

# Spring 2016 Newsletter

Volume 20 issue 1

## GlenOaks Homeowners Association, Inc.

P.O. Box 343 Prospect, KY 40059

**The way you contact the Board Members has changed-PLEASE NOTE**

**>>>(502) 736-7676-Voice Mail<<<**

**NOW-your voice mail is delivered as an email, response time has been greatly improved!!!!**

[www.glenoakshomeownersassociation.com](http://www.glenoakshomeownersassociation.com)

### 2016 Board of Directors

President	Bob Dye
1 <sup>st</sup> Vice President	Rob Churchman
2 <sup>nd</sup> Vice President	Dan Schmidt
1 <sup>st</sup> Treasurer	Art Kaufman
2 <sup>nd</sup> Treasurer	Brandon Johnson
1 <sup>st</sup> Secretary	Barb Dye
2 <sup>nd</sup> Secretary	Katherine Semmes

**The GOHOA, Inc. has no affiliation with the GlenOaks Country Club, Moser Farms Homeowners Association, The Reserve Homeowners Association or The Woods of GlenOaks.**

### Annual Meeting & Elections

The annual general meeting of the GlenOaks Homeowners Association was held on January 20th, 2016 at 7:00 pm at the GlenOaks Country Club. An operational overview and report was given to the membership and Board members for 2016 were introduced. Thanks to all who attended.



### Did you Know in 2015 ???

- Eighteen residents (one is unresolved at this time) violated their CCR's, up from seventeen in 2014
- Twenty-six families made GlenOaks their home, down from forty five in 2014
- Residents received 30.9% of the speeding citations, up from 20.9% in 2014
- Residents received 34.7% of the disregarding a stop sign citations, up from 22% in 2014



### Annual Assessments

Thank you to all who paid their annual assessments on time. The HOA received on-time payments from 96% of the membership. Another great year! GlenOaks residents are the best!

### Annual Street Sweeping - Wednesday April 27<sup>th</sup> (Rain Date: April 28<sup>th</sup>)

As usual, street sweepers will come through to remove the debris from the streets. Signs are posted as a reminder!!! **NO STREET PARKING ALLOWED !!!**



## GlenOaks Annual Yard Sale

Community Yard Sale dates have been selected! May 20, 21 and 22 have been set aside from 8am – 2pm. Feel free to have your sale for 1,2 or all 3 days as you desire.. Just remember that all signs advertising your sale must be free-standing (NOT attached to stop signs or light posts), and must be removed by 6 p.m. on the last day of your sale. All signs improperly posted will be removed without notice! To reduce a lot of clutter, the HOA will be providing Signage at both of the 1694 entrances, For those of you on Cul-de-sacs placing (1) one freestanding directional sign (if you choose) will be allowed at the entrance to your street.



## Junk Pickup Date-Thursday July 14th

Republic Services will be providing GlenOaks with junk pickup service. There is no extra charge for this service. **Refer to the Guidelines on the last page of this newsletter.** In keeping with the whole Spring Cleaning atmosphere please pay attention to your own landscaping and property maintenance. Downed tree limbs/branches and other debris can collect in areas during the winter and now need to be cleaned up.

## LG&E STREETLIGHT PROJECT-Completed

This past January, LG&E completed the streetlight renovation project. At no cost to the HOA, all 148 light posts were repainted and all of the “aged” globes were replaced.

To report burned out or damaged lights, call 589-1444 or go to [https://secure.lge-ku.com/common/CallCenterMail/contact\\_lge\\_streetlight.asp](https://secure.lge-ku.com/common/CallCenterMail/contact_lge_streetlight.asp)  
The streetlights are rented by the HOA, but are maintained by LG&E

## New Signage

New signage has been installed at the entrances of The Fairways, The Falls, The Greens, and The Links. The previous signage was prone to theft and vandalism, and was plagued with ongoing maintenance issues. Installation of replacement signage at Stone School Road and Worthington Lane entrances should be completed in four to six weeks. Your HOA has spent a great deal of time on this project to insure it is done properly. The new signage will be a one piece aluminum plaque with raised letters and will be installed on the walls in the center islands for maximum exposure.

## Are you guilty of ???

- Blowing leaves, grass clippings or other debris into the street? This is a violation of the CCR's as it is unsightly and can clog the storm drains.
- Dumping yard debris in areas maintained by the HOA or owned by GlenOaks Country Club? This is illegal.
- Walking Fido and not picking up after him? Please don't drop his waste down a storm drain or into someone's' shrubs?
- Taping signs to street signs or light posts. When the tape is pulled off it usually pulls off the paint.



## GlenOaks Lake

The GlenOaks Lake has reopened for your fishing adventures. Please abide by posted rules, use caution near the lake, **Supervise your children** and **NO Parking in the Grass.**

## **Construction Requests**

If you are planning a construction project on the exterior of your home, you are required to submit a construction request to the HOA for approval at **least 45 days in advance**. Construction Requests are required for almost all projects other than routine maintenance. All the required documents are on the association website. Building permits from local government agencies are required in some cases. **Protect yourself**...call or email the HOA with any questions you may have regarding Construction Requests, this could save you a lot of trouble. There have been instances where residents have failed to comply and caused themselves undue worry.



## **Thinking Of Moving??? The HOA Needs To Know**



Please contact the HOA prior to placing your house on the market. They will inform you of any existing CCR violations that need to be addressed. The most prevalent violations are the 1) mailboxes in disrepair, 2) landscape maintenance and 3) the two tree requirement. These violations are pre-existing conditions and you, as the homeowner are responsible for correcting them prior to closing. The HOA will not release any information to the closing agents until the violations are addressed. Don't risk a delay in closing on your house. Do yourself a favor and be proactive. FYI, last year, about half of the real estate closings were affected by the existence of outstanding violations.

## **Roadway Resurfacing**

The average life of subdivision roads is about 30 years. With some of the roads in GlenOaks approaching that, the HOA has requested that Metro Councilperson, Kelly Downard, place Killinur Drive, Killinur Court, Old Cedar Court, Willow Oak Court, Taylor Farm Court and Elder Lane on the resurfacing list. Streets in the Estate Section are about 13 years old and would not qualify. Your HOA is always on top of this matter and we will know more when the road ratings are posted. As you may know, portions of Worthington Lane, Moser Farm Road, Stone School Road and Old Cedar Court have been resurfaced within the last few years.

Oldham County uses a rating system, with 1 being the worst and 100 the best. The roads are rated every two years. The oldest roads in the Oldham County section of GlenOaks include a portion of both Worthington and Laurel Lane and Chinaberry Court and all were rated at just over 90.

## **Neighborhood Watch Program & Facebook**

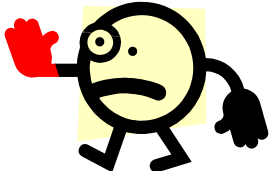
There are over 471 physical addresses and 501 email address participants in the Neighborhood Watch Program. If you have items to report to the Neighborhood Watch you can contact Katherine, the Block Watch Coordinator at 502-905-8989 or [ksemmes@semonin.com](mailto:ksemmes@semonin.com). The Facebook page continues to grow with more than 353 likes. Please "like" us at [www.facebook.com/glenoaks](http://www.facebook.com/glenoaks). This is a place to post LOST PET ALETS, items for sale, charitable events and other things not related to neighborhood safety and security.



## **Police Patrol Activity, and Criminal Mischief**

History has shown there are higher levels of malicious mischief reported when school starts, ends and during the numerous breaks. The HOA needs your help, when you see or hear something suspicious **REPORT IT IMMEDIATELY!** Call 911 if it is an emergency. DO NOT DELAY!

Call **502-222-0111** in Oldham County and **502-574-2111** in Jefferson County for non-emergency assistance



During the summer months, groups of young adults roam the subdivision until early in the morning after curfew hours. The off duty officers patrolling GlenOaks have taken individuals home, followed them home, or called parents to come get them. LMPD Officer Hixon states, *“There is a problem with GlenOaks parents not knowing where their children are. These individuals can be found in the parking lot of the country club; walking on the streets, trespassing onto the MSD pump station property known as “the pit” or onto golf course property.*

FYI, monthly and annual police reports are available on the association website for your review.

### **Trash and Recycling Update**

Please face all carts toward the street (wheels away from street). Position the cart within two feet of the curb. Avoid placing near parked cars, mailboxes or other objects. Place your trash cart on the opposite side of the drive from the recycling carts. **ALL carts should be set out no sooner than Monday and taken in on Tuesday. Carts left out for extended periods are a violation of the CCR's.**

### **Nextdoor.com**

Another social media app you may want to consider is “Nextdoor”. A free app that you can download from your app store. Many GlenOaks residents are already participating and it appears to be a great place to find neighbor recommended services anywhere from handymen, house cleaners, roofers, babysitters, etc. Lost pets are also announced there. Check it out!



### **Golf Carts-A Message from Oldham County Magistrate Bob Dye**

Recently, I have received several inquiries about golf carts being driven on public roads. It is presently illegal to drive a golf cart on any road in GlenOaks, Moser Farm, The Reserve and The Woods. The only exception is that golf carts crossing a road that bisects a cart path are allowed.

However, there is a state law (KRS 189.286) that allows local governments to enact legislation that would allow “street legal golf carts” to be driven on public roads. On 12-15-2015 Oldham County Fiscal Court enacted an ordinance (KOC 15-500-71) to allow “street legal golf carts” to be driven on “some” public roads. I supported this legislation and am now working with the Oldham County Attorney to draft an updated version of that ordinance to include the roads in GlenOaks, Moser Farm, The Reserve and The Woods along with other roads in the 7<sup>th</sup> district that I represent. Barring any complication I expect approval within the next 60 days.

On the other hand, getting the roads in the Jefferson County side of GlenOaks approved is going to be quite a challenge since no current ordinance exists. I am working with Metro Councilperson Kelly Downard’s office on this. I am unable to estimate a timeline at this time.

I would like to address the issue of the type of golf cart that will be allowed on public roads. Golf carts are considered “street legal” when the Sheriff inspects and approves the golf cart by confirming certain equipment has been installed which is usually not found on a standard golf cart you rent at the pro shop.

In you have any questions give me a call.

**“Your Magistrate”**

**Bob Dye**  
**299-7371**

# **Republic Services, Inc.**

## **JUNK PICKUP SERVICE**

Normal junk pickup consists of hot water heaters, washers, dryers, dishwashers, couches, chairs, coffee/end tables, misc boxed toys, garage items, tools, grilles, bicycles, lawn mowers, refrigerators\* etc.

### **The following is a general guideline of what is *NOT ACCEPTABLE* for junk pickup of “normal” household solid waste.**

- Demolition /construction material, studs, drywall, sinks, tubs, or toilets. A dumpster is required for construction, renovation, redecorating. Cabinets must be broken down to small pieces no longer than 4-5' If items can fit into a 90 gal Republic Services cart they are acceptable. Carpet must be cut into 4' rolls and tied for handling.
- Large amounts of fencing ...a few planks may be OK if no longer than 4-5ft. in length...must be tied and bundled for pickup
- No concrete....blocks, bricks etc.
- No liquids of any kind...paint, thinners, pesticides, household, cleaners, motor oils, and fuels. Wet paint can be “solidified” with kitty litter or granular absorbent material from automotive supply stores
- No medical bio-hazards...sharps, chemo diapers, oxygen tanks
- Lawn mowers must have gas tanks removed and broken down as much as possible
- Gas grilles are acceptable...with no propane tanks of any kind, grilles must have tank removed and broken down as much as possible
- Swing sets and basket ball goals must be broken down as much as possible. No pieces more than 4-5ft long...no concrete on legs or base
- Mailboxes cannot be more than 4-5' long and no concrete on base
- No large car parts, fenders, hoods, trunk lids etc.
- No tires of any kind
- \* Freezers, refrigerators, air conditioners – must have Freon / refrigerant captured and removed by certified HVAC technician and unit tagged for acceptable pickup. Freon is considered hazardous waste
- No landscaping material such as...logs, railroad ties, landscape timbers or concrete blocks. No dirt, sod.

### **“UNACCEPTABLE ITEMS” FOR RESIDENTIAL HOUSEHOLD GUIDELINES**

The following items are determined to be “unacceptable” to be picked up as NORMAL household solid waste.

- No Compressed cylinders: i.e. Oxygen tanks..home therapy
- No flammable, combustible materials; i.e. Propane tanks, gas tanks, Or any type of batteries
- No Gas tanks on lawn mowers.... must be emptied / removed. Gas grilles must be broken down
- No pesticides, household or other chemicals
- No liquids of any kind...household grease, wet paint, thinners, solvents
- No bio-medical items: i.e. Syringes, sharps, chemo diapers, blood born pathogen items-bandages etc.
- No explosives: blasting caps, fireworks, firearms, ammunition
- No concrete, no dirt, no loose firewood. No yard waste loose at the curb. Branches twigs must be bound or in carts no more than 4' long, 6" dia.
- No remodeling materials...counter tops, cabinets, sinks, tubs, drywall, studs, plumbing fixtures etc.
- No fencing...planks, posts, chain link
- No Freon...all refrigerants from air conditioning, refrigerators must be removed by a licensed technician and tagged
- Furniture is a “special pickup” ...carpeting must be in 4' strips rolled and tied into bundles and stacked at the curb
- DEBRIS FROM HOMES THAT ARE ABANDONED, FORECLOSURE, DAMAGED BY FIRE, FLOOD, CONSTRUCTION / DEMOLITION requires dumpster service and will be billed to homeowner

**PLEASE CALL CUSTERMER SERVICE**  
**@ 638.9000 WITH QUESTIONS**