

Pool To Open — May 28th



SHADOW LAKE TIMES

The pool is scheduled to open for the swim season on Saturday, May 28th, 2011. We would like to take this opportunity to review the Pool Rules.

NO LIFEGUARD IS ON DUTY. RESIDENTS AND THEIR GUESTS SWIM AT THEIR OWN RISK.

The pool hours are:

9:00 a.m. to 10:00 p.m. and is open daily.

Children are the sole responsibility of their parents or guardian who **MUST** be accompanied by a parent or guardian.

No glass containers are allowed in the pool area.

All beverages must be in a paper or plastic container.

No pets or animals of any kind are permitted in or around the pool area.

Balls, plastic toys and air mattresses, will be permitted as long as they do not inter-

fere with other swimmers.

“All guests MUST be accompanied by an adult member.” There is a limit of four (4) guests per household.

Pool furniture may not be removed from the deck area.

The pool may not be reserved for individual private parties.

Proper swim attire must be worn at all times (NO cut-off jeans please). Infants must be diapered and wearing rubber pants while in the pool.

NO DIVING WILL BE PERMITTED.

Radios must be played at a minimum level so as not to disturb others.

The gate is to be closed, secure and locked at all times.

If a Homeowner should lose a key, there may be a \$25.00 replacement charge

per key, per occurrence.

Pool users may be asked to produce a photo ID showing their Shadow Lake address as proof of residency. This is to ensure that the pool remains safe and available to all residents.

A full set of pool rules can be found on page 39 of the Reference Manual dated September 2007 or you can visit the web at <http://shadow-lake.home.insightbb.com>.

The Board reserves the right to refuse use of the swimming pool to any person or group for violation of these rules.

PLEASE KNOW there will be people monitoring the pool every day. Please be courteous to these individuals and address any issues to Towne Properties.



ANNUAL SHADOW LAKE YARD SALE

The annual Shadow Lake Yard Sale will be on **Saturday, May 21 st**

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OUTSIDE HOSE BIBS

When you turn on the outside hose bib for the first time this season **BE SURE** to check all areas inside (including basement, garage, etc.) that you do not have a broken hose bib. If the hose bib froze and burst over the winter it could flood your unit. Please check to avoid this damage.



The board appointed Ron Albrinck to finish out the unexpired term of Terry Reed

LANDSCAPING UPDATES

LARRY HARTIG



As we begin the 2011 spring season, you will notice several initiatives taking place. Our focus this year will concentrate on maintenance repairs due to last year's drought. Projects for this year might be light in nature or delayed until next year due to budget constraints. The list of projects we have undertaken this year touch almost, if not every unit in the community. Again, our hope is to repair damages from the drought last year while still continuing our efforts to maintain and improve the community.

The grass seeding has taken place to all of the front yards in the community along with many common areas. The seeding will help repair damage caused by last year's drought. Money will be held in reserve to over-seed again this fall depending upon further needs. Due to budget constraints, we are currently working on the fronts of units in order to maintain curb appeal.

Also during the month of May, some units will see plant replacement. Our focus again this year is continuing to remove Juniper and Taxus plants that are overgrown and are blocking garage entries and sidewalks. We have a large list of this type of work to be completed in the next month depending upon weather conditions.

As we transition from spring to summer, we will need to be watchful of the trees that might have suffered damage from the drought. Most of the younger trees were water bagged last year therefore we are hoping the impacts will be light. Everyone is asked to make sure the trees and plants in front of their unit are watered once we approach the dry season this year. When watering your yard, you are asked to be mindful of how much water used to maintain the grass. The requirement is about 15 minutes of watering in each area. Water running down our streets is wasteful and expensive to the community. (15 minutes is the timing of the sprinkler systems on the main entrance). Responsible watering will help maintain escalating water costs to everyone in the community.

IMPROVEMENT APPLICATIONS FOR EXTERIOR CHANGES

Prior to making any exterior changes or modifications to your unit or patio area, the Board must approve such changes. If you are considering a change or modification you must submit an improvement application to the Board for consideration and approval. Forms may be obtained from Towne Properties. You may fax your application to: Towne Properties at (859) 291-7767 or email to: DebbieZ@towneproperties.com

SOCIAL COMMITTEE NEWS

LOIS FANNIN

The Ladies of the Social Committee have been very busy planning the **DERBY DAY PARTY**. Mark your calendar **May 7th** for the Run for the Roses. Party time is **5:30 p.m.** at the Shadow Lake Clubhouse. Call Wanda at 360-2755 to make reservations and tell her if you are bringing a covered dish or dessert with your choice of beverage. Our Social Committee will provide the fried chicken. If you ladies choose to wear a hat (and we hope you do), you may go home twenty five dollars richer!! There will be a Derby Hat Contest. Hope to see you there.

Saturday, **May 21st** is our Annual Garage Day Sale — **8 am UNTIL 1 pm**. Clean your cupboards, open your garage door and present your wares for sale. Your house will be cleaner and your pocket heavier.

We are all looking forward to **Memorial Day Weekend** as our pool will be open. Take a quick peek at the pool rules and come enjoy the sun and the fun. If you would like to be part of the pool committee give Lois a call at 441-3975.

ARCHITECTURAL & MAINTENANCE REPORT

FRED SCHMIDBAUER

The A & M committee teamed up with Towne Properties to do the spring property inspection to evaluate winter weather damage and work on scheduling repairs. Overall the units are in good condition and require only minimal repairs. Some items that were noted were siding maintenance, downspout and gutter repairs, loose deck fascia boards and loose shingles. We are also looking at the cost of coating the clubhouse roadway, because of cracks and damage. A number of driveways have dropped in front of the garages on Hidden Ridge and Misty Cove that may need lifting. Towne Properties will manage most of these repairs with the exception of the roadway coating and concrete work.

We continue to receive reports of leaks around windows and door frames. Every incident is inspected by a professional contractor and repair proposals are submitted in each case. The Board scrutinizes every repair to determine if the responsibility belongs to the homeowner or Homeowner Association before authorizing any expense.

The results from the study on curb appeal with local realtors and property managers' centered around well maintained lawns, shrubs and trees, buildings in good repair and limited number of lawn and garden ornaments. The primary items they recommended to avoid are seasonal flags, gazing balls and plastic flowers. If we know and understand our rules and give consideration to our neighbors before displaying decoration in common areas we will keep up our curb appeal, preserve the attractiveness of our premier property and protect our value.

FIVE DOLLARS COULD SAVE YOU HUNDREDS

JIM BOEKLEY

Spring is finally here with flowers blooming and bees and wasps are busy building nests. The wasps seem to like to build nests in the combustion air piping for the furnace. This is the two white PVC pipes that extend through your foundation. A wasp nest in this piping can go un-detected until you try to start up your furnace for the first time in the fall. The furnace will not have the necessary combustion air to operate and you will hear it clicking on and off. A heating and air conditioning contractor may charge several hundred dollars to clear the wasp nest from the piping. This is

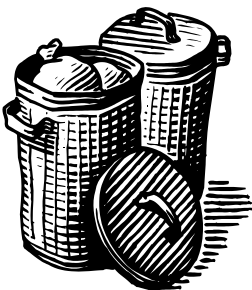
considered a repair and is not covered under an annual inspection contract.

Since combustion air is not needed to operate the central air conditioning system, the good news is that the potential problem can be prevented. Two 2-inch PVC pipe plugs can be purchased from Lowe's for less than \$5.00. After you are sure that you have used your furnace for the last time in the spring, insert a plug into each end of each PVC pipe **(DO NOT USE GLUE)**. They will fit snugly and stay in place throughout the summer. In the fall before you use your furnace for

the first time, remove plugs and store them until next spring.

If you cannot locate the plugs, cover the ends of the pipe with duct tape. Please use white duct tape if you select this option.

TRASH CONTAINERS



Spring is a great time of year with the warmer temperatures and spring rains and big wind. We extend a special thanks to those 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 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 so your neighbor will know where to return them.

FINANCIAL REPORT

Find enclosed the Financial Report for Month Ending 12/31/10