

THE WYNDS AT OAKBROOK

“WYNDBAG NEWSLETTER”



CONTACT INFORMATION

The mission of The Wynds 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

The Wynds at Oakbrook website: www.wyndshoa.com

FINANCIAL REPORT

FINANCIAL STATUS MARCH 31, 2008

Operating Cash Balance:	\$54,664
Assessments Collected:	\$328,758
Operating Expenses:	\$337,510
Operating Expense Budget:	\$351,974
Reserve Expense:	\$84,286
Reserve Account Balance:	
(Cash equivalent)	\$543,218
(Certificates)	\$379,503
Delinquencies:	
9 Liens Filed	
10 Foreclosures in Process	
Late Fees Collected:	\$1,057

Hemmer Landscape Company Grieves...

On Friday May 2nd Trisha Rouse was killed in a terrible accident while working in the Darlington Farms Community. Trisha was an employee of Hemmer Landscape and a familiar face here in The Wynds.

Trisha was seeding the lawns when the vehicle she was driving tipped & rolled over on her. Trisha leaves her parents, husband and 2 sons.

The Wynds at Oakbrook would like to extend our sympathy to Trisha’s family - she will be sadly missed!

CLUBHOUSE RENTALS

We have more IMPROVEMENTS – Did you ever wonder where to hang your coat when renting the clubhouse for your special event? Well wonder no more...Kevin & Jeff became creative and strategically placed coat hooks throughout the clubhouse – they look wonderful and are very practical! This improvement is a result of feedback from you, the renters. Thanks for taking the time to let us know how to improve an area we all enjoy.

Thanks Kevin, Jeff & Linda for this needed improvement to the clubhouse.

What kinds of events happen at the clubhouse? Of course we have baby & wedding showers & family graduation parties but you might be surprised to know the clubhouse has been used for such things as a Knitting Party, Bridal Party Dressing Area, and has also served as a warm environment for family & friends to gather after a loved one's funeral.

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!

Clubhouse **RENTER'S GUESTS** do not have permission to use Swimming Pool & Exercise Equipment during the clubhouse event.

Get To Know Your Board Member – Kay Wentzel

I am originally from Harrisburg, PA and have lived here in The Cliffs since 2001 following my retirement from the Dauphin County Courthouse where I had been employed for 24 years.

I currently serve as a Board Member and am on the Finance and Landscaping Committees.

I serve as President of my sorority which is a Philanthropic organization supporting St. Jude along with many other charities.

Kay Wentzel – Continued

I have three sons, eight grandchildren and four great grandchildren.

My granddaughter is a juvenile diabetic and therefore I volunteer at JDRF as often as needed.

One of my favorite pass times is reading. In the summer, it is working in my flower beds and just recently started quilting; not sure where I will end up with this craft!

I am also a member of Silver Lake where I participate in water aerobics.

RESIDENT'S CORNER BECKY DOZIER

What brought you to The Wynnds of Oakbrook?

As a resident of this community, can you remember what brought you here...of all the choices you had, what made you choose Oakbrook? We'd love to hear from you!

Personally, I had a life changing event that required a move from house to condo. My strategy was to search for an area that felt warm, safe, charming, diverse & aesthetically beautiful.

Growing up in Boone County, I was drawn to Oakbrook because of the publicity this community received when it was being designed by Drees. I remember this "community design" was to be unique! In driving around Northern Kentucky, looking for that special place, I saw that Oakbrook did fit the intended design.

This community has everything I wished for! Listening to my neighbors' speak of their beginnings confirmed – this is where I would settle!

There is a rich history of pride for living in this community. People can remember why/when they chose Oakbrook! They have settled in from a previous place they loved to a place they grew to love comfortably...please feel free to share your personal story about your beginnings at Oakbrook!

OAKBROOK COMMUNITY



REMINDERS

STREET SEAL COATING

Beginning on, or about, May 19th - weather permitting - street seal coating will begin in the Wynds section of the community. All streets in this section will be given a seal coat application. This includes Brookside Drive, Cliffside Drive, Gale Court, and Windy Court along with all of the parking pads. Vehicles must be moved from the parking pads to allow for the application. Informational signs will be placed to advise residents of the start date, and the need to move parked vehicles from the parking pads.

UNIT PAINTING SCHEDULE

Units on the south side of Shady Cove (Fairways section) will be painted this summer using the new color schemes. All units in the Wynds section, as well as the clubhouse, will be painted this summer with the new paint scheme. Our maintenance technicians will be inspecting all units for integrity of the exterior wood trim and repairing/replacing as necessary. The painting contractor will power wash, caulk, and prepare the surface for painting. As schedule information is developed, written notices will be delivered to each affected unit owner and/or posted at the mailboxes.

WORK ORDERS

The submission of work order requests by telephone continues to pose a problem in the community. Any person desiring to submit a work order request is urged to utilize the Towne Properties website (www.towneprop.com/MyTowne) and enter your resident number and 9660 as your community number. If you have misplaced the mailing sent showing your resident number, please call the Towne Properties office at 859-291-5858 for assistance. You may also fax a request on standard paper describing the situation to Towne Properties at 859-291-7767, attention Jennifer Taulbee-Gordon. If you choose to mail in a request describing the situation, feel free to do so. The mailing address is as follows:

Towne Properties
ATTN: Jennifer Taulbee-Gordon
500 Thomas More Parkway
Crestview Hills, KY 41017

Regardless of how you submit a work order request, it is strongly suggested that you keep a dated copy of such request on file.

Summer Time Trash Cans Refuse Containers

Rumpke picks up trash in the Wynds at Oakbrook every Tuesday unless Tuesday is a non-working holiday for them. Some residents continue to violate the trash and garbage container provision as listed in the Declaration of Covenants, Article VI, Section 2, paragraph (e). For convenience, residents have been allowed to place containers out the evening prior to the scheduled day of trash pick-up. Placing refuse and refuse containers out prior to the evening before scheduled pick-up may result in the assessment of an immediate monetary penalty in the amount of \$50. Please be considerate of your neighbors and place refuse and containers out accordingly.

Trash cans are to be stored in garages and not kept outside

Board Meeting

Next Open Board Meeting

May 15, 2008
7:00 p.m.



**The Wynds & Cliffs pool's will open
May 23rd**

Landscape Committee



Nature's beauty...



Nature's Way...

LANDSCAPING UPDATE

Hemmer Landscape is asking for everyone to please be patient regarding delays with mowing, mulching and dead bush removals. The Hemmer Company, as well as other Landscape Companies in the area, has experienced difficulty obtaining seasonal employees. Due to the government regulations the Mexican employees who formally worked for them have not been approved as yet to join the work program in the U.S. There is hope that possibly in mid May the work program may be approved. We only hope so!

We are in the process of having dead trees & shrubs removed.

At the recommendation of Hemmer Landscape Co., no shrubs or trees will be replaced until fall. The replacements will vary according to need and our finances.

No seeding will be done until fall.

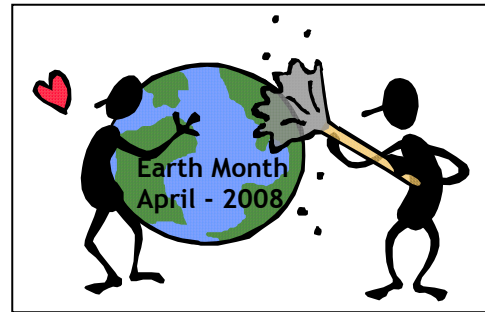
Trimming of shrubbery is done on a schedule. You do not need to call and request that your shrubbery be trimmed.

Mulching has been started, if you do not want your area mulched please put a small sign in bed area stating as such.

The 2007 summer's extreme dryness along with winter's ice & snow has not helped. So please bear with this transitional time and things will be as beautiful as before; it just takes time.
Thank You

Wynds Board of Directors
Hemmer Landscape Co.- Jim Kentley
Wynds Landscape Committee

WYNDS AT OAKBROOK HOME Owners Association



Oakbrook Honors Earth Month

What is the measurement of this effort?

- By beautifying your yard, porch, patio or deck with colorful flower arrangements, either by way of ground planting or beautiful pots, creates a warm and inviting community – the term for this in the real estate market is called “curb appeal” which translates into \$\$\$\$
- Oakbrook is a community that **WALKS**, the beauty of homeowners creativity in individual floral design is an **IMMEASURABLE** pleasure as we stroll on our early morning or evening walks
- Doggie “doodie” pick-up – the conscientious effort put into this responsibly is also **IMMEASUREABLE** – thank you dog owners!
- Thank you resident's for all your hard work in maintaining the beauty of our community!
- Join in the fun...plant a flower, make a flower arrangement for your front porch and enjoy the beauty!

LANDSCAPE REMINDERS

- Flowers may be added in the front mulch areas so long as they are maintained & match the decor of the community.
- Any new landscaping improvements at the **rear** of the units **AND along the side** of a unit require prior approval of the Landscaping Committee & The Board.
- It shall be the responsibility of the unit owner to maintain the landscaping changes made.
- A landscape improvement **must not** restrict any drainage area or downspout.
- An "Improvement Application" form must be submitted to the Landscape Committee & The Board for approval prior to any changes being made in the landscaping of the **common areas**.
- Any changes made without prior approval of the Landscape Committee & The Board will subject the unit owner making those changes, to be **required** to completely restore the area to its original condition.
- The Board, and its agents or contractors, are not responsible for homeowners' landscaping improvements. They will of course, take all reasonable care while performing maintenance work, but if accidental damage is done, it will not be corrected.

The Wynds at OakBrook
Managing Agent

C/O Towne Properties

500 Thomas More Parkway
Crestview Hills, KY 41017-2175

We're on the Web!

Visit us at:

www.wyndshoa.com

**Keeping our Community
Informed & Involved**



2008

Wynds At OakBrook
500 Thomas More Parkway
Crestview Hills, KY 41017-2175