

Spring is just around the corner....



ARCHITECTURAL & MAINTENANCE REPORT

FRED SCHMIDBAUER

The A&M committee is planning a study on community rules regarding decorative items in residents' planting beds, on porches and in limited common areas. The purpose is to ensure we continue to preserve the attractiveness of our community as a premier property and assure curb appeal to safeguard our real estate investment. It is important that the property is routinely inspected and rules reviewed to make certain they meet an acceptable standard but still respect our community and neighbors. The study will include a property inspection with focus on current displayed items, comparison of similar condominium communities, Towne Properties expertise on this subject matter, and local realtors' professional advice and recommendations.

We all know the saying, "beauty is in the eyes of the beholder" and in our situation, as a condominium community, we have many "eyes" and much "scrutiny." It is important that everyone is mindful of excessive items that clutter areas or décor that may be considered distasteful. We need to be respectful of our neighbors,

know and understand the rules and give full consideration before displaying decoration in limited common areas.

The analysis should be helpful in giving residents guidance with improving curb appeal, beautifying our community and protecting our assets. After the study is completed, the committee will forward its recommendations to the Board for its evaluation, input and approval. Subsequently, the summary will be communicated to the community using the newsletter, Board meetings and posting on our website.

HUGE THANK YOU

At the 2/22/11 board meeting Terry Reed announced his resignation from the board due to personnel reasons. MANY THANKS to his years of dedication and hard work. He will truly be missed.



WELCOME

Charles Eakins
342 Shadow Ridge Dr.

Lois & Angus Begley
365 Shadow Ridge Dr.

Monica McIntyre
608 Lake Watch Ct.

Kristin Burden
315 Shadow Ridge Dr.

BOARD OPENING

Due to Terry Reed leaving office effective 4/1/11 the board will be looking to fill this position. There will not be an election. The board will appoint Terrys' replacement. Anyone wishing to be considered in serving on the board please complete and return the enclosed resume to: **Towne Properties**
500 Thomas Pkwy.
Crestview Hills,
Kentucky 41017
**By Friday,
March 11,
2011**

2011 BOARD OF DIRECTORS

Steve Yelton
Larry Hartig
Fred Schmidbauer
Lois Fannin

PHIRMAN PROPERTY

Randy and Delaina Phirman own a tract of land that joins Shadow Lake on the right side of Shadow Lake Drive across from the lake near the treatment plant. They plan to start construction on a new home sometime this year. If you are out and about you might want to introduce yourself and welcome them to the neighborhood.

Water Usage

Actual water / sewer usage for 2010 was \$80,009. This is a very large part of the budget. Please check for leaky toilets, faucets, etc. and do your part to conserve water this year.

Social Committee News

LOIS FANNIN

Your Shadow Lake Social Committee has been very busy this past month. The committee held their first meeting in 2011 and elected Cheryl Hussung as their chairperson with Wanda Suter as the co-chairperson. They drew up a calendar of events for the year and this calendar has been delivered to all of the residents. If you do not have yours please let us know and we will be happy to see that one is delivered to you.

The first event the Social Committee will host will be a celebration of Mardi Gras. Mardi Gras translated into in English is Fat Tuesday. The Mardi Gras season is also known as the Carnival Season. The season begins with the Epiphany and ends on the day before Ash Wednesday. Fat Tuesday being the last night of rich eating before the ritual fasting of the Lenten season. Our Fat Tuesday will be celebrated on Tuesday March 8th at 6:30 p.m. at our clubhouse. We will feast on a wonderful variety of soups made by the committee members. Please bring a side of salad, dessert or an hors d'oeuvre. These events are always fun filled. If you have never been to the clubhouse for one of the social gatherings, this would be a great first for you. Wanda Suter will take your reservation, so please call her at 859-360-2755 or e-mail her at wandalich@insightbb.com. We look forward to seeing you.

Neighborly Suggestion

You might want to check the smoke detectors in your home as they have a 10-year life expectancy.



Don't forget to set your clocks up an hour.....**DAYLIGHT SAVINGS TIME BEGINS MARCH 13, 2011**

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, may be put up the Friday following Thanksgiving Day and removed no later than 7 days after New Year's Day.

REMINDER: Please take a minute to brush up on the **Parking Policies and Procedures of the Community**, as stated on Page 31 of the Shadow Lake Reference Manual-dated September 2007:

No owners or tenants shall repair or restore any vehicle of any kind upon the common Area, except for emergency repairs, and then only to the extent necessary to enable movement thereof to a proper repair facility.

Violations subject to one warning before being towed are as follows:

1. Inoperable vehicles: No inoperable vehicles shall be stored or parked upon the common area. Vehicles with out current license plates will be considered abandoned and towed at the owner's expense. Each household may not park more than (2) vehicles on the common pad. Guest are excluded.
2. Commercial Vehicles
3. Boats or Campers
4. Trucks other than pick-up trucks or standard vans: Weight must not exceed 6,000 pounds. Only standard truck beds permitted. No trucks allowed with dual wheels. Only standard caps allowed. No campers, modified truck beds, etc. Must be currently licensed and in good operable condition.