

January /February
2008



Shadow Lake Times

2008 Board of Directors

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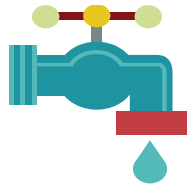


Shadow Lake is on the Web:

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

SHADOW LAKE TIMES

Outside Hose Bibbs



Reminder: Please be sure to turn off your water to the outside hose bibbs for the winter and remove any connected hoses. Also, covering them with a bibb cover would be a little added protection. The maintenance man, Gary Roderick, has detected hoses still attached.

Parking

Due to the large amount of visitors this past Thanksgiving and Christmas holidays there were quite a few vehicles parked on the sidewalks with some vehicles parking on the grass of some common areas. Damages to these common areas cost quite a bit of community money to repair. In the future everyone should be mindful to be sure their visitors remain on the concrete areas. Making sure your visitors remain on concreted areas will help prevent damage that you could be held responsible for or, at a minimum, the community as a whole would incur expenses to repair. Costly repairs to damaged areas ultimately have an affect on everyone's monthly rates.

Insurance

A representative from Kinker-Eveleigh will be at the January 22, 2008 Board meeting to answer any questions regarding the new insurance policy.

Seasonal Decorations

Seasonal decorations items (Christmas, Easter, Fourth of July, Halloween, etc.) are permitted, but may only be displayed 21 days prior to the holiday and must be removed no later than 7 days after the holiday. Christmas decorations, however, may be put up the Friday following Thanksgiving Day and removed no later than 7 days after New Year's Day.

Walk / Jog

If you walk / jog please use the sidewalks in the community and not the street. This is very dangerous especially at night.

Birdhouse and Birdfeeder

One (1) birdhouse or birdfeeder is permitted per unit but must be located in the back of the unit and at least three **(3)** feet beyond the routinely mowed and maintained Common Area. Bird houses and bird-feeders are **NOT** to be installed on decks, patios, or in mulch beds. However, **one (1)** hummingbird feeder is permitted on the deck or patio in the rear of the unit.

Pool Furniture

In our last Newsletter, we reported that we purchased new pool furniture consisting of 15 chaise lounges, 12 deck chairs, and 3 tables. We are happy to report that we were able to purchase 3 additional chaise lounges, 4 deck chairs, 1 table, and 4 umbrellas. This completes the replacement of the original strap chaise lounges, strap deck chairs, tables, and umbrellas provided by the builder. The new furniture has arrived and is stored in the lower level of the Clubhouse.

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 / 859-291-858

Social Committee

The Social Committee is in the process of planning our social events for 2008. You should receive a flyer soon with the details.

Garbage, Garbage, Garbage !

Garbage day for the Shadow Lake Community is every Friday (with the exception of Christmas and New Year's weeks). You pay for your garbage collection when you pay your City of Cold Spring tax bill. Trash collection includes both garbage and recycling. For some reason, some residents have left their garbage in and around the trash cans located at the Clubhouse. This needs to stop. If it is noticed right away, someone has to take the garbage to the curb for trash collection on Fridays. If the garbage isn't noticed right away, it can sit there for weeks. It can draw rodents and cause other undesirable effects. If you don't have a garbage can for your garbage, please buy one. If you are going out of town, please ask a neighbor to put out your garbage on trash day. Your cooperation is appreciated.

We extend our warmest welcome to our newest owner:

Holly Schweitzer
123 Hidden Ridge

If there is anyone new that we have missed please call our office @ 859-291-5858 and ask for Debbie Zai.