit signs throughout our neighborhood. There are several blind spots throughout the subdivision. Drivers and pedestrians are asked to use caution at all times.</p>
Grounds Finance	2	<p>Speeding is rampant in our subdivision and too many close calls have occurred. Ideally, these incidences will decrease. However, if they do not, the HOA is prepared to conduct a traffic study to determine where speed bumps can be placed in our neighborhood. The good news is that Councilman Engel's office has notified the HOA that the metro government would be responsible for 50% of the cost.</p>
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Message from the President - Continued from Page 1**Gaston Varela**

At the last HOA meeting, some homeowners expressed concern over the possibility of having faulty garage door openers and the cause was undetermined. It is believed to be caused by interrupting radio waves from cell towers. However, no resolution has been found. Thanks to those homeowners for contacting news stations and bringing this to "troubleshooters" attention. We hope that a story is done so that a resolution can be determined.

Finally, I want to thank those that attend the HOA meetings and participate in discussions that take place. Your comments and opinions are very much appreciated. I highly encourage others to get involved. The HOA is the face of the subdivision, but certainly not the only voice. Everyone has a say, but your voice has to be heard. Please consider joining or, at the very least, participating in the HOA meetings.

Regards, Gaston Varela

Grounds**Terry Kopple**

Neighbors -

The grounds committee has worked very hard to keep our neighborhood looking good and keeping the irrigation system in good working order so our common areas are attractive. There was a real problem with weeds in the common areas late this summer. After numerous attempts to hire someone to clear the weeds, we had a wonderful neighbor agree to help us out. They did a great job and again, I want to publicly thank them for their hard work!

We have a new fence at the front of the subdivision along Beulah Church Rd. and the trees there have all been limbed up and pruned. A dead tree was removed and we do have plans to replace it this fall. New rose bushes were planted in a couple of the center islands and we have plans to continue with planting more roses in the islands that have irrigation next spring.

This past spring we had to replace numerous evergreens in the islands throughout the neighborhood. The shrubs were killed off due to animals using them as a place to do their business. Please do not allow your pets to use the bathroom on our plantings or on any ones lawns. Also, please use a bag to remove your pets deposits. If you see someone leaving the remains behind - offer them a bag to place it in.

If you have trees that extend over the sidewalks, please keep them trimmed so that people can walk under them. If a complaint is issued to Metro call, you can be cited by the metro government.

Thanks to all everyone has done to make our community a better place to live in!

Terry Kopple
Acting Grounds Chair

**Finance****Phyllis Faul**

The 2012 dues statement will be mailed on September 6th. They are due on October 1st. Thank you to everyone who pays their dues on time. This saves the association money on supplies and postage on additional mailing.

It was necessary to increase the dues \$10 this year to cover the increased cost of electricity and landscaping. These two items alone cost an additional \$2800 over the previous eighteen months. To save money, and help curb the expenses, the board agreed to have the fountains run from 8:00 am until 8:00 pm. In addition, the fountains will be turned off at the end of September.

The Board of Directors work very hard to keep expenses to a minimum. This year the front fence needed to be replaced. The fountains are in need of repairs that will come out of the 2012 budget. There will always be unexpected repairs need to keep Adam's Run a beautiful place to live.

A financial statement is posted monthly on the Adam's Run website. Please review, and if you have questions please contact the Treasurer via email at Finance@adamsrunhoa.org

Documents & Deeds

Terry Kopple

Neighbors -

Just a reminder that each and every one of us has the right to call Metro call at 311 to report anything from illegally parked cars to potholes. They will have each and every complaint checked out and you will know the results.

Parking on the street has become a regular problem throughout the neighborhood. PLEASE refrain from parking in the street. Also, we are not allowed to block the sidewalks with parked cars. This is a real hazard for our little ones trying to ride their bikes and stay out of the street. Keep in mind also, there are several blind curves along our streets and if a car is parked on the street it becomes almost impossible to see oncoming traffic. Also, please remind friends and visitors to your home to observe our parking regulations.

There are speed limit signs posted throughout the neighborhood. PLEASE observe the speed limit. There have been so many close calls concerning cars vs bicycles/pedestrians that could have resulted in real tragedy.

Please read over your CCR's before attempting any home improvements or adding sheds, fences or pools.

Lastly, think about getting on the board. It would be so nice to have a variety of opinions and suggestions to make Adams Run a better place to live. If you don't feel like you can serve on the board, at least try to make some of the meetings. The dates and times are clearly marked at the entrances to the neighborhood.

Terry Kopple

Secretary

Phyllis Faul

Soliciting - The following information was provided by Officer Todd Brimm with LMPD: "A neighborhood can post all of the signs they want, but it has no standing to keep a licensed solicitor from going on people's property. An individual owner can post a sign or ask a solicitor to leave his/her property"

Pets - Residents should not allow their pets to roam and become a nuisance to their neighbors. Dogs should be on leashes and owners should clean up after them. Our landscaping company has commented on animal feces in the medians around plants and shrubs, causing damage

Safety - As most of you know, school has started and it will soon be dark when most of our children are waiting at the bus stops. Please use extra caution when traveling our streets mornings and afternoons.

Neighborhood Watch - Adam's Run, and surrounding neighborhoods, are dealing with crimes concerning cars and homes being broken into. Please do not leave valuables in your car and keep your doors locked. Do not leave your garage door up unattended. This allows unwanted access into your home. The direct telephone number to LMPD Division 7 is 574-2133. To look at crime areas in the past 30 days, go to www.louisvilleky.gov/metropolice. This site provides valuable information.

Street Lights - If you have a light out on your street, please call LG&E @ 589-3600.

*****VERY IMPORTANT*****

If you have a question concerning dues, or anything else concerning Adam's Run, please address your question to one of the email addresses listed on page 6 of this newsletter. DO NOT contact the HOA attorney. Our attorney charges us every time he receives a phone call or an email from either the board or a resident. If you do contact him, the amount he charges for this will be added to your account and billed to you accordingly.

*****VERY IMPORTANT*****

Board Elections

October 6, 2011 7:00PM

Teamster's Union Hall

7711 Beulah Church Road

Email secretary@adamsrunhoa.org or mail to

Adams Run HOA, Attn Finance,

PO Box 91003, Louisville, KY 40291

prior to September 30th

To be added to the ballot

Communications

Kenny Kopple

Friends & Neighbors:

First of all, we would like to welcome all newcomers to the association! Please feel free to participate in any event and/or association throughout the year. Also, think about joining the board. We welcome new faces and fresh ideas.

The past year has been a good positive year for Adams Run.

Major landscaping improvements, new fence and a new American flag are just a few positives for 2011.

The weather has been in our favor for 2011! We have had 0 fatalities and 0 casualties relating to inclement weather this past winter.

The Christmas decorations looked great for the 2010 holiday season! Thanks to all who volunteered!

Neighborhood association fees had to be raised this year to \$125.00. This still rates as one of the lowest fees for our size neighborhood.

Please be responsible - don't forget to attend the annual board meeting for the election of your board members on October 6.

The neighborhood spring/summer/fall annual picnic idea is still open for discussion. Please let someone on the board know if you are interested in helping organize the event.

Food for thought - Neighbors - PLEASE let's try to keep anyone and everyone out of our fountains! It is dangerous and the water is full of germs and bacterial! An accident could be detrimental to someone's pocketbook!

Let's have safe holidays and a prosperous new year for everyone! Remember to keep our good thoughts and prayers going strong for our military men and women.

Many thanks to our current board members for their time and service to our community this past year.



Kenny Kopple
Communications Chairman

Election Information

Jerry Miller

Thursday, October 6th 2011 will be our Annual Board Meeting Elections at 7:00 P.M. It will be held at the Teamster's Union Hall, 7711 Beulah Church Rod. The election will be held immediately following the regularly scheduled board meeting.

According to our by-laws **it is mandatory that we have a minimum of 19 addresses represented - not 19 people.** This constitutes 5% of the homeowners. The only requirement is that your dues are current to-date in order to vote or become a member of the Board.

Mailing Address to contact the HOA:

**Adam's Run Homeowners Association
PO Box 91003
Louisville, KY 40291**



Board Member Contact Information

President	Gaston Varela	president@adamsrunhoa.org	
Vice President	Jerry Miller	vp@adamsrunhoa.org	
Secretary / Treasurer	Phyllis Faul	secretary@adamsrunhoa.org	finance@adamsrunhoa.org
Grounds	Terry Kopple	grounds@adamsrunhoa.org	
Documents & Deeds	Terry Kopple	deeds@adamsrunhoa.org	
Communications	Kenny Kopple	communications@adamsrunhoa.org	
Web Site	Jerry Miller	webmaster@adamsrunhoa.org	