

Pool To Open—May 26th



The pool is scheduled to open for the swim season on Saturday, May 26th, 2012. 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

interfere 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

COMMUNITY ISSUES

CONCERNS: Board members are homeowners just like yourself and donate their time for the good of the community. Please be considerate and don't stop or call a board member if you have an issue or problem. Please contact: TOWNE PROPERTIES.

BIRD HOUSES: The gentleman has been contacted concerning the bluebird houses. He has agreed to move all of them except one that was still nesting. He will move it once they leave the nest. He has been asked to put them behind the units and in the NO MOW areas only.

SKUNKS: Several homeowners have called Towne's office regarding skunks residing in or around their unit. The association will not address these or any other animals unless they are getting into the attic areas of the building.

MAINTENANCE: Before you call **Towne Properties** for a service request make sure it is an association problem and not a homeowner related problem or you will be charged for that call.



ANNUAL SHADOW LAKE YARD SALE

The annual Shadow Lake Yard Sale will be on **Saturday, May 19TH**

(SEE DETAILS)
SOCIAL COMMITTEE
PAGE.....3

FINANCE COMMITTEE REPORT

CHRISTINE SCHIERER / LIAISON

The Finance committee met on April 18th to go over the figures for the first quarter. At this time our budget is in good order. There are a couple items of interest I would like to mention.

Due to a very mild winter, our snow budget, which I am sure everyone is aware, is in a surplus of \$13,550.00. Hopefully, we will be as lucky throughout the months of November and December with continuing mild weather. Our aging dam is in need of repair. This repair has been estimated at approximately \$14,000.00. Towne Properties is currently requesting three bids for this repair.

We are going to have a reserve study done this year. The study is done every four to five years to get a professional opinion of how we stand with our reserves. Our current reserve fund is \$785,183.27. Just one example is roof replacements are predicted to start around 2015. If a roof replacement cost \$4000.00 per unit (this is an approximate estimate) times 170 units that total alone is \$680,000.00. Keep in mind this is just one item of replacements. Also, we are not currently receiving a great return on our investments as was expected in our last study. Of course, we are all facing the same problem with this fragile economy.

I have broken down the cost of the study; for each unit it is approximately \$7.35 per year. This figure is based on the cost of the last study and the number of years since it was completed. This is a small price to pay to help to assure that the money will be there for future replacement needs.

Please find our 2011 financial reports attached. I hope this information has been helpful. Thank you.

LANDSCAPING REPORT

LARRY HARTIG

The unseasonable warm weather of March brought early grass and weed growth. We have handled this with applications of weed and fertilizer. Last fall and this spring we did additional seeding. The lawns are now showing the results of this extra seeding. We will be doing the second application for Ash Boar. We have one remaining application in the next two years. Earlier this spring, we cut back honeysuckle in the backs of many units and did general maintenance in other areas. Overall, with the beginning of grass cutting and a good amount of rain, Shadow Lake is greening nicely.

Once again, I am happy to say, it appears we are in great shape with respects to trees and plants. So far, we have not had to replace any trees this year. This is the first time this has happened in quite a few years. All in all, the community is in good shape. Please remember as the spring turns to summer, make sure plants and trees are well watered if we begin to experience dry conditions.

At the beginning of last summer I asked everyone to keep in mind the following thoughts when making a landscape request. I think they bear repeating this spring. We receive many requests for plant replacements and also many calls asking for grass to be sowed in small bare patches in front and back yards. As you make these requests, we ask that you remember as a homeowner, you pay a little more than \$80.00 per year towards the landscape budget. To put this in more detail, you pay about \$7.00 per month per unit to maintain all of Shadow Lake landscaping with regards to plants and trees. This excludes grass cutting as this is in a separate budget. Given the budget limitation, money is spent on items of higher priority, mainly to trees and plants in the fronts of units. Small bare patches in the grass are not a high priority as money is needed for plant replacements. There are also other plants beginning to block gas meters and views to front entrances that are in need of attention. While everyone's requests are considered, we ask that you keep in mind, these requests are prioritized against others. Addressing all requests may take some time, and are dependent upon the constraints to the budget and actual need.

ARCHITECTURAL & MAINTENANCE REPORT

FRED SCHMIDBAUER

CLUBHOUSE PARKING LOT The clubhouse parking lot and roadway was repaired and seal coated this spring. This was done to improve the surface condition and prolong the life of the blacktop. The seal coat was applied after determining the French drain, installed in the fall, does divert most of the water runoff away the roadway and parking areas. Striping was added at no additional cost to organize the parking.

WINDOW LEAK REPAIRS Window leaks reportage has subsided. These have been unexpected expensive repairs. We contacted Drees to address this issue and they repaired the last two reported leaks at their expense. They are also open and willing to evaluate future issues.

ANNUAL BUILDING INSPECTION The A&M Committee and Towne Properties completed the annual building inspection. Items examined were roof mildew and algae, cracks in brickwork, conditions of siding and deck face boards, bay window panels and conditions of patios, driveways, sidewalks and porches. Gathered information will be sorted and prioritized by the committee then forwarded to Towne Properties for their follow up repairs. Some repairs may be outsourced to specialized contractors for work that may be beyond Towne Properties maintenance capabilities.

PAINTING CONTRACT We have extended our paint contract with Hertzberg & Sons for one year to sync with the painting cycle. In addition to the extension we have changed the schedule of deck face board stain/sealing to cycle with the painting schedule to where the painting and staining are done at the same time. We feel by doing this it will complete all work when refreshing units. Next paint cycle is 313-371 Shadow Ridge Drive beginning this fall; however it will take a couple years for the two schedules to sync.

RESIDENTS ATTENTION The Board is receiving reports from several residents that individuals visiting the lake area are throwing riverbed rocks into the water. The riverbed rock was used to landscape the edge of the new concrete sidewalk that parallels the lake, to restrict weed growth and help avoid erosion. Removing these rocks from their location will take away from its function and will eventually need to be replaced at our expense. Anything you can do to help prevent this unnecessary activity and expense is appreciated.

SOCIAL & POOL COMMITTEE NEWS

LOIS FANNIN, BOARD LIAISON

The Social Committee has had another success. The Derby Party was enjoyed by all that attended. Ladies, we send you our thanks for a wonderful evening. No one knows better, than this writer, how hard all of those ladies and their husbands work.

Our community garage sale is Saturday, May 19. That means it is time to clean out our storage rooms and garages. What is one person's clutter maybe another's treasure.

Many of us are not sure how to use the exercise equipment we have at the clubhouse. Progressive Rehab is presenting a seminar on Thursday night, May 24, at 6:45pm, to teach the correct way to use this equipment. Julie Lester, a licensed Athletic Trainer will be the instructor. If you would like to attend please call Lois Fannin at 859-441-3975. Thank you.

On Saturday, May 26 our pool will be opening. The Pool Committee will be monitoring the pool to ensure to make sure it is a fun time for all. So brush up on your pool rules and come enjoy that fun.

Monday, June 4, is our first night of Monday Night Gatherings at the Pool. Bring your drink of choice and a snack, to enjoy a visit with your friends and neighbors. Check your Shadow Lake Calendar of Events for the nights that are special events. It will be nice to see everyone again.

POLICIES
TAKEN FROM THE SHADOW LAKE REFERENCE MANUAL
Revised September 2007

Signs – “For Sale” signs may only be placed in the mulched area by the garage. If there is no room in this area, the “For Sale” sign may be placed in the mulched area surrounding the front yard tree. As a last resort, the “For Sale” sign may be placed in other mulched areas in the front of the unit. Security signs are limited to one (1) sign in the front and one (1) sign in the rear of the unit. The security signs must be placed in the mulch bed in front and next to the unit in the rear and may not interfere with mowing and landscaping. **No other** types of signs are permitted, either temporary or permanent.

American Flag – An American Flag may be displayed over the garage or at the front of the unit. Specifications are:

- a. The Flag size may be either 2-1/2' by 4' or 3' by 5' and must be in good condition.
- b. The flagpole may be either 5' or 6' in length.
- c. The bracket may only be installed on the wood section over the garage door or in the front entryway of the unit.
- d. The Flag when it is flown must be displayed in the proper and respectful manner.

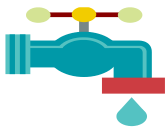
No other flags, i.e. decorative or seasonal, may be flown from the bracket or displayed at the unit at any time.

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. Birdhouses and birdfeeders are not to be installed on decks, patios, or in mulched beds. However, one (1) hummingbird feeder is permitted on the deck or patio in the rear of the units.

WELCOME NEW RESIDENT

RICK GOINES
 152 Hidden Ridge Drive

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.

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.

