

ANNUAL MEETING



Shadow Lake Times

SHADOW LAKE TIMES

The 2010 Annual Meeting will be held on Tuesday November 30th, 2010 at the First Baptist Church of Cold Spring.

The primary purpose of the meeting will be to elect two homeowner members to the Board of Directors for a two year term.

Some of the responsibility of being a Board Member include:

- Establishing policies and regulations to govern the Association

ARCHITECTURAL & MAINTENANCE REPORT FRED SCHMIDBAUER

We have two remaining projects to be completed this year. Repair and improve the lighting in the entranceway area and replace the townhouse street number signs.

The entrance sign light be replaced with a more energy efficient fixture that will improve the illumination of the sign lettering. The light will also be moved forward to avoid the plants and flowers that block the lighting. We also plan to install lights on the back of the wall to properly illuminate the US and state flags. The lights for the tower will also be replaced with LED units to reduce energy usage and costs and be properly installed, since the current wiring is beginning to surface and needs restoring.

- 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 area and structures located on the common property.

If you are interested in serving on the board and would like your Candidate Application to be included with the Annual Meeting notice, please

Regarding the townhouse street number signs, many are becoming unreadable due to oxidation from the sun and elements and becoming a safety issue for EMT's and other services. We are in the process of replacing the plastic signs with an aluminum base sign for longer life and numbers that meet ADA requirements. These signs will not only be more attractive and long lasting but will be more noticeable with a lighter background and black numbering that will be extremely visible.

We are also in the planning process for the 2011 architectural and maintenance expenditures and although we do expect some increase next year due to the aging of the property, we will be closely scrutinizing every expense to ensure we get the best value for our dollars.

ensure Towne Properties receives it no later than 5 p.m. on October 30, 2010.

Candidate Applications received after October 30th will be distributed at the Annual Meeting.

Submit Application to:

Towne Properties
500 Thomas More Pkwy.
Crestview Hills, KY.
41017
Attn: Debbie Zai

LANDSCAPING LARRY HARTIG

August is set to go down as one of our driest on record. This will place a lot of stress on our plants and trees in the community. In addition it appears that September might not be much better according to near term predictions. Watering your landscaping several times a week will help to maintain the plants which in turn save the community money in replacement costs. While you are watering, do not forget your trees. Please make sure you take some time to water the trees in your front yards as well as any tree you can reach in a common area. Not only are trees expensive to replace, they take years to mature for them to look as good as they do now throughout our community.

POOL RESURFACING

The pool is on schedule to be resurfaced here in September. Water and Chemicals will remain in the pool until the contractor is ready to start the job. The process will entail draining the pool, removing any loose plaster on the sides and floor, clean and prepare the surface. Once the new coating has been applied the pool will be refilled and sides / floor brushed daily for approximately two weeks. Once all of this is finished the pool will be winterized and put to bed until next summer.

Painting



Units on Misty Cove are on schedule this year to be painted. Greg Hertzberg plans to start mid to end of September.

Social Committee Upcoming Events

BARB POYNTER

CHILI COOK—OFF on October 24th at 5:00 P.M. Test your chili recipe against your neighbor's or just enjoy the chili tasting. Please bring your drink of choice.

CHRISTMAS LUNCHEON on November 28th at 1:00 P.M. This is a fun holiday event. A flyer will be delivered at a later date with more details.

ANNUAL CHRISTMAS PARTY on December 4th at 6:00 P.M.

SPECIAL THANKS

The Social Committee has purchased two new folding tables for the clubhouse from their funds to be used for clubhouse and community events.

Thanks to the Social Committee for their great effort with the summer party and to Gary Gerding for the \$25.00 gift certificates he donated for prizes at the party!

COMMUNITY EVENT SPONSORED BY BOB AND CAROL WILSON

WILSON HOT DOG night on September 13th at 6:30. Please bring your **drink of choice, a side dish and a canned good** to donate to the Soup Kitchen at Hosea House in Newport in exchange for a hot dog dinner. Hosea House has indicated that items most needed are:

- Presweetened drink mixes (Koolaid, lemonade, etc).
- Salt and pepper shakers (throw away kind).
- Napkins regular size (100 or 500 ct. packs).
- Jars of dried minced onions.
- Cans of plain sauerkraut.

These are only suggestions-anything would be appreciated. Please RSVP, so we know how many people are coming, to 441-2660 or cawilson40@hotmail.com, so that we will have enough food.

COMMUNITY EVENT SPONSORED BY LOIS FANNIN

FANNIN BBQ night on September 20th at 6:30. Please bring your drink of choice and a side dish.

TRAFFIC STUDY

The Cold Spring Mayor asked that Glen Elsener contact Shadow Lake residents and invite them to participate with the residents of Glenridge and Ivy Ridge Communities in a traffic study (see attached) letter.
