

SHADOW LAKE NEWS

BOARD MEETING HIGHLIGHTS

- **Drees unfinished items:** At the recommendation of attorney Amy Ferguson the Board agreed not to pursue the remaining items left on the original walk through /punch list.
- **Reserve Study:** The Long Term Committee was asked to review the Reserve Study proposal from the Reserve Advisors and make a recommendation as to the need for a study. The Board accepted the Committee's suggestion to do nothing in 2007 but review the need again in 2008.
- **Year- end Financial Information:** Find enclosed financial report for month ending 12/31/06.
- **Speeding / Running Stop Signs: You better watch your speed!** The Cold Spring police are monitoring the community looking for those who speed and run stop signs.

Fireplace Cleaning: It was noted in the January newsletter that homeowners with wood burning fireplaces must have their fireplace chimney cleaned and provide proof to Towne Properties by **5/1/07**. Even if you **do not or have not** used the fireplace it still needs to be inspected. Infrequent use can mean a bird nest , etc. located inside the chimney.

- **Landscape Guidelines:** Summer is rapidly approaching and the time for summer flowers, statues and other patio / yard ornaments. The Board agreed to send out another copy of the *Landscape Guidelines* that were adopted in May 2006. Please take a moment and review these guidelines to make sure you are in compliance with the rules. After **5/1/07** letters will go out to those in violation.
- **Stop Sign – Shadow Ridge:** Tim McCarthy meet with the police and the city regarding the stop sign on Shadow Ridge Drive. Once the Police and Safety Committee got involved it was determined that the road needs to have traffic flowing in one direction only. This should take place in the near future.

Painting: Painter, Greg Hertenberg, plans to start painting on or about 4/15/07. Weather permitting he should be finished by 5/1/07. Notices will be placed on each homeowner's door. Please call and schedule your front door to be painted. **Units to be painted are:**

- 300-306 Shadow Ridge
- 301-311 Shadow Ridge
- 313-323 Shadow Ridge
- 325-331 Shadow Ridge
- 333-343 Shadow Ridge
- 345-355 Shadow Ridge
- 357-363 Shadow Ridge
- 365-371 Shadow Ridge

Note: Deck cleaning / staining is not scheduled for 2007. The guidelines are listed in your Reference Manual should you wish to undertake this work yourself: The product is Deck Transparent Wood Stain - #2101 Cedar and can be purchased at Porter Paints.



A big **THANK YOU** to everyone while I have been recovering from surgery, who sent cards, flowers, meals and phone calls. It is so nice to know I live in a very supportive community. Everyone has been so thoughtful. Thanks again!

Cindy Owens

Social Committee Update:

1. There is a slight error in January 27, 2007, Newsletter under SOCIAL COMMITTEE UPDATE.

The text reads, "Fred Schmidbauer has agreed to continue with the wine tasting – two in the Spring and two in the Fall and will handle the Monday night pool parties. Thanks Fred!"

It should have read, "Fred Schmidbauer has agreed to continue with the wine tasting – two in the Spring and two in the Fall. Thanks Fred!"

A new bullet should have read: "In addition to other events, the Social Committee will continue with the Monday night pool parties again this year."

2. Everyone should have received a flyer listing the social events planned for 2007. Please make a "pen and ink" change to the dates for the wine tasting to the following: Tuesday, April 10, May 8, September 11, and October 9 at 6:30 pm. This change was requested by several homeowners and Fred Schmidbauer was able to accommodate the requests.

3. The date for the Shadow Lake Annual Yard Sale has been changed from Saturday, May 12, 2007, to Saturday May 19, 2007, to coincide with the Wilder City Yard Sale. Please also update your flyer.

4. The Social Committee is planning two "day trips" with MKL Tours. The first will be a trip to the Derby Theater in Clarksville, Indiana, on Wednesday, June 27, 2007. The second will be a trip to Keeneland on Saturday, October 27, 2007. More details are provided in the attached flyer.

5. Deby Davis is in the process of updating the Shadow Lake Directory of Homeowners. By now you should have received a flyer showing how your address appears in the last directory with a response deadline of Friday, April 6, 2007. If you have not yet responded, did not receive the flyer, or have any questions, please contact Deby by either email at debyky@insightbb.com or phone at 859-781-4164 as soon as possible.

6. Warm weather is upon us and more and more people are visiting the lake. Homeowners are reminded that they must accompany their guests who use the lake. More importantly, it is imperative that no children be left unaccompanied in the lake area.

7. The Shadow Lake Lending Library is located in the Clubhouse in the hallway between the restrooms. Everyone is invited to use the library. When donating or borrowing books, please help us keep the area clean and tidy.



SPRING CLEANUP

GroundMasters has started edging beds and plans are to mulch the week **after** April 15th. Lawns that suffered grub damage in 2006 are scheduled for reseeding.

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" but place it in a secure trash can. Secure recyclables tightly in the recycle bins. When the wind is strong cans blow away and in some cases get lost. Please consider putting your name or address on the can and lid then your neighbor will know where to return them.



Do you know the difference?

Common Areas shall mean and refer to the general common elements of the Project and shall include...the land on which the building or buildings stand; the foundation, main walls, roof...the yards, garden and landscaping...recreational facilities, easements, and other facilities available for the common use, in part or in whole, including, but not limited to, the community building, pool, and walking paths; and all other elements of or on the property rationally of common use or necessary to the existence, upkeep, and safety of the Owners and of the Project.

Limited Common Areas or **Limited Common Elements** means and refers to those Common Areas which are reserved...for the use of a particular Unit or Units, to the exclusion of the other Units. Limited Common Areas are hereby designated to include any parking space or spaces for a particular unit and any balcony or patio attached to a Unit and any heating and or air conditioning equipment servicing a Unit and all other apparatus and installations built or set up to serve only a certain Unit or a certain group of Units. Each Unit Owner shall be entitled to an appurtenant interest in and the exclusive use and possession of those Limited Common Areas, if any, reserved to that Owner's respective Unit or to the group of Units to which that Owner's Unit belongs. **The fee ownership of all Limited Common Areas, however, is vested in all Owners.**

Advertisements:

We hear complaints from residents about ads and circulars that are delivered to homes and become a litter problem. Some homeowners say they don't want them, they are a nuisance, others complain about neighbors who don't clean them up leaving an unsightly collection strewn across the driveway and lawn. To help residents who no longer wish to receive some of these advertisements and publications, here's how to contact the companies who distribute these materials. You will need to ask to have delivery stopped and be prepared to give your name and address. You will only be able to request that service stop at your own residence.

- THE DOOR STORE is delivered on the weekend in plastic bags and contains advertisements including the weekly grocery store ads. If you no longer want to receive the Door Store call them at 513-731-1200.
- THE ENQUIRER/POST DIRECT ADVERTISING is delivered on the weekend in a long, plastic bag and contains advertisements. If you no longer want to receive the Enquirer/Post Direct Advertisements, call their circulation desk at 513-651-4500.
- The CAMPBELL COUNTY RECORDER is a newspaper delivered on Thursday that includes a large amount of news about the area. The Recorder is delivered at no charge but they occasionally include an envelope for voluntary subscription contributions. If the Campbell County Recorder is currently delivered to your home and you no longer want to receive it, contact them at 859-781-4421

**POOL OPENING**

Get those bathing suits and suntan lotion out! Plans are to open the pool Memorial Day Week-end.

BOARD MEETING DATES: 4th Tuesday of each month at 6:30 pm at the clubhouse.



Towne Properties

500 Thomas More Parkway
Crestview Hills, Ky. 41017

Phone: 859-291-5858

Fax: 859-291-7767

Email: Nancy Caywood,
Property Manager

Nancy C@tp1.com

Debbie Zai,

Administrative Assistant

DebbieZ@tp1.com

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