

Shadow Lake News

MAY / JUNE

2005

Board Meeting Highlights

Three Way Stop Sign: It was suggested that the intersection of Shadow Lake Drive and Shadow Ridge be made into a three way stop instead of its present two way stop. The Board is suggesting that homeowners address the Mayor in June regarding this issue. They are also urging everyone to ask the Mayor about the city taking over the sidewalks and light posts. (More on the Mayor's visit in the body of the newsletter)

Sinkhole on Shadow Lake Drive: It was noted that Dave Piccerillo with the transportation department of the City of Cold Spring is aware of the sinkhole at the top of the hill on Shadow Lake Drive. He thinks it is a settling problem from when the sanitary pipe was installed under the road. He indicated that the council would not agree to dig up the area and put in a patch. However, he did agree to fill the low spot, level out and seal the edges with tar. He noted that it would be noticeable. Should the board opt to have the work done then he will schedule it for sometime

this summer. The Board moved to let the City make the repair. Management also noted that Dave Piccerillo from the City indicated that the dip in the street on Shadow Lake Drive (near entrance of clubhouse) was intended for better drainage. He stated that the street may have settled slightly but does not warrant replacement. Even if the City would agree or repair the street it will only be raised approx 1 inch as the dip/slope must allow water to flow towards the drains.

Storm Water Tax: It was noted that the Sanitation District issued a credit of \$1,220.50 that was applied towards the water quantity and adjusted on the Feb 2005 bill.

Building inspections: The Board approved a proposal from Professional Inspectors, Inc to complete a physical inspection of five buildings, on the outsides only. This inspection will include: exterior, roof and two attic spaces. Each building will consist of eight units. Cost is \$1,000 and they will provide a written report. It was noted that two buildings will be selected from Hidden Ridge, one from Misty

Cove, one from Lake-watch and one from Shadow Ridge. Work is scheduled for early May.

Deck Cleaning/Sealing: Diamond Deck Services was awarded the contract to complete the remaining decks on Shadow Ridge. This will complete the first round of deck cleaning and sealing. Work to be completed in May.

Painting: Hertzenberg and Sons will start this year's painting in mid May. Units to be painted in 2005 are: 200-214, 216-230, 232-246 Misty Cove.

Cluster mailbox housing on Shadow Lake Dr: Management was asked to obtain a quote to move the cluster boxes from Shadow Lake Drive to Hidden Ridge.

Cluster Mailboxes on Misty Cove: The Board approved for Rick Brockell to work with GroundMasters to install landscape boulders and plant material to the area on Misty Cove adjacent to the cluster mailboxes.

INSIDE THIS ISSUE:

Board Mtg Highlights Cont'd	2
Improvement Apps	2
Board Mtgs	2
Lake Policy	3
Grill, Chimineas, etc	3
Pool News	3
Community Policies	4
Come Meet the Mayor	4
Adopted Gardens	4
<i>Attached to Newsletter for Handbook:</i>	
Pool Rules	
Outside Light Fixture	
Shepherds Hooks	

SPECIAL POINTS OF INTEREST:

- Towne Properties will be closed on May 30 in observance of Memorial Day.
- If you are selling your condo please be sure to call Towne Properties and speak to Sarah.
- Payments are due on the 1st of each month and late on the 15th, if payment is not received by that date a late fee will be applied to your account.

Board Meeting Highlights (cont'd)

Shepherd's Hooks: The Board unanimously agreed to allow one Shepherd's Hook providing the homeowner submits an architectural application and gets approval from their neighbor, if they share a front entrance. A copy of the adopted rule is enclosed so please add to your handbook.

Drainage behind 500 building: Management obtained a bid from GroundMasters in the amount of \$4,160 to correct a drainage problem in the rear of this building. The Board requested that management send a copy to the Drees company.

Bluebird Nest Boxes: The Board reviewed an email regarding Mr. Ken Ampfer and his bluebird nest boxes. Mr. Ampfer has installed nest boxes all over the county including Shadow Lake. He is a private citizen who, installs the boxes and keeps them checked. He spends a good deal of time on the project and is only interested in the welfare of the birds. He was unaware that Shadow Lake is a private community. Although he will remove the boxes he requested that the board consider allowing them to stay. He also, requested that should the boxes be allowed to stay could the Board solicit help from homeowners to feed

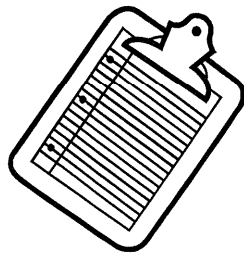
the birds. After a brief discussion the board unanimously agree. **It was noted to solicit help via the newsletter.**

Outside Light Fixtures: After noting a difference between the handbook and the declaration regarding outside lights, it was noted that the Declaration overrides the handbook. Therefore, it was suggested to announce in the newsletter that the **unit owner is responsible for the repair and replacement of all outside lights.**

Improvement Applications

If you are planning an exterior improvement or modifications, it is important that you submit an improvement Application with specific drawings or pictures outlining your request.

All exterior improvements or modifications are subject to



Board approval. If you have already made an exterior improvement or modification and did not complete a form, please do so. Applications can be obtained from Sarah at Towne Properties. If you wish to have an application form emailed to you, contact sarah@tpi.com (it is the #1 behind tp) or visit the website at

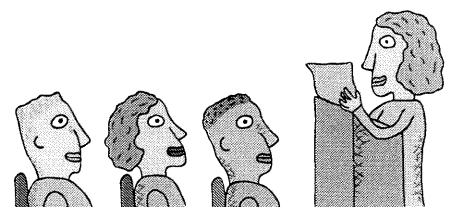
<http://home.insightbb.com/~shadowlake/>

Board Meetings

Board meetings are typically held on the 4th Tuesday of the month at 6:30pm in the clubhouse. The May meeting will be held on May 24th, 2005.

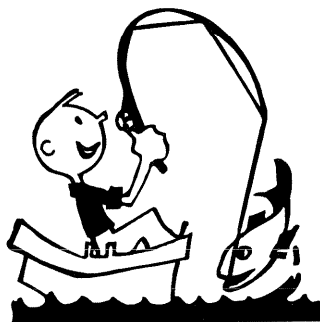
If you have a particular issue that you would like the Shadow

Lake Board of Directors to address, please state your issue or concern in writing. Written requests are to then be forwarded to Towne Properties, 500 Thomas More Parkway, Crestview Hills, KY 41017



Lake Policy Reminders

- Fishing is permitted from dawn to dusk by residents and their guests.
- A resident owner seventeen years or older must accompany their guest(s) at all times. No one under the age of seventeen (17) will be permitted to fish unless accompanied by an adult owner.
- Fish at your own risk.
- Owners and their guests are responsible for cleaning up after themselves.
- Owners and their guests are to abide by all Fishing and Game Laws including any laws requiring a fishing license.
- No fires are permitted.
- Owners and their guests are to be respectful of the residents at all times. No loud music or offensive behavior.
- Fishing from lake banks only.
- No boats are permitted.
- When you catch a fish, please release the fish back into the lake.



Grills, Chimineas & Open Flame Producing Items

No charcoal grills, chimineas or any other open flame producing items may be placed on the decks of the buildings. If a resident uses a gas or electric grill on the deck or patio, or a charcoal grill on the patio, it



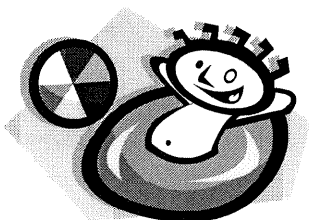
must be a minimum of three feet from the building. All damage caused by any flame-producing device to the common area or to the limited common area is resident responsibility. Repairs, at the resident cost, must be made within thirty days of the occurrence or the Association may

enter to make repairs and charge the owner. Repairs are subject to inspection by the Association to assure compliance with the governing standards and regulations. The Association will assume no responsibility for any damage caused by flame producing items.

Pool News

The Pool will be open for use beginning Memorial Day weekend. Remember:

- The pool is only for residents and their guests (residents must accompany the guests)
- Children **must** be



accompanied by an adult

Please read the attached pool rules and keep them in a handy place for reference.

The pool is a social place for the community, thus, not always the quietest spot in town. Folks

tend to gather for laughter, fun and companionship. Join us at the pool on a sunny day.

Towne Properties

500 Thomas More Parkway
Crestview Hills, KY 41017

Phone: 859-291-5858
Fax: 859-291-7767

Community Policies:

Front Porch & Stoop: Flowerpots and seating structures for not more than two (2) people may be placed on the front porch or stoop area of a unit. The Association and/or contractors working for the Association will not be responsible for any damage to these items.

Lawn Ornament Policy: Anyone wishing to add anything to the exterior of the unit MUST seek approval by first submitting an Architectural Application.

Signs: For sale signs are to be placed only in mulched areas by the garage. Security signs are limited to one sign in front and one sign in the rear of the unit. The security signs must be placed in the mulch bed in front and next to the unit in the rear so as to not interfere with mowing and landscaping. The Association and/or contractors working for the Association will not be responsible for any damage to these items. No other types of signs are permitted either temporary or permanent without the proper written consent of the Board of Directors.

"Come Meet the Mayor"

Mayor Mark Stoeber will be visiting Shadow Lake on Monday, June 6th, 2005.

Where: Shadow Lake Clubhouse

When: Between 6:30 pm—7:00 pm

Food: Hotdogs, buns, snacks and pop will be provided by the Mayor

Everyone is welcome, please come and bring your questions!

Adopted Gardens

Spring is here and we just wanted to remind everyone that adopted a garden last year that you can start working on your gardens as soon as weather permits. The gardens looked great last year and we expected that they will even look better this year.

There are still several garden areas up for adoption. Anyone that is interested, should call Rick Brockell at 393-7749, Jim Roush at 781-5086 or Bill Egan at 781-1357.

If you adopted a garden last year and cannot maintain it this year, please let us know so that we can try to find someone else to take it over.

Have fun planting!

The Landscape Committee