



Springhouse News

Cold Spring, Kentucky
May, 2009

SUMMER

New Bluestone Coming Soon

The heavy equipment will be rolling soon as contractors begin the removal of the existing pavement on Bluestone. Springhouse Board member Mac Harned reports that work will be done on one side of the street at a time to maintain some traffic flow when possible. Half the street will be removed at a time to allow time for repairs to the badly-eroded base and for the full-length repaving of the street. After completion of one side of the street, the concrete will be allowed to cure and then the process will begin again on the other side. Once completed, the street will have a new supporting bed and drainage system, new concrete surface, new driveway edges, and new concrete curbs with tie-ins to all drains.

Bluestone is -? Not on HOA property!

The Springhouse HOA provided \$11,000 in a financial partnership with the City of Cold Spring for the project. Springhouse driveway edges will be blended with the new curbs and drains from each of the residential units on the street will now tie into the street at the curb. Water from these drains will no longer be released behind the curb and will no longer contribute to the erosion of the street.

The original street and drainage design allowed for a lot of surface water to enter behind the curbs and over the years a major part of the supporting base of the street was eroded. This left a concrete surface over a void in some locations and allowed for the deterioration of the street.

Gutter Guards in Place

Towne Properties has nearly completed the installation of gutter guards on all of the rain gutters on all buildings in the Springhouse community. The gutter guards are screwed in place and are designed to fit on top of the gutters in order to prevent most leaves, stems, twigs, and other debris from clogging gutters and downspouts.

Gutter cleaning had become a major annual project for the community, requiring multiple cleanings at each building in spring and in fall and early winter. It is hoped that at least half that routine annual cost will be saved each year. The gutter guards could then pay for themselves in a few years and the community would be many dollars ahead in the future.

Similar gutter guard projects have been completed in Fairway Crossing, Lookout Farm, and elsewhere in recent years. All of Springhouse has been completed except for a portion of one building on Springhouse Drive. The project is to finish by late May.

Silent Project Completed

You didn't hear a sound and you were not inconvenienced by bulldozers, jackhammers, or dust. Nevertheless, an important and legally-required project was completed by Gerding Companies at the Springhouse pool this winter.

The Virginia Graham Baker Act is a federally-mandated nationwide law to require life-saving changes to drain systems in swimming pools across the nation. In effect since December, 2008, the law requires drain modifications or automatic shut off systems to be installed to prevent swimmers from being trapped on the bottom by the suction power of the drain.

Dozens of people across the nation have been trapped, seriously injured, or even killed by the suction power from pool drain systems. Research into the reason for the new law will reveal numerous horror stories that need no mention here. Our pool is now VGB compliant with new raised drain covers that prevent the type of suction force that can cause problems. Some area pools had to be modified with automatic shut off systems, new drain installations, and other more expensive modifications. No commercial pool opens anywhere in the U S this year without being in full compliance with the new law.

Pool Set To Open



Workers will be on site often during the next three weeks to open the filtering system, clean the pool, and ready everything for your use and enjoyment. Memorial Day is the traditional opening weekend and it comes early this year. See you on Saturday, May 23rd. As you know, our weather could range from the 60's to the mid 90's by then. Enjoy!

More Structural Issues

Springhouse, like most of Northern Kentucky, was built on clay hillsides, on fill dirt, or on solid rock. Those buildings erected on clay hillsides or on fill dirt have had numerous foundation or other structural issues in recent years. While such issues have always been present, the issues were exacerbated by the drought of 2007 and again with the continued dryness in the summer of 2008.

The community has spent well over \$100,000 to date in repairs for the 90-100 Springhouse building and two units are yet to be completed. In recent months, more structural issues have emerged at 10-12 Millstone and at 115-117 and 204 Creekstone. Steve Verssen, Engineer from VerTech Engineering, is diagnosing the issues and creating a plan of repair for any contractors who may be hired by the community.

Stair-step style cracks in the brick surfaces, cracks in the foundations, and cracks across concrete slab floors have been the leading indicators of problems thus far. Doors and windows that will not open and cracks in ceilings and walls are good secondary indicators of problems. Two units were badly damaged enough to require that the owners move out for a few weeks while the homes were repaired with piers to the foundations, new floors, ceiling and wall repairs, etc. The association is responsible for all exterior and foundation repairs. Thus far, affected owners have had to deal with inconvenience, moving, storage, etc. but not with financial issues.

Can It!



The City of Cold Spring is reportedly ready to pass a law requiring sealed and lidded trash receptacles for all garbage. That means that paper bags, cardboard boxes, plastic garbage bags, and containers without lids will not be permitted. Too bad. The area's flies, loose dogs, and raccoons will never be the same!

Dog Owners Face Fines, Labor Charges, and Lien on Property



Neighbors are getting tired of not being able to walk in their own grass in the Springhouse community and elsewhere. The famous "land mines" of dog fecal matter that adorn several lawns of Millstone, Creekstone, and upper Springhouse are about to get very expensive. Owners who do not pick up after their pet or owners who tie their pets to a leash long enough to allow "deposits" to be made in neighboring lawns are the major offenders. Neighbors ask if this is careless, crude, or just plain rude and inconsiderate?

The Board of course has the right to fine owners for non-compliance with the most basic of sanitation and decent neighborly rules. Now, the management company is being sent to the homes to clean up the careless deposits and send the invoice to the owner. Thirty-seven "deposits" left by one pet owner were cleaned up and bagged recently from a Millstone area. Fines and unpaid invoices will be placed on the owner's account; non-payment can and will lead to a lien placed on the owner. Recent reports indicate the Northern Kentucky Health Department is now getting involved with one family's constant dog deposits, flies, and stench.

Patio Enclosure Denied

An Example of condominium law for Your Review and understanding...

One owner with the best of intentions recently requested approval to enclose a patio area at the rear of the home. The proper paperwork was submitted on an Application for Architectural Improvement. The enclosure would have been attractive, beneficial to the unit owner, and it may have caused no harm to anyone else. In spite of this, the Board unanimously denied the request. Why?

The Master Deed is the basis for the legal government of the Springhouse community. It is the "constitution" for this group of homes and the property upon which the homes are built. This *Master Deed* considers all property here to be either **private** (owned by one person or family), **common** (shared ownership by everyone), or **limited common** (owned by everyone together but used by only one unit). The *Master Deed* establishes the inside of your home as private property. The pool, clubhouse, and all lawn areas are defined as common property as they are owned, used, and maintained by everyone in the community on an equal basis. Patios and decks are defined in the *Master Deed* as limited common areas. Limited common areas are those areas we all own and maintain together but only one person or family unit gets to use it. A patio at your back door is a classic example. Only you get the use of it. Yet, the entire Springhouse community owns it, maintains it, and actually replaces it if necessary. The Board's decision was based upon the simple fact that one cannot fence in or enclose something that is not his.

We're Looking for Talent!



We are looking for anyone in the area with a talent that can be shared with our Veterans. If you can play the piano or have any other musical talent we'd like to hear from you. We're also looking for story-tellers, people with unique hobbies, or others with talents that can be shared in small group settings with our Veterans. Interested owners can call Jody Moran at 360-1176.

Green Thumbs Wanted

Sue Crouch has issued her annual call for help in planting flowers around the clubhouse area. Several flats of annuals will be donated by Brickman Group and some others may be purchased by the Association. The group of volunteers will meet after Mother's Day to design and plant the flower displays that are to adorn the front of the community. Interested volunteers should call Sue at 441-4262. This sounds like a day for pizza, cokes, conversation, a bit of work, and a lot of pride when it's all finished.

Board Needs Your Help



Your community is earnestly looking for people to join a Springhouse Social Committee. The group will plan and organize three or four events a year. Your community is also looking for three owners who would like to serve on a Springhouse Finance Committee to review the budget, to review the expenses each month, and to assist in planning the 2010 budget in August and September. Interested persons should call Sue Crouch, Board President, at 441-4262.

Veterans Data Project

The Campbell county Historical and Genealogical Society is looking for contributors. The Veterans Data Project began in 1992 and seeks to gather the names and service information on every Campbell County Veteran who lived one or more years in Campbell County. The project seeks information on all veterans—living and deceased. Gathered data is currently housed at the society's museum at 8352 East Main Street in Alexandria. You may contact the society by visiting their second floor museum, by phone at 635-6407, or by email at campbellhgs@gmail.com.

Historic Cemetery Sites Sought

Another project of the local Historical and Genealogical Society is locating, identifying, and documenting as many burial sites in Campbell County as possible. Buck Seibert and Marvin Record are spearheading this project. The group uses modern GPS technology to assist future researchers in locating grave sites. Anyone with information about burial sites in the county that may not be documented is encouraged to contact the society at 635-6407. New members are welcome. Feel free to download, print, and mail information from their website at <http://www.rootsweb.ancestry.com/kycchgs/vets-from.htm>.

A Personal Memorial Project

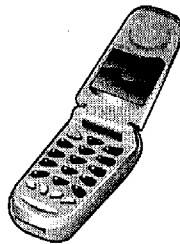


Prior to Memorial Day and Veterans Day I visited St. Stephens Cemetery and Evergreen Cemetery to visit the graves of our veterans. I place small flags on the graves that are throughout the area; many are actually located away from the special area for Veterans. These are usually the graves of Civil War, Spanish-American War, World War I, and World War II veterans who no longer have living family members left to decorate their graves. I started this a few years ago when I realized that our WWII veterans are becoming few in number and many of their comrade's graves are left undecorated and soon to be forgotten. There are many other graves from wars long ago that have no one left to remember their service to our country. If you would like to join me on either of these holidays please call me at 360-1176.

Thank you,
Jody Moran

Management Company

Towne Properties Asset Management Co.
500 Thomas More Parkway
Crestview Hills, KY 41017
Telephone #: 859-291-5858
Fax #: 859-291-7767



Al Miller, Community Administrator
Email: alm@tp1.com
Judy Reis, Administrative Assistant
Email: judy@tp1.com

Association Insurance Agent: West Chester Insurance, 513-777-1007

Clubhouse Coordinator: Kathy Ingram, 441-5494

The next Board of Directors meeting will be held on Tuesday, May 26, 2009 at 6:30 p.m. at the clubhouse.

WELCOME

• *Vicki Fritz
31 Springhouse Drive*