

October  
2012



# Shadow Lake Times

## Annual Meeting

The 2012 Annual Meeting will be held on Tuesday, November 27<sup>th</sup> 2012 at 6:30 PM 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.**
- **Supervise and prescribe the duties of the Managing Agent.**
- **Approve the Operation Budget and Expenditures made by Association.**
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If you are interested in serving on the board and would like your Candidate Application to be included with the Annual Meeting notice, please ensure Towne Properties receives it no later than 5 p.m. on November 7<sup>th</sup>, 2012.

Candidate Applications received after November 7<sup>th</sup> will be distributed at the Annual Meeting. Submit Application to:

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

### 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.



### Welcome New Resident

Vera Lou Sheppard  
339 Shadow Ridge Dr.

### Rising Water Costs

One of the highest expenses in our 2012 budget was the water and sanitation bill. This cost is projected to increase by 3% to 5% in 2013. When the new budget was approved by the Shadow Lake Board of Directors, the increase in water evoked a lengthy discussion. How as homeowners, could we keep our water cost as low as possible, was the question. Checking our faucets and toilets for leaks we feel is a start. Many times these small leaks go undetected. To check your toilets, throw a few drops of food coloring into the tank.. If you see any color seep into the bowl, you will know there is a leak. These leaks are very costly. Look at the budget and you will see there is truly a need to take care using water. If we all do our part, our entire community will benefit.

### New Book Club

A book club has been formed in Shadow Lake. It will meet on the first Thursday of the month at 2 pm at the clubhouse. If you missed the first meeting and wish to join, please feel free to come to the next meeting. We are reading Saving Cee Cee Honeycutt by local author Donna Hoffman.

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## **Finance Liaison Report October 2012**

Christine Schierer

The end of the year is fast approaching and we are doing well with the 2012 budget. Some areas have gone over budget due to unexpected repairs. I believe this will always be a problem for us as our community ages. The board is studying ways we can handle necessary repairs and maintenance in a more efficient and cost saving manner. If you have suggestions please, come to the board meetings and share them with us. We are open to new ideas.

The Finance Committee met and worked on the 2013 Budget. The proposed budget was presented and approved by the board at the Oct. 23 Board Meeting.

Here are a few of the factors which we used to determine the new budget.

1. Water, sanitation, and storm water are facing 3 to 5 % increase.
2. Insurance costs estimated to rise 15%.
3. Auditing and accounting fees increased 7%.
4. Towne Properties management fees increased 2%.
5. In the past few years we have been increasing the monthly fees to insure that the reserve funds are on target as recommended in our last study. This year we will move the money that was not used for snow removal, to increase the reserve fund to the appropriate amount.

As you can see from the attached copy of the Budget for 2013, we were forced to increase our monthly fee from \$239.00 to \$244.00. I hope this information has been helpful. Any questions please feel free to call me at 781-4545.

## **Landscape Report for Year End 2012**

Larry Hartig

During 2012 the community once again experienced some unusual weather related issues. This year, as the summer approached, we experienced some long periods of dry weather. Once again, some front yards experienced some losses but once rains came, most of the front yards flourished. Residents responded during the dry periods by helping maintain plants and trees. Although this year we used a little more water than planned, the trade off saves us money by avoiding costly plant and tree replacements. All in all, we weathered through with minimal damages. In addition, due to changes made to the timing of our seeding, fall vs spring, crab grasses and other weeds were treated timely which kept these issues to a small number taking into consideration, we have a very large piece of property.

Before reviewing this years' accomplishments, I want to thank those who served on the landscape committee, Lois Fannin, Christine Schierer and Deborah Triana. They were very helpful during the early course of the year. We had few meetings late in the summer, as we simply had no money to put towards project work. The committee is working on a long term plan for future years . This long term plan will be completed over the winter months and then posted to the website sometime in the spring.

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The following list is new and continuing projects from 2012:

1. This past spring, we continued efforts in removing and replacing large overgrown junipers in the community. This project will be on going in 2013 and beyond until all are replaced.
2. Many front yards were seeded this year in a continuing effort to improve front lawns. The rear areas in some units could use work but the budget will not accommodate seeding these areas at this time.
3. Due to a very good quote money wise, later this fall, we will undertake a project to cut a landscape area in the fronts of electrical boxes. The areas will be mulched and some of our grasses transplanted. This will greatly help the appearance of these installations.

A project to work on overgrown vegetation in rear properties is being considered for late December and early January. In the early spring a landscaping review will be scheduled for the property. All this is part of our continuing efforts to maintain and continually improve the look of Shadow Lake

### **Social Committee and Pool Committee News**

Lois Fannin

Shadow Lake has had a busy few months since I last wrote. The Labor Day Picnic was a great time. Mother Nature held her showers for us to enjoy our time together. Our caterer came with his chuck-wagon and cooked our dinner in the parking lot. The food was great. The only sad note, it was closing day for the pool. A great big thanks to everyone for making this such a great year at the pool. The next week Carol and Bob Wilson hosted a very successful Hot-dog Night. Many needed things were collected for Hosea House. The generosity of our community was heart warming to see. Hosea House was very appreciative. Thank you Carol and Bob for being so caring.

The following week I had the pleasure of hosting a BBQ night for Hosea House. You made my heart happy by your generosity as we raised \$260 in cash to help meet their needs. I would like to share the e-mail Karen Yates, Director of Hosea House sent:

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**Dear Lois and friends,**

**Thank you so much for your generous donations that were given for the B. B. Q. dinner that was held at Shadow Lake. Lois I am so appreciative of the work you put into this endeavor and will tell you that the guests that come to eat with us here at the Hosea House benefit from it. The \$260.00 that was collected will go towards buying meat products. Our freezers are bare and this will go along way with our buying power in quantity. We could not do what we do here if not for people like yourselves that are willing to give to those less fortunate than themselves. We are now serving some night over 275 men, women and children each night a hot nutritious meal. Again thank each of you for your willingness to give and to you Lois, you are now one of my angels like Carol that help me help my guests!!**

**God Bless,  
Karen Yates  
Executive Director  
Hosea House**

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We have had two successful game nights. In September we played Dominoes and in October Euchre. There have been requests to repeat these nights and they will be repeated in January and February. This will be in addition to the regular monthly game night. You will be kept informed as to the dates of the events. Remember you do not have to know how to play these games or have a partner. Someone is there to help you learn. If you do not have a computer to be on the e-mail list for these events, call me ([859 441-3975](tel:8594413975)) and we will call and keep you up to date on the events. Cheryl and Frank Hussung have been wonderful about making signs for our Social events. Thanks to both of you.

Our next clubhouse party is coming soon. The Great Chili Cook-off. It is Sunday, October 28th. If you are making chili have it at the clubhouse by 4:00 pm. The judging will start at 4:30 pm and dinner will be at 5:00pm. Call Cheryl Hussung for reservations at 441-5390.

Ladies, don't forget, November 25th, the Sunday after Thanksgiving is the Ladies Luncheon at the Clubhouse. Check the flyer for details.

Mark your calendar for the annual Christmas Party. It is December 1st. Saturday, 6:30pm. at the clubhouse. This year there will be a basket raffle. These baskets will be designed by the ladies of the Social Committee. The profit from these baskets will go to the Big Stef charity. As always bring your favorite drink and a snack.

## **ARCHITECTURAL & MAINTENANCE REPORT – October 2012**

Fred Schmidbauer

**ANNUAL BUILDING INSPECTION REPAIRS** Work on the repairs, reported to Towne Properties, from the annual building inspection is complete.

**PAINTING & DECK STAINING** Painting of the units, deck face boards and support beams for the 313-371 Shadow Ridge Drive area is completed.

**EMERGENCY REPAIRS** Towne Properties has been instructed to do emergency repairs only for the remainder of the year to reduce costs and stay within budget. All maintenance requests will be given full consideration.