

SHADOW LAKE TIMES

Board Meeting Highlights

The Board approved the following contracts for 2008:

- **Franz CPA's** to complete the 2007 year-end Audit and Tax Returns.
- **Gerding Pool Maintenance** to handle the opening, daily maintenance and closing of the pool.
- **Advanced Technical Aquatic Control (ATAC)** to handle the lake treatment of Algae and Weed Control.
- **Reserve Study**
At the recommendation of the Long Term Planning Committee, the Board agreed to have another reserve study completed in

2008. This will help the Board and Finance Committee determine if they are on track with the current reserve funding.

Mike Skidmore of Ground Masters and Larry Hartig recently completed a community inspection of dead trees / shrubs and grass. Replacements will take place this Fall.

Tim McCarthy reported that the Architectural Committee recommended removal of approximately seventeen trees on the fringe edges of the community that have the potential of falling.

The Board approved a new revised Deck Policy that will make the homeowner responsible for the flat surface (floor). The Association will be responsible for the exterior face / ban boards, joists and posts. Plans are to clean / stain all decks in 2008. Look for the policy in the new Shadow Lake Reference Manual.

Budget

The first draft of the 2008 budget is complete. There will be an increase, but we are not sure how much at this time. Plans are to have it finalized in late October.

ANNUAL MEETING

The 2007 Annual Meeting will be held on Tuesday December 4th, 2007 at the First Baptist Church of Cold Spring.

The primary purpose of the meeting will be to elect three homeowner members to the Board of Directors for a two year term. The three members whose terms are to expire are Steve Yelton, Terry Reed and Larry Hartig.

Some of the responsibilities of being a Board Member include:

- Establishing policies and regulations to govern the Association.
- Supervise and prescribe the duties of the Managing Agent.
- Approve the Operating Budget and Expenditures made by the Association.

- Supervise the maintenance of the common areas and structures located on the common property.

If you have an interest in serving on the Board you are encouraged to submit your resume to:

Towne Properties
500 Thomas More Pkwy.
Crestview Hills, KY.
41017

Attn: Debbie Zai

VIOLATION LETTERS

When I sent out the first group of violation letters on Hidden Ridge and Misty Cove I included just about everything I saw thinking that the Board wanted each homeowner to submit a variance application / form if they had items they wished to keep. That was not the Board's intent.

I contacted most of these homeowners and asked that they sit tight until the Board and I had a chance to review each of these items.

Once that meeting took place, I then contacted these homeowners again by phone or letter to let them know the outcome of the meeting.

After these streets were finished Tim McCarthy and I completed Lakewatch Ct. and Shadow Ridge. The entire process took longer than usual due to the excessive heat this summer.

Letters have gone out and follow-up is next.

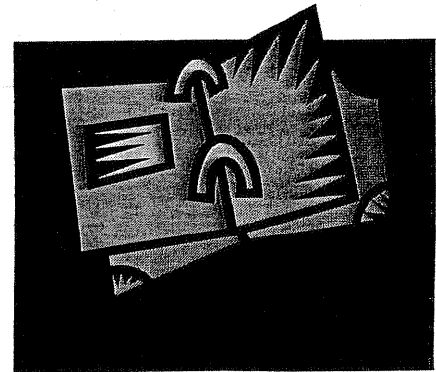
Sorry for all the confusion around these issues!

Nancy L. Caywood

REFERENCE MANUAL

The Shadow Lake Reference Manual has been updated to include the most current version of various policies and related documents. The manual will be in a three ring binder so that it is easier for Homeowners to remove and insert documents as changes occur. Distribution should begin in early October. Please look on your porch for an envelope containing the new manual. Also, if you know

your neighbors are out of town, please pick up their manual and either hold it for them or call Sue Hoppenjans at 442-0366 and she will retrieve it. Our "Thanks" are extended to Deby Davis for printing the labels that will be used to distribute the manuals.



OPERATION HUG

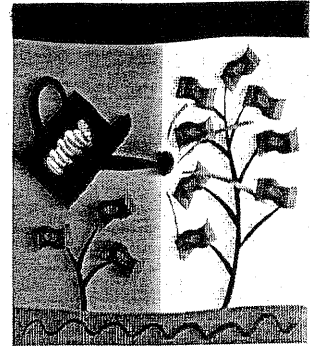
Cold Spring's adopted Army unit has just left for Iraq for a 15-month deployment. Operation Hug is in desperate need of supplies to send in care packages for these soldiers. Needed items include toothpaste, snack food items that are packaged in travel-containers, microwavable lunch foods and soups, toilet paper-to-go and pocket-pack tissues, wet wipes, eye drops, Chap Stick, hair spray, feminine hygiene products, mints, gum,

heat-tolerant candies, travel games, individual pre-sweetened drink mixes, instant coffee, hot chocolate, tea, powdered creamer and, as always, letters of encouragement. Donated items can be dropped off at the Cold Spring City Building, Monday through Friday, 9 AM to 4 PM. Drop-off of items outside of these hours can be arranged. Checks can be made to "Operation Hug". If you include your name and address with your dona-

tion, Operation Hug will send you a letter of receipt, which can be used for tax purposes. No amount is too small and everything is appreciated. Please call the City Office at 441-9604 with any questions. Thank you for your assistance.

WATERING

Due to our community experiencing a second extended drought this summer season, the Board rescinded the "no watering" request. The Board asked homeowners to begin watering front yards to begin the process of waking dormant grass. The Board also requested that homeowners continue watering shrubs and trees. Recommended watering techniques were included in the July Shadow Lake Newsletter. Please do not over-water your lawn. Over-watering promotes shallow root growth and fungal diseases, which do more harm than good to your lawn. Watering an hour or two a day in the morning or evening, several times per week, is sufficient to maintain a healthy lawn. (It is interesting to note that the lush green grass at the entrance to our community, where the sprinklers are located, was accomplished by watering for 1.5 hours only 2 days per week.) Watering during the heat of the day wastes water and can "burn" the lawn. Water running down the street into the sewer system benefits no one. We are all paying for water and sanitation. Please follow the watering guidelines previously provided.



Thank you.

POOL FURNITURE

As many of you already know, we have purchased new pool furniture. It consists of 15 chaise lounges, 12 deck chairs, and 3 tables. This new furniture replaces the original strap chaise lounges and strap deck chairs as well as some of the glass top tables. The new furniture has arrived and is stored in the lower level of the Clubhouse. We are also currently looking for end-of-season deals so that we can replace the web chairs with something that will compliment the newly purchased furniture. The web chairs were purchased to supplement the strap furniture when additional seating is needed.



SOCIAL COMMITTEE NEWS

Thanks are extended to the Social Committee for the great job they have done hosting the social events this year. Polly Venneman, Mary Lee Yeager, Carol Wilson, Cheryl Hussung, and Kathie Turin have done a wonderful job making the Monday night pool parties and other social events a huge success.

Our "Thanks" are extended to Tom Benke for hosting the annual golf outing. Thanks are also extended to the Social Committee for their assistance with the event and for making the desserts. Congratulations to our winners - Ron Albrinck, Bob Venneman, and Jan Cauhorn.

Our "Thanks" are also extended to

Bob Wilson for hosting Wilson Hot-dog Night and Lois Fannin for hosting Fannin Barbeque Night at the pool.

The following are the remaining social events scheduled for this year. Flyers will be distributed with the details.

- **Wednesday, October 10**, Fred and Kathy Schmidbauer will be hosting a wine tasting.
- **Sunday, October 28**, the Social Committee will be hosting the annual chili cook-off.
- **Tuesday, November 6**, Cheryl Hussung will be hosting a

Christmas craft night.

- **Saturday, December 1**, the Social Committee will be hosting the annual Christmas party.

Shadow Lake Times

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We're on the Web!
[Http://shadowlake.home.
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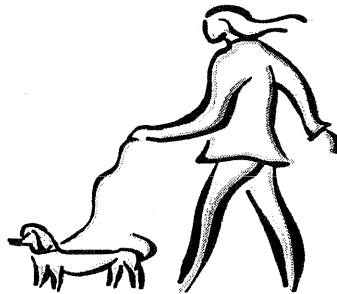


Towneprop.com

Welcome New Owners

George & Karen Lipscomb
602 Lake Watch Ct.

Ronald & Lois Blanchet
343 Shadow Ridge Drive



PET REMINDER

Many of us enjoy the benefits of pet ownership. The benefits are of course accompanied by basic responsibilities such as care, feeding, and clean-up. The issue of clean-up is especially noteworthy as it affects the lives of others as much as it affects the owner. Please remember to pick up after your pet and do not allow it to run loose at any time.