

THE WYNDS AT OAKBROOK

"WYNDBAG NEWSLETTER"



September
2008

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

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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 Wynnds at Oakbrook website: www.wyndshoa.com

FINANCIAL REPORT

FINANCIAL STATUS AS OF JULY 31, 2008

OPERATING CASH BALANCE:	\$65,808
TOTAL COLLECTIONS:	\$748,773
OPERATING EXPENSES:	\$744,773
OPERATING EXPENSE BUDGET:	\$737,206
RESERVE EXPENSES:	\$197,365
INSURANCE EXPENSES THIS YEAR:	\$0
INSURANCE EXPENSES TOTAL:	\$70,823
RESERVE ACCOUNT BALANCE:	
• CASH	\$580,322
• CD	\$376,817
DELINQUENCIES:	\$42,209
LATE FEES COLLECTED:	\$5,021

Board Meeting

Next Open Board Meeting

November 20, 2008

7:00 p.m.

Clubhouse

CLUBHOUSE RENTALS

Rental fee \$75 along with \$200 Security Deposit.

Call Becky Dozier @ 647-1892 to schedule your next event

Swimming Pool & Exercise Equipment are NOT AVAILABLE to those renting the Clubhouse. If you are a resident & at the clubhouse for a rental function, you can still use the pool & exercise equipment.

Clubhouse address listed on website



Clubhouse Dumpster...

The dumpster is not for use for anyone other than our maintenance staff. There is now a sign on the dumpster. We will have a 24-hour monitoring system. Fines will be applied if anyone is caught putting anything in the dumpster.

Arrangements will be made for garbage removal for Clubhouse Renters.

Get To Know Your Board Member Jeanne Lecuit

My name is Jeanne Lecuit. I have lived in the Cliff's division of the Wynds for almost 18 years.

When I retired in 1990, I moved to KY from Long Island, NY. One of my daughters lived here. I have two daughters, one in Texas & one here. I have four grandchildren; one granddaughter & three grandsons. My hobbies are golf & knitting. I have been on the Board for almost 3 years. I was appointed when one of the Board Members left. As a Board Member, my mission is to keep the area appealing & costs as low as possible.

SEPTEMBER



Oakbrook Residents respectfully planted this tree in honor of the strong feelings of loss felt on September 11, 2001.



What a piece of beauty our community has allowing us to reflect on this day.

Community Litter Patrol

Thank you **ANNOYING** Oak Brook litter collectors. Your initiative is **MUCH** appreciated throughout the community!!!!

Labor Day Weekend was an example of someone picking up the trash thrown on the side of the road; we thank you!

Resident's Corner Janey McEntyre

My Name is Janey McEntyre. I have lived in this community for 14 ½ years. I lived in this community twice before & each time I returned I wanted it to be the last...finally it is!

I have what I call the "Garden of Eden" lot in this community! I have several children, all with four legs and as loved and cherished as if they had two!

In the past, I have been involved in assisting with the landscape committee and presently assisting the President of the Board. I was instrumental in getting money for the underground cables and new mail boxes. My passions are animals, reading, gardening, church work & politics.

The joy has never faded of living here. It pours over me every time I drive up Wynds Drive - as they say on television - PRICELESS!!

I clearly love my neighbors. I give thanks every day for them & two of the sweetest, nicest maintenance men anyone could have! Even when I don't agree with The Board, I appreciate the time they spend on our community!

Communication Team Volunteers Needed

Processing the newsletter can be a fun task if shared! The newsletter comes to you every 2 months equaling 6 times a year. We would like to establish 3 teams, 3 people per team, to fold, seal & get ready for mailing. 3 teams equal 2 times per year. Grab a couple of friends, have a cup of coffee and be a part of the Oakbrook Communication team.

Contact Becky Dozier – 647-1892

OAKBROOK COMMUNITY



REMINDERS

Motorized Traffic In The Wynds

The streets within the Wynds at Oakbrook are private. The Board of Directors has established a **20 MPH** speed limit on Association streets unless otherwise posted. Stop signs are posted at all intersections. Some drivers frequently ignore the stop signs. Recently, there have been several pedestrian and vehicular near misses. When traveling on Association streets, please **USE CAUTION** and **DEFENSIVE DRIVING SKILLS** to aid in protection both person and property.

Trash Collection

The governing documents of the Association state that "trash & garbage containers shall not be permitted to remain outside any living unit except on days of trash collection". Household trash is collected on Tuesdays unless the collection day happens to be a holiday for our sanitation contractor, Rumpke. Since the Board of Directors does not control Rumpke start time, residents have been allowed to place trash at curbside after 6PM on the day before scheduled pick up. Many residents are deviating from this liberal policy by placing trash out well in advance of the prescribed time. Those residents violating this policy should not be surprised when assessed a monetary penalty.

Seal Coating

Will be completed in the Wynds after the paint & construction crews are finished – Towne Properties will coordinate the time & date with flyers.

Decks

*All homeowners who have decks, **MUST** inspect & have decks cleaned & treated; this is not the communities' responsibility. **Deck replacement** will be evaluated based on previous maintenance.*

NO fences, gates or structures shall be permitted in the common area per the Rules, Regulations & documents of the Wynds HOA.

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**



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