



Homeowners Association, Inc.

PO BOX 343
PROSPECT, KY 40059

Voice Mailbox 736-7676

Email board@glenoakshomeownersassociation.com

Welcome to GlenOaks One of Louisville's Finest Golf Communities

LOT# _____ / _____ / _____

New residents are sure to have a lot of questions. This packet will assist you in becoming familiar with the Homeowners Association and the GlenOaks community.

Please take a moment and review this packet.

(Note: This packet is provided for informational purposes and last updated 040116)

- ❖ Annual Assessments
- ❖ Safety and Security
- ❖ Waste Services
- ❖ GlenOaks Neighborhood Watch Program
- ❖ Construction Request Application-available at www.glenoakshomeownersassociation.com/newconstruction.html
- ❖ Declarations of Covenants, Conditions and Restrictions (CCR's) - available at www.glenoakshomeownersassociation.com/covenants.html
- ❖ Policies Regarding Certain Restrictive Covenants (CCR's)- available at www.glenoakshomeownersassociation.com/policies.html

If you have any questions you may:

- ❖ Visit the Association website: www.glenoakshomeownersassociation.com



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ANNUAL A\$\$\$EMENTS

\$ 375.00 per Calendar Year

The Annual Assessments (which are mandatory) provide the following services to the community:

- ❖ Maintenance of signature entrances, traffic islands and common areas
- ❖ Street Lights
- ❖ Police Patrol
- ❖ Snow Removal
- ❖ Annual Street Cleaning
- ❖ Maintenance of the GlenOaks Lake (fishing only) located on Moser Farm Road

The GlenOaks Homeowners Association, Inc. is not affiliated with the;

- ❖ **GlenOaks Golf & Tennis Club**
- ❖ **Woods of GlenOaks HOA**
- ❖ **Moser Farms HOA**
- ❖ **Reserves HOA**

As a courtesy, annual assessment invoices are mailed in December and are to be paid and postmarked by February 1st (No Grace period is allowed). The obligation to pay the assessment rests with the lot owner member, **regardless of whether or not the invoice is actually received by the lot owner member.** Annual Assessment payments postmarked after February 1st are deemed past due and are subject to penalties. For more detailed information refer to "The Policies Regarding Certain Restrictive Covenants in this packet.

"Do Not" drop checks off at the GlenOaks Golf & Tennis Club"

Billing information is sourced from Property Valuation Administrator Records.

A \$100.00 late fee will be assessed if, the check is for the incorrect amount and/or if it is received late.

If you have any questions, contact the GlenOaks Homeowners Association 1st Treasurer.

Remit all payments to: GOHOA, Inc., PO Box 343, Prospect, KY 40059



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SAFETY AND SECURITY



To provide a safe and secure environment, **off-duty police officers** are employed to patrol the community. An officer with the **Louisville Metro Police Department provides 51 hours** of service monthly and an officer with the **LaGrange Police Department provides 27** hours of service monthly. Their presence enhances the overall police profile in the community. Monthly reports are prepared and are distributed through the GlenOaks Neighborhood Watch Program E-mail Program and are available on the Association website.

The officers perform several functions:

- ❖ Random patrol of the subdivision
- ❖ Traffic enforcement
- ❖ Monitoring of school bus stops
- ❖ House Watch (while you are away-contact the officer directly)
- ❖ Responding to home alarm systems
- ❖ Cop in the Drive (If you feel that speeding along your street is a problem, here's a possible solution. Officers with your permission, will utilize your driveway and "run radar". There are some conditions; permission to use your driveway must be e-mailed to the individual officers. The officers have total discretion of when and which driveways they will utilize. They will reply by return e-mail within 72 hours.

- ❖ Officer Assist Program
If you have specific questions or concerns regarding the policing of GlenOaks, contact either officer by e-mail.

- ❖ Officer contact Information
Jefferson County- Louisville Metro PD Officer Paul Hixon paul.hixon@louisvilleky.gov
Oldham County- Lagrange PD Sergeant Corey Adams cadams@lagrangepoliceky.gov



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WASTE SERVICES



Your Homeowners Association has negotiated the waste contract with Republic Services (RS) for its members. **Pricing for trash and yard waste are combined. Recycling is offered at an additional charge. To take advantage of your discounted rate, be sure to inform RS that you are a GlenOaks resident when you begin service. Trash and Yard Waste service is performed weekly on Tuesday. Recycling Service is performed every other week on Tuesday. If you live in Oldham County the HOA rate is less than than the Oldham County rate. Call and confirm that you are receiving the HOA rate.**

Republic Services, Inc.

Questions, Billing Issues, Comments or Complaints call 638-9000

HOLIDAYS: RS observes New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day. When the observed holiday falls on Monday, all services will be performed on Wednesday.

TRASH – YARD WASTE – RECYCLING GUIDELINES

TRASH: Up to two, 90-gallon, standard RS Carts are provided at no charge. Non-standard trashcans or containers are not allowed. All trash is to be bagged, prior to placing in carts. Additional bags should be placed next to, or on top of the cart. Cart weight should not exceed 50lbs. Place cart at curb, 3' from mailbox (and other cart when applicable) with wheels facing toward the house. Cardboard boxes must be broken down flat and bundled.

NON-ACCEPTABLE ITEMS: Biomedical hazards (needles, oxygen tanks, and/or chemotherapy items) cabinets, concrete, decking, dirt, drywall, fencing, fluids or liquids of any type, gas tanks, landscape timbers, large doors, oil, paint, paint thinners, pesticides, patio doors, propane tanks, sinks, studs, TIRES, tree stumps, swing sets, and windows.

BULKY ITEMS: Special pick-up arrangements can be made for large items such as washers, couches, and mattresses. Call to schedule a pick-up. NOTE: Freon must be removed from refrigerators and air conditioners and they must be tagged by a certified technician. **NON-ACCEPTABLE ITEMS:** Construction and/or demolition material.

YARD WASTE: All twigs and branches should be no greater than **6 inches in diameter, no longer than 3-4 feet in length, and bundled**. Heavy duty bags should be used for grass clippings. Bundles and bags should not exceed 30 pounds. Plastic bags are acceptable in either Jefferson or Oldham.

RECYCLING: The following items should be placed in your Recycling Cart. Cardboard cut to fit, cans (aluminum or metal), glass (unbroken clear or brown), newsprint; phonebooks (with both covers removed), and plastics marked #1 thru #7 (i.e. detergent, milk jugs, and drink bottles).

NON- ACCEPTABLE ITEMS: Items with oily food residue, broken glass, light bulbs or tubes, and fiberboard.



NEIGHBORHOOD WATCH PROGRAM

Neighborhood Watch is one of the oldest and most effective crime prevention programs in the country,

bringing citizens together with law enforcement to deter crime and make communities safer.

The GlenOaks Neighborhood Watch Program began in 2005. It has grown to 505 members with and 474 residences (out of 546 as of 022217) and is very successful.

Our Neighborhood Watch Coordinator is always working to involve new residents.

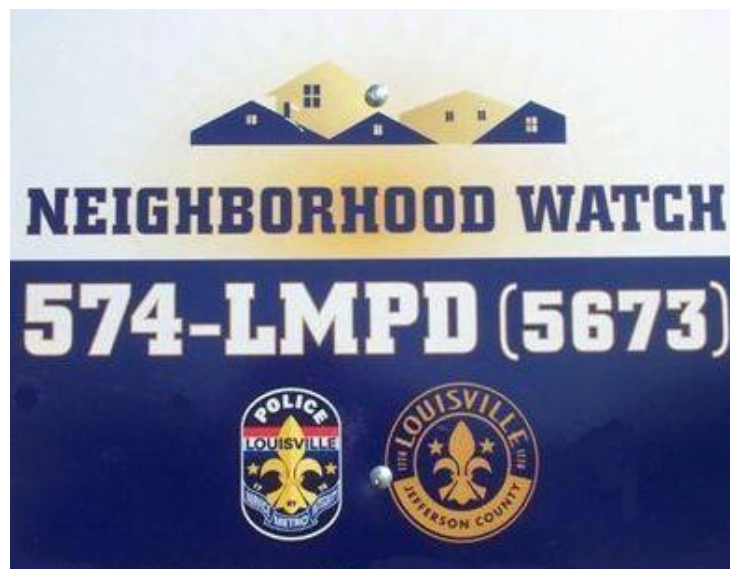
As a member, you will receive **e-mails** of our monthly police reports, Homeowners Association news and reminders, warnings of scams or suspicious activity in and around GlenOaks, and notification of nearby community activities.

Alerts with photos can also be sent regarding lost and found animals.

Posting signs are illegal and will be removed without notification

It is the member's responsibility to keep their emails addresses current

If you would like to join, or have questions about the GlenOaks Neighborhood Watch Program, contact the the HOA at; board@glenoakshomeownersassociation.com and the Neighborhood Watch Coordinator will contact you.



Attach all relevant supporting documents such as; blueprints, diagrams, sketches, and product information brochures, and site plan showing location on lot and size of proposed improvement.

1. If cornice doesn't match the existing structure, please state material type and color? _____
2. If exterior doesn't match the existing structure, please state material type and color? _____
3. If roof material and color doesn't match existing structure, please state material type and color? _____
4. Will a Hip, Gable or a combination of the two roof styles be utilized? _____
5. Shed roofs are allowed in very specific situations? _____
6. Will windows match existing structure, if not state material type and color? _____
7. Decks style, material and color? _____ also, attach landscape plan.
8. For In ground pool, include pool information, fence plan and landscape plan including location of pump/filter and how it will be screened?
9. For porches and/or sun rooms, will glass and/or screens be utilized, state material type and color. Attach landscaping plans, include the quantity, type and placement of plantings.

Trash Dumpsters or similar type receptacles, portable bathrooms, construction equipment or supplies are not to be placed or stored on any public thoroughfare or right of way, nor shall it be visible from the street if possible. Any dirt or debris is to be removed from the street, curb or sidewalk, if not the GOHOA, Inc. will perform this needed work at lot owner's expense.

Name of Contractor _____ **Telephone** _____

Address _____

Projected Start Date: _____ **Projected Completion Date** _____

By signing below, owner certifies;

- It is understood that incomplete requests will be returned and will slow the approval process.
- Permission is granted to the GOHOA, Inc., Directors and its agents to enter property to inspect the site and/or work.
- Contractor and applicant with comply with all of GOHOA, Inc., CCR's.
- Work being constructed is to be exactly as presented.
- Unapproved construction is a violation of the CCR's and MAY result in costly changes for you, the homeowner or the contractor.
- It is understood that all unapproved construction will be reported to the local government authority to insure compliance to local requirements.
- All information submitted will become property of the GOHOA, Inc. and will not be returned.
- TO HOLD HARMLESS: the GOHOA, Inc., Board of Directors nor any member thereof shall be liable for any damage, loss or prejudice suffered or claimed on account of (A) the approval or disapproval of any plans, drawings or specifications, whether or not defective. (B) the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications, (C) development of any property within GlenOaks or (D) the submitting of the application, whether or not the facts therein are correct; provided, however, that with respect to the liability of a member, such member has acted in good faith on the basis of such information as may be possessed by them. The GOHOA, Inc., Board of Directors or any member thereof, may, but is not required to, consult with or hear the views of the Association or any member with respect to any plans, drawings, specifications, or any other proposal submitted to the GOHOA, Inc.

Applicants' Signature _____ **Date** _____

DATE REQUEST RECEIVED (HOA Use only) _____

Submit all information to: GOHOA, INC. PO Box 343, PROSPECT, KY 40059
or electronically board@glenoakshomeownersassociation.com