

THE WYNDS AT OAKBROOK

“WYNDBAG NEWSLETTER”



December
2007

CONTACT INFORMATION

The mission of The Wynnds at OakBrook Newsletter is to keep our community informed & involved. Please feel free to contact any of the people listed below with issues or concerns.

Town Properties
500 Thomas More Parkway
Crestview Hills, KY 41017-2175
Office: (859) 291-5858
Fax: (859) 291-7767

Website: www.towneprop.com/MyTowne
Community Number 9660
Your Resident Number

NOTE: *We have been advised by Towne Properties, email messages sent to Towne using “insightbb” will not go through their firewall*

Community Number 9660
Your Resident Number

Office Hours: Monday – Friday
8:30 a.m. – 5:00 p.m.

**AFTER HOURS EMERGENCY
CALL 24 HOUR ANSWERING SERVICE
859 291-5858**

Association Concerns

Dave Munro – Community Administrator –
DaveM@tp1.com

Maintenance Requests & Dues - JenniferTaulbee-Gordon –
Admin
jennifert@tp1.com

Insurance - Kinker Eveleigh Insurance
(513) 891-6615

Clubhouse Rental – Becky Dozier
(859) 647-1892

FINANCIAL REPORT

FINANCIAL STATUS AS OF 10/31/2007

- Operating cash balance
\$39,529
- Total collections
\$1,034,446
- Operating expenses
\$1,098,916
- Operating expense budget
\$1,018,106
- Reserve expenses
\$302,688
- Insurance expenses
\$58,608
- Reserve account balance
\$827,721

Snow Removal

Hemmer Company will again be doing our community snow removal.

Snow removal will be done when the snow reaches 3” deep. Driveways and sidewalks will be done after all streets have been cleared.

This is a very time-consuming & costly project that takes many hours to complete. The Hemmer employees will work as quickly as possible please be patient.

Snow removal equipment will be brought into the community when the weather reports predict a large snowfall. Hemmer will be bringing in the Bobcats to be ready for the clearing of snow. The Bobcats will be stored at some of the area parking pads. This will help to speed up the snow removal process. **The Wynnds Board of Directors** thank all residents for your patience & understanding.

WYNDS HOME OWNERS Association Website

The revised Wynds at Oakbrook Website www.wyndshoa.com is now operational. We encourage residents to use this website to communicate with us and to let us know how we are doing. The documents that govern our community can also be viewed and printed to better understand how we operate.

We welcome you to submit your comments or suggestions.

CLUBHOUSE RENTALS

November & December proved to be VERY active months for clubhouse rentals!

In preparation for the many celebrations, the carpets were shampooed; the Christmas decorations were set up contributing to a warm, festive atmosphere for all the events - Hope everyone enjoyed!

Schedule your next event by calling Becky Dozier

Rental fee is \$50 along with a \$200 Security Deposit returned to you after clubhouse is cleaned and returned to original condition.

Reminder: Clubhouse is not available on actual Holidays!

SHARE A BOOK CENTER

Do you have a book to share? Bring your books to the Share a Book Library at the Exercise Center at the Clubhouse. Bring a book to share – Take a Book to Read. There are lots of great books to choose from. Thanks to all who share their books!



LOVE TO PLAY CARDS UPDATE

DAYTIME CARDS

Interested in using the **Clubhouse** for a Bridge Group, or any other Card Playing Group, Monday–Friday? Contact Becky Dozier 647-1892 for details.

EVENING CARDS

New Date - January 8 at 7:00 pm

Group will be playing various card games.

Bring your drinks and an appetizer to share with all!

RESIDENTS ONLY PLEASE

**For more details, contact Brenda Weimer
283-9852**

NOTE TO RESIDENTS

CORRECTION, CORRECTION, CORRECTION - it was stated in an article in last month's newsletter, that Boone County Sanitation & Solid Waste Management would pick up old refrigerators & other items if they were called.

Mary Shinkle of the BCS has advised us, this **is not** something they do, please be aware, however, they do have a great program allowing residents to get rid of many items assisting in keeping the environment clean.

Information can be provided by calling 334-3151

A brochure is available listing the items they accept at their facility and instructions for doing so.

As stated in the last newsletter, they **do** accept the items mentioned, but the **resident must take** them to their location.

Boone County Sanitation Motto:

"Boone County is our HOME – keep it clean by disposing/recycling properly."



OAKBROOK COMMUNITY

REMINDERS



December/January/February

- ❖ Winterize your home. Disconnect hoses from spigots & drain waterline to prevent freezing & breakage of water lines. ***This is the owner's responsibility.***
- ❖ Dog Owners must cleanup after their dogs. Staking of dogs in the common area is ***NOT PERMITTED***. Fines will apply for both offenses.
- ❖ Parking cars in the common area parking pads are for Residents only. Each resident is allowed ***ONE*** parking space.
- ❖ Cars/Trucks must have current license and are to be registered to Residents Only.
- ❖ Trucks, One Ton or larger, are ***NOT PERMITTED*** to be parked on Wynds Property.
- ❖ Campers, boats, motor homes, trailers, etc., ***MUST NOT*** be parked on any common area. Please use the residents' storage area.
- ❖ Inoperative vehicles ***CANNOT*** be parked in the community. Inoperative vehicles must be removed or they will be towed at the owner's expense.
- ❖ No repair of any kind, to ***CARS/TRUCKS***, is permitted on Wynds property.
- ❖ Visitor parking is permitted only if space allows. Visitors may park in the clubhouse parking lots and be shuttled to the resident's unit.
- ❖ ***PARK & RIDERS ARE NOT PERMITTED ON WYNDS PROPERTIES.***
- ❖ ***FIREWOOD*** should not be stored in garages or near buildings. Maintenance suggests firewood be stored on a firewood rack, located away from the buildings.
- ❖ Vehicles ***CANNOT*** be covered & stored on any common area of The Wynds

Filing for Improvement Application

All external home improvements require approval. Please contact Towne Properties, or the website for an application.

TRASH DAY

Trash should ***NOT BE*** put out at the curb until after 5 p.m. on the Monday before Trash Day. If you have a large amount of trash from remodeling etc., ***PLEASE DO NOT PUT OUT*** for Rumpke. Contractors are responsible for removing any construction trash, carpeting etc.

STORAGE AREA

If you have a boat, trailer, camper, motor home etc., parked in the Wynds storage area located off Oakbrook Road, please call Jennifer at Towne Properties to let her know your name, address, and phone number. If the parked unit is licensed, give the plate number to aid in recovery, should the unit be stolen. The storage area is for the convenience of Wynds at Oakbrook residents only. Items in the storage lot must be the property of the resident.

Home Owners Insurance

When upgrades to the interior of a unit are made by an owner, the Wynds' insurance agency, Kinker & Eveleigh, should be notified so that a record exists of the improvement.

If a ***covered*** cause of loss occurs, in which your upgraded unit suffers damage, there is a probability that the insurance carrier will calculate reimbursement based on ***original*** construction details for lack of supporting documentation. Items such as new windows, doors, carpeting, cabinets, heating systems, and similar permanent improvements may not be compensated for if the insurance carrier does not know the increased value of the unit.

Kinker and Eveleigh may be contacted in writing at
7750 Montgomery Road, Cincinnati, OH 45236,
or by phone,
(513) 891-6615.

BOARD ELECTIONS FEBRUARY 2008



Get ready to vote

The nominating committee is searching for candidates to run for the Wynds at Oakbrook Board of Directors. Three vacancies, each with 3 year terms, will be filled at the February annual meeting. For those interested in serving, please contact one of the members of the nominating committee or a representative of the property manager as soon as possible to insure insertion of your name on to the ballot.

Legal counsel has advised the Board to use the "directed proxy" method to conduct business and elect board members at the 2008 Annual Meeting of the Association. The directed proxy allows a member in good standing and unable to attend the meeting, to instruct an existing director or designated attending person to vote on business that may come before the association and to cast votes for new directors as stipulated on the directed proxy. The directed proxy will be mailed by the property manager well in advance of the meeting date allowing the member sufficient time to select his/her proxy and to designate voting choices.

Members of the committee are as follows:

DavidLandenwitch landenwitch@fuse.net
 Dave Riley daveriley@insightbb.com
 BrendaWeimer bweimer@fuse.net

Property Manager Representatives are as follows:

Dave Munro davem@tp1.com
 JenniferTaulbee jennifert@tp1.com

Get To Know Your Board Member – John D. "Dave" Riley

Board Vice President

I have lived in the Wynds at Oakbrook since the Fall of 2002. After serving the remainder of an unexpired term, I was elected to the Board in the Spring of 2005. The 2007 Board selected me to serve as Vice President. In addition to Vice President, I am one of the members of the Architectural Control Committee.

Serving on The Board is challenging, but gratifying as well! The daily issues faced by board members can become quite interesting.

Our "little" community of 558 residents is larger than many Incorporated Towns and Villages.

The Association owns 108 buildings, 2 swimming pools, 45+ acres of common area, along with several miles of streets. Because we are a private development, The Board is responsible to the Association for the maintenance and upkeep of our assets.

On a personal note, I am widower with 2 grown children. My daughter is a doctor, in residency, at a VA Hospital in Chicago. In 2006, my son completed his enlistment in the Army and is living with me while continuing his education at Northern Kentucky University.

I am employed by a major Insurance Company as a Senior Engineer specializing in construction related accounts. Extensive business travel, Board work, and other volunteer efforts negate the opportunity for any particular hobby. One could say my hobbies are serving on The Board and other volunteer services.

Board & Community Meetings

Next **Board** Meeting -

Next **Community** Meeting – 2/15/08

Community Meetings held:

February – May – August – November

The Wynds at OakBrook
Managing Agent

C/O Towne Properties

500 Thomas More Parkway
Crestview Hills, KY 41017-2175

Keeping our Community
Informed & Involved

We're on the Web!

Visit us at:

www.wyndshoa.com

December – 2007



*No matter what your Holiday celebration is,
please experience the Peace & Joy of the
season!*

Happy Holidays from all of the Oakbrook Board Members!!

Linda Gray – President

Dave Riley - Vice President

Bobie Sieja – Secretary

Jeanne Lecuit- Treasurer

John Alexander, Frank Banker, Brenda Weimer, Kay Wentzel

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