

EASTGATE NEWS

Eastgate Village Homeowners Assn - Board

Bill Gaar - President

Anne Nicholas - Vice President

Patty Anderson - Secretary

Roger LeMaster - Treasurer

Rodney Harris - Director

Prepared by Patty Anderson

Second Quarter

April - June 2016

For suggestions, comments, or input,
please call Patty Anderson: 254-2630

Updates From Our Site Manager: Bill Haley

It is a great time to be an Eastgate Village homeowner. Many of the deferred maintenance items that were delayed to save for roof and chimney repairs have now been approved. The Board and I have been very busy the past few months collecting bids and getting work done in many different areas around the community. To date, we have:

1. Power washed all brick patio walls and most patio floors. (some residents have done their own)
2. Painted black all mailbox posts, LGE light poles, and most wrought iron gates.
3. Painted white front porch columns.
4. Scraped, prepped, caulked, and painted most all white patio doors.
5. Added reddish front door painting to our schedule.
6. Identified bushes for replacement this Fall. Summer planting is not recommended.
7. American Roofing has inspected and repaired each dryer vent under the warranty clause of our roofing contract. Some dryer vents were not properly connected. However, American Roofing was not given the task of fixing every problem, but merely those associated their installation.
8. Masons scheduled to make repairs to patio walls and the buildings (not related to the chimney work). Items for repair include loose brick, tuck pointing and structural inspections.
9. Masons scheduled to make repairs to patio floors. Sealing of patio bricks and floors to follow.

Work on some units was not done due to the owner's request. Others may have been away from home. If your work has not been completed, or if have any questions, suggestions, or concerns regarding your unit, please call and let me know. Phone: Bill Haley @ 473-0003, or e-mail: bh@kyrealtyonline.net

- Bill Haley, Property Manager, Kentucky Realty Management Company

Reach Alert Program for Eastgate Village

A few years ago, Kentucky Realty set up a **Reach Alert** system to inform our residents whenever there is important news that needs to be relayed to us. This could be weather-related in the winter months when we may have snowplows coming in. This could be landscaping in the Spring or Fall. It may include information on any number of other projects that are underway this summer. Don't be left in the dark, and wonder why you were not contacted ahead of time. Simply **call 502-235-9697 to sign up**. Tell the contact person you want to sign up for the Eastgate Village alert system. You will be notified by telephone, by text, by e-mail, or all of these if you wish. **This is a free service**, and is very helpful in planning your schedule. It is also the quickest way to hear about emergency situations that may arise. As of now, only 18-20 of our 56 units are on the **Reach Alert** call list. The masons will be out soon to repair/replace bricks on patio walls, and to fix/seal the patios. You will hear detailed information on the **Reach Alert** system. Be a conscientious resident, and do your part to help us make these long awaited maintenance projects flow smoothly. Thanks!

Treasurer's Report

EASTGATE VILLAGE CONDOMINIUMS BALANCE SHEET— June 30, 2016

<u>Assets</u>	
Operating Fund	32,983
Reserve Fund	32,188
Accounts Receivable	<u>22,295</u>
Total Assets	<u>87,466</u>

Liabilities & Equity

Prepaid Assessments	5,812
Retained Earnings	80,865
Net Income	<u>789</u>
Total Liabilities & Equity	<u>87,466</u>

At the end of the first quarter of 2016, financials for Eastgate Village Condominiums were beginning to show signs of improvement. For those three months, revenues exceeded expenses by \$789. The settlement of several legal matters will add additional funds to our accounts during the next few months. The second quarter report will reflect additional funds.

- Roger A. LeMaster, Treasurer

INCOME STATEMENT YEAR-TO-DATE June 30, 2016

<u>Income</u>	<u>Actual</u>	<u>Budget</u>	<u>Differ- ence</u>
Condominium Fees	40,320	40,320	0
Condominium Assessments	10,166	4,560	5,606
Late Charges	100	250	(150)
Interest Income	9	0	9
Total Income	<u>50,595</u>	<u>45,130</u>	<u>5,465</u>
 <u>Expense</u>			
Gas & Electric	671	675	(4)
Water & MSD Drainage	6,303	7,500	(1,197)
Gutter Maint. & Roof Repairs	1,051	1,000	51
Capital Improvement	0	6,188	(6,188)
Exterminating	125	181	(56)
Snow Removal	4,395	1,250	3,145
Grounds Maintenance	6,926	6,875	51
General Maintenance	4,065	3,000	1,065
Bad Debt	16,958	0	16,958
Business Insurance	6,312	4,375	1,937
Management Fees	2,228	2,228	0
Miscellaneous Expenses	772	1,650	(878)
Total Expenses	<u>49,806</u>	<u>34,922</u>	<u>14,883</u>
Excess Revenue/Expense	<u>789</u>	<u>10,208</u>	<u>(9,418)</u>

Fall 2016 Homeowners Assoc. Meeting/Elections

Now is the time for you to be thinking about the prospect of serving as a Board member in our community. There are three seats up for election this year. If you would like to volunteer your services, please let a current Board member know, so that your name may be included in the next newsletter. We need qualified people who will make good decisions that affect us all.

Other Items of Interest:

- ◆ Our condolences go out to the family of George Johnson who recently passed away.
- ◆

Ladies Social Calendar 2016 - Lunch

August 18 - Noon @Olive Garden (Hurstbourne)	October 20 - Noon @Cracker Barrel
September 15 - Noon @Cheesecake Factory	November 17 - Noon @Cheddar's (Westport Rd)

Need a ride? No problem! Call Jan Watts @244-1391, or Patty @254-2630.

Ladies Bible Study/Prayer Group meets every other Monday morning from 9:00 a.m. - 11:00 a.m. at unit #409. This is a good opportunity to meet many other lovely ladies in our community. Come join us for coffee, a snack, and encouraging words that will bring joy to your heart. Call Patty for more information.