

Shadow Lake News

Highlights From Annual Meeting

Election: Two positions were open for the Board and three candidates ran for these positions. Tim McCarthy and Sue Hoppenjans are the newly elected Board members.

Social Committee

Larry Hartig: reported on behalf of the Social Committee. He recognized each member of the Committee and recapped their accomplishments for 2006.

- The Community Garage Sale held in May with many homes participating in the event and many shoppers showing up to help make it a successful venture.
- Had a Great Summer Party with about 50 homeowners in attendance.
- Had a Great Golf Outing in September.
- The Chili Cook off was a big hit with nine Chili's entered by the Local Fire Department. There were approximately 40 people in attendance.
- Had a few wine tastings that went over very well and each event had approximately 15 people.
- Had a Christmas Tree / Wreath decorating event with about 18 in attendance. Cheryl Hussing, homeowner, was gracious enough to teach.
- Christmas Party at the Clubhouse was on 12/9/06. Also, had the Annual Auction to benefit the "Big Stef" organization.
- New purchases for the Clubhouse: coffee tables, T.V., entertainment cabinet and stereo.

Landscape Committee

Larry Hartig: recognized each member of the Landscape Committee and noted they had worked very hard in 2006. He recapped some of their accomplishments:

- They identified a five year plan to improve the community with replacements and enhancements to trees, shrubs, etc.
- Added a monument sign at the front entrance.
- Trimmed and fertilized all deciduous trees through the property.
- Added several rose bushes at the entrance and Clubhouse for color.
- Completed an analysis as requested by a board member on the CC & R violations to further clarify and restate restrictions.
- Signed a long-term contract with GroundMasters to lock in and help maintain fixed costs for several more years.

- Future plans included concealing all utility boxes with grasses, bushes, a plan to landscape around the lake area and to assist the "adopt the garden group" with planning and resources.

Finance Committee

Terry Reed: thanked the Finance Committee members for their involvement with the committee and gave an overview of what they did for 2006. They reviewed the monthly financial report and noted corrections or suggestions to the Management Company. They recommended to the Board to go to a Security Brokerage Firm for additional outlets to purchase CD's – which was approved. They spoke to several sources and made the recommendation to pay current and future federal taxes from interest earned from the Reserve monies. They started to formulate the 07 budget in July and presented a balanced budget to the Board in October – which was approved. They feel good about the Reserve Fund and understand it to be one of the best in the area – thanks to previous Boards and their commitment to the future of the community. The committee will continue to monitor the Reserve Fund and will aggressively pursue the funding of it.

Architectural and Maintenance Committee

Tim McCarthy: thanked the Architectural and Maintenance committee for their dedication and hard work. He noted they had a \$16,000 maintenance budget for 2006. Listed below are among just some of the items accomplished with this money: Replaced signs in the community, repaired siding on several buildings, replaced a 8' x 16' section of roof, gutter repair, installed French drains, replaced wood under 2 sets of bay windows and numerous shingles. The Architectural Committee also oversees the Annual painting project. Tim noted that an engineering inspector inspected 5 buildings in 2005 and complemented him on the community.

Budget

Steve Yelton: recapped the 2007 budget noting that thanks to some heavy increases a few years back has enabled the fees to remain the same for a couple of years.

Highlights from Annual Meeting...Continued

He noted that most budget items are under contract and are at a fixed dollar amount. He indicated they were able to save a little money under snow and water. Steve stated that when it snows GroundMasters is only to come out after a 3" snowfall and only after the snow has stopped. He reported that money was put in the 2007 budget for tree replacements but was able to get them installed in late 2006.

Long Term Planning Committee

Steve Yelton: thanked members of the Long term planning Committee and noted they have been busy during 2006 working on a long-term strategy for the Community. He indicated that both members, Bob Wilson and Ron Albrinck, also served on the Nominating Committee.

Guest Parking

For those of our neighbors who have several vehicles, we request that you please park vehicles in your garage and driveways. By parking vehicles in driveways and garages, there will be guest parking available.

Dryer Vent Cleaning:

This is a homeowner responsibility and should be cleaned on a routine basis. Lint buildup not only prevents the dryer from performing properly but could cause a fire. Listed below are just a few companies who do this type of work:

- Olympic Contracting / 859-635-1854
- Sears / 513-541-3400
- Coit / 513-772-4226
- Towne Properties / 859-291-5858

TRASH CONTAINERS

A special thank you goes to the residents who pick up trash and debris in the neighborhood. Please do your part by securing trash in tight containers; "do not place trash out in plastic bags" place trash in a secure trashcan. Secure recyclables tightly in the recycle container. If you do not want the door store or other sale papers please call and have them stopped. It has been suggested to hire someone to pick up trash on a regular basis, however, this will be very costly. We hope that each homeowner will take the extra steps to keep trash tightly secured.

SPRING WILL BE HERE BEFORE YOU KNOW IT

If you are planning an exterior improvement or modification – it is important that you submit an improvement application. 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 Debbie Z at Towne Properties.

Board Members

Steve Yelton / President
 Larry Hartig / Vice President
 Terry Reed / Treasurer
 Sue Hoppenjans/Secretary
 Tim McCarthy/Member at Large

Monthly Board Meetings: Effective 1/07 the Board will go back to monthly meetings on the 4th, Tuesday of each month at 6:30 p.m. at the clubhouse.

Newsletter Schedule January, March, May, July, September and November. All information going in the newsletter needs to be sent in to Debbie Zai at Towne Properties by the 1st of the month.



BIRD HOUSE AND FEEDER POLICY

There is a limit of one (1) birdhouse or bird feeder per unit. The birdhouse or feeder is permitted only to be erected in the back of a unit at least three (3) feet in the Common area that is not routinely mowed and maintained by the Landscapers. Birdhouses and feeders are not to be installed on decks or patios, in the mulch bed areas in front or at the rear the unit.

It is the responsibility of the Homeowner for the installation and maintenance of a bird house or feeder. Damage to a birdhouse or feeder will not be the responsibility of the Association and/or contractors working for the Association.

Fireplace Chimney Repair & Maintenance

At the July 25th meeting of the Board of Directors of Shadow Lake the topic of cleaning of fireplace chimneys was discussed. Fireplaces are a Limited Common Area as defined by the Declarations. The governing documents are silent with regard to maintenance and repair. If fireplace flues are not properly cleaned a fire could result.

The purpose of the resolution is to 1) make fireplace owners aware that they need to have their chimney cleaned regularly and 2) to prevent chimney fires.

A draft resolution designed to clarify who has responsibility for care and maintenance was discussed. Information on recommended schedules for cleaning were obtained from The Chimney Safety Institute of America and The National Fire Protection Agency. Both recommend annual cleaning and inspection of chimneys.

After some discussion the following resolution was passed unanimously:

**Shadow Lake Council of Co-Owners
Resolution Creating A Policy
Regarding Fireplace Chimney Repair and Maintenance**

WHEREAS, the Shadow Lake Board of Directors is empowered under the Articles of Incorporation, Articles III and the By-Laws, Article VII to determine the proper maintenance of Limited Common Areas to promote the health, safety and welfare of the residents; and

WHEREAS, fireplace chimneys are a Limited Common Element as defined in ARTICLE I, Section 1.01(k) of the Declaration in that they are for the exclusive use of the Owner; and

WHEREAS, wood burning fireplaces are an improvement available for the exclusive use of the individual Unit Owner; and

WHEREAS, it is the obligation of the Unit Owner to maintain and repair at his/her expense all appliances designed for the exclusive use of the Unit Owner; and

WHEREAS, burning wood or other similar combustible products results in the depositing of creosote on the walls of the fireplace flue; and

WHEREAS, a build-up of creosote can result in a chimney fire that could threaten adjoining units; and

WHEREAS, the Board has determined that regular cleaning by a certified and insured Chimney Sweep can help prevent chimney fires;

NOW THEREFORE, BE IT RESOLVED THAT, the Board of Directors of Shadow Lake requires that all Unit Owners with wood burning fireplaces cause to have their chimneys cleaned and inspected annually if the fireplace is used regularly, biennially if the fireplace is used only periodically. Further, that each homeowner with a wood burning fireplace produce, upon demand of the Board, proof of cleaning by way of receipt or cancelled check. If the homeowner can not show that they have had their chimney cleaned and inspected within the past year, the homeowner will have ten days to have the chimney cleaned by a certified professional and provide proof of service by way of receipt. If the homeowner fails or refuses to have their chimney cleaned, the Board of Directors shall have the power under Article X, Section 9.05 of the Declarations to levy a fine against the unit owner, the amount of which shall be set annually by the Board, until such times as the violation has been corrected.

FIREPLACE CLEANING:

All homeowners with a wood burning fireplace must have their fireplace chimney cleaned and mail a copy of the receipt or cancelled check to Towne Properties by no later than **5/1/07**. See resolution on page 3 of the newsletter.

SOCIAL COMMITTEE UPDATE:

- *Special thanks* go to Kathy Schmidbauer for all her hard work and dedication for the past few years as Social Committee Chair.
- Fred Schmidbauer has agreed to continue with the wine tastings—two in the Spring and two in the Fall and will handle the Monday night pool parties. *Thanks Fred!*
- *St. Patrick's Day Party* is scheduled for **3/17/07**—details to follow.
- *Christmas Party* is **12/01/07**.
- Be sure to check your front door as a schedule of events and a flyer on the 1st event will be distributed around the 1st of February.
- Just a reminder when finished with a function at the clubhouse—**Please** leave the room in rental ready condition.



Towne Properties

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(It is the #1 behind the tp in
the email
address