

February
March
2012

Happy Valentine's Day to All



SHADOW LAKE TIMES

**ARCHITECTURAL &
MAINTENANCE
REPORT**

FRED SCHMIDBAUER

LAKE WALKWAY

Brickman has completed the final phase of the lake sidewalk installation. To prevent damage and erosion, the side walk has grass sod on the hillside and river rock on the lake side. Matria Inc., also replaced the cracked slab close to the lake bench area. The completed walkway offers a safer route along the lake side for our strolling and athletic residents. This improves our property by providing a finished pathway in the lake area.

ROOF MOLD

Roof algae has been reported on several units. Towne Properties' technicians inspected the property and made a recommendation that is under review by the A&M Committee. The committee is evaluating the cost of repair against necessity, and the reserve study plans for roof replacement. Findings will be reported at future Board meetings.

**CLUBHOUSE
PARKING LOT**

We continue to monitor the effects of the French drain installed along the clubhouse parking lot. This was done to eliminate water runoff and avoid further damage to the pavement. At this time the lot dries up immediately after the rain subsides. We feel confident that the problem has been resolved. If this continues, we will complete the project by coating the pavement this spring, to increase the life of the driveway and lot.

**WINDOW LEAK
REPAIRS**

2011 Repairs on leaking windows has been completed. The total cost is approximately \$8,500. Drees has been contacted for their assistance with monetary help with the costs. They are in the process of an internal company review with this issue.



Don't forget to set your clocks up an hour ...Daylight Savings Time Begins March 11, 2012.



2012 Board of Directors

- Steve Yelton—President**
- Larry Hartig—Vice Pres.**
- Lois Fannin—Social**
- Christine Schierer—Finance**
- Fred Schmidbauer
Architecture
Maintenance**

**INSURANCE
DEDUCTIBLE**

Just a reminder that the Association carries a \$2,500 deductible on their insurance. That deductible amount needs to be covered on each unit owner's personal policy.



WELCOME

**DONNA JENNINGS
514 SHADOW LAKE**

FINANCE LIAISON REPORT 2011
RON ALBRINCK

1. Complied and communicated to the community a one page-five year composite report of our income statements for the past five years. (Assist from Steve Yelton).
2. Collected and filed all financial reports for the past five years. This included Balance Sheet, Income Statement, Composite General Ledger, Reserve Fund Report, Reserve Study 2008 report. (Assist from Nancy Caywood and Debbie Zai at Towne Properties).
3. Secured and analyzed water and sanitation bills over the past 12 months. Checked for usage, cost and any possible waste. Submitted report to the Board and Towne Properties.
4. Communicated with all unit homeowners via the newsletter insights on all Operations Accounts and Reserve Fund Accounts.
5. Worked with Finance Committee on preparing the 2012 budget. (Dick Klein, Anita Glahn, Patty Landwehr and Barb Poynter).
6. Prepared report for the Board on the percentage allocations to all individual accounts in the Reserve Fund in lieu of moving the "Painting" account to the Operations Fund.
7. Will oversee the final preparation of the financial reports to be released to all homeowners sometime in February / March.

LANDSCAPE UPDATES
LARRY HARTIG

For those of you who missed the Shadow Lake Homeowners Annual 2011 meeting here is a recap. In 2011 we made improvements to the monument area, as part our goal, in trying to become maintenance free as possible. We are striving to plant perennial items that will give a long life, and keep our yearly trimming more manageable. Using such plantings in this area will help to avoid the cost of planting flowers each spring and fall. The plants along the main drive were chosen also with this goal in mind. Other than some minor touch ups, the entrance way is almost completed. As always, we did the continuous job of maintaining our existing plantings.

The main goal for this year is the areas around the electric utility boxes. We wish to make those more attractive. This however depends upon money available after doing some spring cleaning. The Landscaping Committee is continuously reviewing the entire community, with the long term goal of maintaining and continuing to improve . In the coming weeks, a project will be undertaken to cut back overgrown bushes in the rears of units. Honeysuckle and other bushes encroaching or in some cases, taking over backyards, will be cut back. We hope to have this completed before spring. With maintaining costs always on our minds, we need to work at always maintaining and improving that which we have .

In closing, I would like to repeat a portion of an article from last year. As a homeowner, you pay roughly \$77.00 per year towards the landscape budget. To put this in more detail, you pay \$6.50 per month, per unit, to maintain all of Shadow Lake landscaping. This amount includes all plants and trees. Our grass cutting is in a separate budget. Given this budget limitation, money is spent on items of higher priority, mainly trees and plants in the fronts of units. Small bare patches in the grass are not a high priority, as most money is needed for plant replacements and larger projects to replace overgrown plants. There are plants, beginning to block gas meters, and views to front entrances that are in need of attention. While everyone's requests are considered, please keep in mind, these requests are prioritized against needs. Addressing all requests and issues takes time and is dependent upon the constraints to the budget. As you make your requests, we ask that you keep these facts in mind as we enter 2012.

SOCIAL COMMITTEE NEWS

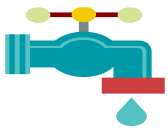
LOIS FANNIN, BOARD LIAISON

The Social Committee met on January 5, 2012 at the clubhouse. At this meeting the calendar of social events for the year was planned. The redistribution of the social event flyers was changed. We, in the community, thank you ladies, for keeping us informed.

We are all looking forward to kicking off the year with Fat Tuesday Soup and Side Night. This will be Tuesday, February 21st at 6:30 p.m. The ladies are furnishing the soup and you are asked to bring a side. This can be an hors d'oeuvre, salad or dessert. As always bring a drink of your choice. There will be a crowning of a King this year. Please feel free to get in the spirit of the event, by wearing a mask or a costume. Reservations are needed by Monday, February 20th. So please call Cheryl Hussung at (859) 441-5390.

Some of you may have noticed the new large flat screened TV in the clubhouse. The Social Committee purchased this. It will certainly be appreciated by sports fans. Again, thank you ladies, for your hard work and effort to make our clubhouse an enjoyable place for events.

The Social Committee ladies are looking forward to the spring house cleaning of the clubhouse!! One area that needs attention is the library section in the hall. If you have any loaned material in that area, that you want to keep, please go down and get them.



Outside Hose Bibs

The frost free hose bib is designed to turn the water off inside your home from the outside. When you turn the handle off outside, you actually turn a long valve stem which closes the valve which is located 8" to 14" inside the building.

The water between the valve and the outside then runs out preventing a freeze up. (Heat in your home protects the pipe on the house side of the valve). Therefore, when we find a split in the hose bib, we know there had to be water trapped in it during cold weather. This usually occurs when a hose is left connected or the valve is not 100% shut off. When left dripping, ice builds up at the outside end, eventually trapping water in the hose bib which allows freezing and splitting.

YOUR HOMEOWNERS ASSOCIATION WILL NOT BEAR THE RESPONSIBILITY OF REPAIR. Please see that your water is shut off properly and that your hose reels or holders are taken in for the season.

Seasonal Decorations

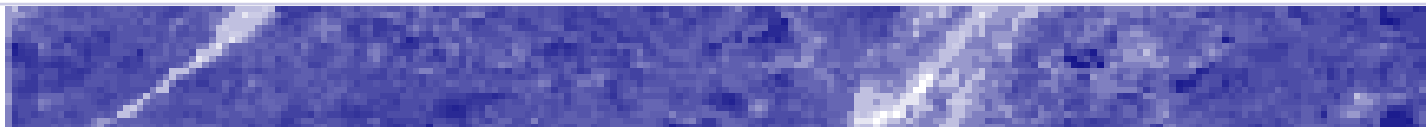
Seasonal Decorations (Christmas, Easter, Fourth of July, Halloween, etc.) are permitted, but may only be displayed 21 days prior to the holiday and must be removed no later than 7 days after the holiday. Christmas decorations, may be put up the Friday following Thanksgiving Day and removed no later that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

Recipe Corner...

Pineapple Cheese Ball

- 2 8 oz packages cream cheese (room temperature)
- 1 20 oz crushed pineapple (**WELL** drained)
- 1 large box instant vanilla pudding

Mix together and let sit for about an hour in the refrigerator. Roll in nuts. (You usually can't really roll it, so just pat nuts on the top). Serve with graham crackers.



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