

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

Summer Edition

2017

For suggestions, comments, or input,
please call Patty Anderson: 876-2630

From the Board President:

Hi Neighbors,

Many of you have been asking about repairs to the Wynde roadbed. Board members and our property manager Bill Haley have been meeting with Ed Flynn of Flynn Brothers Construction to work out an affordable plan to repair all of our streets and solve the drainage issues we have seen in the roadways when it rains. The costs to add drains, repair and replace all of the asphalt at one time is approximately \$110,000.

We have agreed to proceed with installing the French drains, and repair the drains and center portion of the Wynde roadbed, as the first stage of a two stage project. This should cost approximately \$31,000 for drains, and \$22,000 for repairs to the roadbed. You should see this work begin in the next week or so. If the drainage issues are sufficiently solved, we should be in a financial position to complete the paving project in the next 2 to 3 years. This timeframe matches our reserve study, and the expected useful life of the existing asphalt.

Beautification of Common Elements

- ◆ *GreenScapes* has done a great job mowing and trimming the grassy areas in our community on a weekly basis. We are now in the process of identifying dead bushes, trees, and shrubs for removal this summer. Replacements will be planted at the proper time in the fall. **Note:** If you have planted your own flowers, or may have inherited some, please understand that our grounds crew is not contracted to take care of them. A few community *Good Samaritan* volunteers may be willing to help trim your plants, or remove them, if you're unable to tend them yourself. Call a Board member if you need help. A big thanks to Bob and Mary Dilla for their willingness to help clean up the overgrown areas along the Canterbury fence line. We appreciate their time and energy in sprucing up our green areas.
- ◆ Tree, bush, and shrub trimming is next on our agenda. Overgrown tree branches need to be cut back from our new roofs, so not to cause damage to the shingles when the wind blows. This trimming will also eliminate the ant path onto our roofs and into our homes.

Updates From KY Realty Management Co. - Site Manager, Bill Haley

- ♦ **Rumpke** - will be our new garbage collection service as of July 1st. Expect a detailed letter in the mail. **Residents on the Wynde - Take Note!!** Because of damage to grass, mailboxes, and pavement, caused by garbage trucks in the courts, all receptacles will be placed at the front curb, two each side for collection. Please be kind, and help your elderly neighbors, if this is inconvenient for them.
- ♦ **Air conditioning units** - It has been advised that you have your AC unit uncovered and thoroughly washed when construction of the apartment complex is completed, to ensure that all dirt is removed.
- ♦ **Masonry repairs** - to patio walls have been made. Let me know of any lingering problems.
- ♦ **Two new street signs** are on order, and will be installed as soon as they arrive.
- ♦ **Power washing and sealing of patio** cement floors will be coming this summer. Be sure to let me know if you have already had your patio sealed, and prefer not to have this service.

Welcome to Our New Residents

★ Jim and Nydia Gregory - unit #13203
★ Wayne & Debra Harper - unit #533

★ Bill and Patsy Scheller - unit #406
★ Ron & Phyllis Crimm - unit #423

We are so glad you have chosen Eastgate Village for your new home. We know you will love it here!

Parking on the Wynde is allowed, IF your driveway is full, and you have temporary guests. However, **overnight parking is not allowed.** Overflow guest parking should only be on the side with no mailboxes.

Okolona Pest Control Service

Eastgate Village has a contract with **OPC** for quarterly service on the outside buildings of our community. Ants always seem to be a springtime nuisance, but this year flying ants have been a problem. As a resident of Eastgate Village, indoor treatment is also available for a fee of \$25. Call **OPC (502)-969-9635.**

Our badly neglected **Eastgate Village HOA website** is under review, and will be updated in the near future. If you have experience in this area, and would like to volunteer your expertise, let a Board member know.

Rules and Regulations - We are currently updating the Rules and Regulations of Eastgate Village HOA. In the meantime, please remember to contact the Board for permission **before** making landscaping changes, or having a satellite dish installed. Page 3 of our current Rules and Regulations addresses these two issues. Both are restrictions which come under common elements.

A Message From the Editor: Your Board of Directors has already met three times this Spring to discuss ways to maintain, and further improve and beautify our community. **Paving** has been the number one issue on everyone's mind, and we believe the two stage plan is best. We want to be frugal in our spending, as we continue to build our reserve savings. Another big concern is **our water bill**, which has jumped from \$6000 a month in Oct/Nov 2016, to over \$8000 a month this year. We will be looking for leaks, and checking the billing process, as well, until we find the cause. Also, every year we waste money making sod repairs due to **vandalism on Eastgate Village Drive**. Someone seems to enjoy driving their truck/car through the grass, digging up the sod, leaving tire tracks. If you witness this happening, please call and report it to the police, or Bill Haley, with a description of the vehicle.

Most likely you are aware that it is a seller's market right now, and the purchase price of our units has gone up considerably. Many older people are now beginning to downsize, and our location, of course, is especially appealing. (Not that I would want anyone to move.) I just feel very blessed to be living in such a lovely community, overflowing with friendly neighbors, and in close proximity to shops that fit our every need. I have never had so many dear friends as I do at Eastgate Village. When my husband and I were living in our single family home, we knew very few people. Here, we have countless opportunities to meet, greet, care, and share with folks just outside our door. We are truly grateful to be here, and I am sure you are too.

Bob Young, our neighborhood realtor and handyman, has been a wonderful help for a lot of us, one way or another. He can repair just about anything, and is an expert at laying floors and remodeling. He is a painter, and carpenter, a plumber, electrician, and more. There isn't much he can't do. He has been kind enough to print our Eastgate Village newsletters for as long as I've been here, free of charge. Keep his phone number handy. You never know when you might need his expertise. 502-648-8059. Thanks, Bob, for all you for us! You are appreciated.