

Heritage Place Homeowners Association

Newsletter - April 2004

Note from the Board President

Thank you for taking the time to read this newsletter. It summarizes a number of issues that your Board (of volunteers) has been very busy addressing. Much of this effort is the culmination of ideas started with the very first interest meeting almost two years ago, through the membership survey (with 60% choosing to respond), to now. Thank you for your patience as the Board and Officers address numerous issues that need to be resolved with any new homeowners association. Below you find brief summaries about some more recent activities and things to look for. The Board had a planning meeting in November 2003. One of the goals it set was to bring to conclusion as many of the issues determined by the membership survey as possible before Summer. The Board and Officers are well on the way to achieving that goal. Another goal is to increase the integration of the volunteers who have come forward. Look for more on that in the summer and fall. Finally, another issue that has rapidly gained prominence is dog management. Please take note of the Board's comments and the intent to serve the entire neighborhood as best possible. Thank you again and enjoy the remainder of spring and summer.

- Chad

Annual Dues - This year's dues of \$100 per lot were due March 1, 2004. Thanks to the members that have paid their annual dues. For the five lots not paid, your mailing envelope is marked "past due". If you feel you have been marked as not having paid in error, please contact a Board member as soon as possible. Otherwise, please send in your payment as soon as possible.

Procedural Matters - Annual General Meeting

It was discussed at the September 15, 2003 General Meeting that each subsequent Fall General Meeting would be held to:

- review, edit and approve the annual budget,
- elect the Board serving through the next calendar year, and
- hear complaints and comments from the general membership.

The rationale was to have the Board term coincide with the fiscal/budget and calendar year. Furthermore, it was intended to resolve any budget issues before the winter holidays. Unfortunately, it was not advertised with the meeting notice, plus the bylaws were not modified to accept this general meeting date change. With the intent of officially making the changes per the bylaws, this matter is advertised in this newsletter and will also be in the fall newsletter advertising the general meeting to be held October 12, 2004 at 6:30pm at the South Oldham Firehouse on Old LaGrange Road next to the 329 Bypass.

Budget - We have a bank balance of \$18,370.²⁸ The continuing debits include entrance grass and landscaping maintenance, electric bills, insurance, new neighbor welcome materials, picnic and newsletter mailing costs. A more detailed accounting of finances is available upon request and at the regular Fall General Meeting.

Boats, Trailers, RVs - Just a reminder, to please be courteous of our neighbors by storing boats, RVs, trailers, etc in a garage or off-site, per Subdivision Restrictions.

Speeding - Please SLOW DOWN - As more young children are outside playing please drive within the speed limit and be mindful of children who most likely will not be watching for you. Parents please remind younger less experienced drivers that speeding in a neighborhood is dangerous and for them to make an extra effort to watch for small children. The Board can not do anything, but you and Police can. Also, please contact them if you would be willing to have a radar post in your yard.

Front Entrance Road - Thanks to Shaun Wallace, Bill Price, and Daniel Wallace for donating the concrete and labor to temporarily repair the Hwy-22 entranceway shoulder. The Board has been working with the County and State to get a more permanent improvement made most likely in June. - Shaun also wants all of our members to know his concrete finishing company will perform concrete work for any HPHOA member at a discounted price. He can be contacted at 939-8029.

Front Entrance Landscaping - Minish & Potts, LLC. has been awarded a landscaping contract and should have improvements underway by the time you receive this. Another agreement is being prepared for weed control, in addition to extension of the mowing contract.

Architecture Approvals - The board has approved one swimming pool and several fences. Please remember to forward any building project specifications to Shaun for approval. If you would like a template to make your proposal to the Board, please contact Chad McCormick at 243-4314 or cmccormick@fmsmengineers.com.

Neighborhood Watch - The Board has purchased two signs, and by now you should have been contacted by your Block Watch Captain and given your Block Watch door sticker. Thanks to Vice President Ann Reno and Bill Price for coordinating this very important activity.

Neighborhood Directory - The social committee is creating our first neighborhood directory. There will be a sign up booth at the Neighborhood picnic and at during the yard sale at the front entrance to give written permission to list your name and address, and to reserve your personal copy! The directory will include valuable local resource information (ID, LG&E, O'Connell water, etc). Residents will also be able to list added personal or business information.

Corner Street Lights - Last year, the membership voted to install corner street lights last year. These lights are scheduled for final identification and installation by LG&E during the month of May. If you are a homeowner with a corner street sign in your yard and have concerns about lighting placement, please contact Board Member Shaun Wallace at 939-8029.

Garbage Collection - Board Member Elizabeth Jackson is finalizing the agreement details from our low bidder (ID Systems). To get that low price we have to have 85-90% participation. There will be a SIGN UP booth at the Neighborhood Picnic. You will be able to review ID's literature, contract and

information at the booth, or email Elizabeth at casjack@msn.com for information.

Roads and Snow Removal - Phase I of the neighborhood has been accepted by the County and as a result receives snow plow services, while Phase II is still the developers (not the Board). The Board has been working with the County Engineer Orville Threlkeld, PE to get the developer's final stabilization activities (ditches and ponds) completed so that the roads can be accepted. The Board would like to formally express their gratitude to the Mr. Threlkeld. He has made several efforts to work with us and is taking special attention to look out for our neighborhood. In the event that the Phase II roads are not accepted by next snow season then the Board will solicit bids for snow removal, pending permission from the County and/or Developer.

Spring Picnic - A spring picnic will be held May 23 from 2pm on, at Board member Shaun Wallace's lot (6918 Chimney Hill). The Social Committee will post signs with details. The HPOA will provide burgers and dogs, music and more. Please bring your favorite dish and drink. There will be a booth to sign up for the group garbage collection program, and for the neighborhood directory.

Yard Sale - A neighborhood wide yard sale is tentatively scheduled for Saturday, June 5th from 9am to 2pm. It will be advertised in local newspapers and posted signs. Call Elizabeth Jackson, 241-5249, to have a balloon reserved to mark your home. A "Board Booth" will be manned by Board volunteers near the neighborhood entrance to Meet and Greet and offer a second chance to sign up for the garbage collection and neighborhood directory.

DOG COMPLAINTS

Spring is upon us. The sun is out, the grass is growing and people are out walking more and more. This has been an excellent opportunity for our neighbors to meet and get to know each other. Unfortunately, it has exposed a serious problem that requires a prompt and serious response. **OUR NEIGHBORHOOD HAS A DOG PROBLEM.**

No bones about it... That dog just don't hunt...

Pick your cliché, the fact is that many of our neighbors are afraid, unhappy and irritated about the prevalence and recurrence of the dog problems. Please be clear, this is not a single problem with a single dog. Your Board has received numerous complaints and comments regarding dogs. As several of the Board members are dog owners, we have decided to take action. This letter is one of the first steps. As you will read below, the next step is up to us all.

What are the Problems with Dogs? - Initially, the Board was preparing a response to a few specific incidents and nuisance problems that had been reported. As the Board discussed the issue with more and more people it became increasingly clear that this is a larger and much more serious issue. The most serious of the reports have to do with a dog killing two other dogs in separate events. The incidents have been confirmed by the Oldham County Animal Control Department and noted for further action - see "What Can the County Do?"

Other serious comments and complaints related to dogs include:

- harassing children at school bus stops.
- charging people walking on the street.
- forming packs and acting aggressively.
- chasing children on bikes.

While still serious, there have been many other nuisance comments and complaints related to dogs include:

- leaving their mess in yards and digging up plants.
- entering other yards disturbing properly controlled dogs.
- chasing cars.
- sitting in the middle of street blocking traffic.

While these matters are not a matter of public safety, they are valid complaints and concerns received by the Board. They are not the courteous, polite and respectful behaviors that we all would like to see.

What Can You Do About Dogs?

If you don't act, don't expect things to change... there are options.

- 1) Bring the issue up with your neighbor. We all appreciate being informed personally when we have imposed on a neighbor.
- 2) Call 911 if it appears to be a public safety issue.
- 3) If you are not comfortable speaking to your neighbor about their or their dog(s)' behavior please contact the Oldham County Animal Control Department at 222-7387. Be prepared to give them a location and dog description. If it is in your yard or in the street they will have more chance pick it up. They will keep your information confidential... your name will not be given to the Board or the dog owner. If you feel it may act aggressively DO NOT try to leash or hold the dog.
- 4) File a complaint with the County Attorney at 222-7342.

Thank You!! The Board would like to express their deepest appreciation to those dog owners who are showing respect and courtesy to their neighbors by responsibly keeping their dogs on leashes while walking and making the effort to pick the dog waste from their neighbors' lawns. The Board would like to express their deepest appreciation to those dog owners that choose to responsibly enclose them in fences. Some people (with dogs that would stay in them) used electric fences. Others had fences constructed. We hope your examples are appreciated and repeated by others.

What is Expected of Dog Owners?

- Keeps dogs inside, on a leash or within a fence (electric or other regulation approved)
- Have dog licensed (can be purchased at your vet)
- Keep all vaccinations current
- Put a collar with license, vaccination and contact information tags.

- Letting dogs run free off the leash and out of a fence
- Letting dogs leave their mess in your neighbors lawns
- Letting dogs eat or dig up neighbor's plants
- Dogs NOT controlled by an owner, not on a leash or behind a fence
- Excessive barking

What Will the Board Do About Dogs? - The Board wants to respond to these serious matters deliberately and in a reasonable, yet legally defensible manner. The Board has decided to respond to specific complaints by taking one or more of these actions:

1. Relay the comment or complaint to County Animal Control.
2. File a complaint with the County Attorney against the dog owner on behalf

of the neighborhood association.
3. Contact the property owner's insurance company, for incidents the Board determines to involve a potentially dangerous dog. This is consistent with the neighborhood association's enforcement policy adopted this past winter.

What Does the Law Say About Dogs?

Sections 1, 2 and 7 of Oldham County Ordinance 95-800.847 - "All animals shall be kept under restraint at all times. An animal shall be deemed to be under restraint if it is on the premises of it's owner and at the time not barking uncontrollably, or if accompanied by a responsible person and under that person's control. No owner shall fail to exercise proper care and control of his animal so as to prevent the following actions: excessive, continuous or untimely barking or howling; molesting of passerby; chasing of vehicles; attacking of domestic animals; trespassing upon public or school grounds; trespassing upon private property; or damaging of private property of any nature."

What will the County Do About Dogs?

When contacted, the County Animal Control Department will file your complaint and attempt to visit the location. If the animal is in the street or on the yard of the person who made the call then it will be picked up and taken to the kennel. If the dog has information to contact the owner, then they will be contacted and may pick it up and the owner pay a fine. Animal control WILL NOT pick up a dog if it cannot determine if it is not sitting in its owner's yard. They assume that it is in the owner's yard.

THANKS TO THE VOLUNTEERS - Thanks to all the volunteers including the committee staff, officers, Board.

Contacts and Information:

Where to mail comments and complaints:
Heritage Place Homeowners Association Inc.
P.O. Box 1026
Crestwood, Kentucky 40014

Your 2004 Board of Directors and Officers:

Penni Aschenbeck, Board Member	243-3809
Melisa Harjes, Treasurer	243-3628
Judy Haas, Board Member, Secretary	241-6814
Elizabeth Jackson, Board Member, Social Chair	241-5249
Chad McCormick, Board Member, President	243-4314
Ann Reno, Vice-President	241-0376
Shaun Wallace, Board Member, Architecture Chair	939-8029

General Meeting
Tuesday, October 12 at 6:30 pm.
at the South Oldham Firehouse on
Old LaGrange Road next to the 329 Bypass.

Agenda:

- 2004 Actual and 2005 Proposed Budgets
- Potential Bylaw changes - General Meeting, Officer Selections by Board Members and updated policies.
- Nominations and Elections for 2005 Board

A LARGE FONT version of this newsletter for the visually impaired may be obtained by calling Judy Haas at 241-6814.

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P.O. Box 1026
Crestwood, Kentucky 40014