

**The mission of The Wyndbag is to keep our community informed & involved. Please feel free to contact any of the people below with issues or concerns.**

**Contact Information**

**Town Properties**  
 500 Thomas Moore Pkwy  
 Crestview Hills  
 KY 41017-2175  
**Office: (859) 291-5858**  
 Fax: (859) 291-7767

www.TowneProp.com/MyTowne  
 Community # 9660

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;  
 Community Administrator –**  
 Jeff Clark  
 jeffclark@tp1.com

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

**Insurance –**  
 Kinker Eveleigh Insurance  
 (513) 891-6615

**Clubhouse Rental –**  
 Becky Dozier  
 (859) 647-1892

**Social / Recreational  
 Chairperson:**  
 Barb Dieckmann  
 (859) 991-4506

**Newsletter & Website  
 Coordinator:**  
 Jennifer Mitchell  
 www.SuperbByDesign.com  
 (859) 647-7379

**The Wynnds at  
 Oakbrook Website:**  
**www.wyndshoa.com**

# The Wyndbag

## The Emerald Ash Borer Information and

The emerald ash borer is now in Kentucky. Many of the trees in front of our units as well as in the wooded areas in Oakbrook are ash trees.

The HOA has decided not to treat the trees because of the expense. But if you value the ash trees in your yard you can treat them yourself or have them professionally treated by a Certified Arborist.

To treat them yourself

purchase Bayer Advanced Tree and Shrub Protect and Feed. Note “MERIT” on the label. (40 oz. at Natorp’s for \$24.99) You can also contact a Certified Arborist.

Local Certified Tree Arborists in the area are:  
 Tim Back 513-742-8733;  
 Tom Willson 859-356-5115;  
 Kevin Bailey 513-403-0226 or 513-467-6069; Madison Tree Care 513-576-6391; Bartlett Tree Expert 513-577-7400 or 877-227-8538;



and Larry Hanks 502-863-3422 or 502-867-2973.

Thank you to Mike Klahr, a Certified Arborist and the Horticulture Agent at the Boone County Extension Office, for this important information.

## Seeking Candidates for the Board

Three Board of Directors positions will be filled at the upcoming meeting in February of 2010. Persons interested in seeking election to the Wynnds at Oakbrook Homeowners Association Board of Directors are urged to contact the Nominating Committee and/or the property manager for further information.

Nancy Ebersole is chairperson of the Nominating committee and can be reached via email at ebernancy@fuse.net. Jeff Clark is the community administrator and can be reached via email at jeffclark@tp1.com

## Receive This Newsletter by E-Mail!

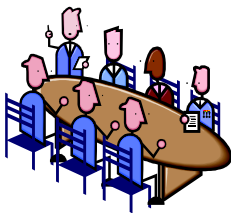
Would you prefer to receive the community newsletter via email? This would save our community printing and mailing costs and mean that you get the newsletter early! Please use the "Contact" form at www.Wyndshoa.com to submit your email address. *Your email address will never be used for any other purpose than receiving the newsletter*



**Open Social & Recreation Committee Meeting  
Nov 11, 7PM**

*“Autumn is a second spring when every leaf is a flower.”*

*Albert Camus*



**Open Board Meeting  
November 19**

## Architectural Control [Acc] Committee Update

We assure our residents that, the ACC and Board are constantly evaluating the hardware choices to improve the home values and preserve your capital. We are aware of the restricted, but available inventory on the Aluminum Windows [Provia], and Sliding Patio Doors [Hydro M1100] approved by the ACC and the Board. The ACC and the Board are currently reviewing the alternate hardware choices. The purpose is in depth evaluation of the quality and suitability of more than 120 vinyl window & patio door manufacturers as an alternate to the current aluminum hardware. It is a very challenging, time consuming, yet extremely consequential process, and well worth the time of the ACC and the Board.

### Architectural Improvements:

The best approach to your needs for Architectural Improvements is to follow these steps: Visit the [www.wyndshoa.com](http://www.wyndshoa.com) website and click the “maintenance” tab and you will see very useful links on the left hand side, as a starter, click on “Improvement Applications” and read the Architectural Violations Statement to clearly understand Board Directives concerning incompliance, and download the Improvement Application.

Click on How and When to Apply, FAQ, Towne Properties Info to understand the process.

Review the ACC/Board approved hardware by clicking on Improvement Specifications. Please review the approved hardware first and then submit the filled out application forms to Towne Properties Management with all required specifications, manufacturer, model number, color, material, and dimensions with pictures of the hardware for ACC review.

ACC will review your application and inform you approval/disapproval based on the Board Directives.

Please DO NOT INSTALL any hardware before ACC/Board approval is received by you to avoid violation assessment of \$50-\$300. The applications after the installation will not be approved by the ACC/Board and subject to violation fines.

Towne Properties is currently conducting periodic walk thru’s to identify non-compliances [past/present] for appropriate Board Actions.

Please contact ACC Chair, Hasan Tezduyar at 859-371-7426 or email [hjtezduyar@yahoo.com](mailto:hjtezduyar@yahoo.com) for further information.

## Five Easy Steps to Signing on at Towne Properties Online

In order to expedite and follow your work order to completion successfully, the Board recommends the following easy steps to register to Towne Properties Website. Once registered, you can follow up on the status, and see your order get done much faster.

You will need your Resident ID #: A 7 digit number after “t” (ex: t1234567) on your pay stub, it is different for everyone, or if you use electronic payment, please call

Jennifer Taulbee 859-291-5858 at Towne Properties, or email [JenniferT@tp1.com](mailto:JenniferT@tp1.com) to obtain your number.

Go to: [www.towneprop.com](http://www.towneprop.com) Look for “My Towne SignIn” at the top right, and click there. If you have not registered yet, look underneath the sign in boxes for username and password, click on the link “Click here” to register, and follow the directions. Enter your Resident ID#, the Wynds Community Number is: 9660 for everyone

For technical problems related to signing in, please call Hasan Tezduyar 859-371-7426, or email him at [hjtezduyar@yahoo.com](mailto:hjtezduyar@yahoo.com)

The process will help all of us streamline and save time for you and Towne Properties, and give you added control of your own work order to insure timely completion.



## Social & Recreation Committee Update

Open committee brainstorming meeting- please join us as we discuss Social & Recreational events for 2010! All residents encouraged to attend. The Clubhouse,

Wednesday November 11, 7:00 PM.  
**Wynds at Oakbrook Gives Back** – Coat Drive, Bake Sale, and Crafts - Saturday, November 21, 2009

If you are interested in donating baked goods or are a crafter who would like to set up a vendor table, please contact Becky at (859) 647-1892

## Meet A Board Member – Nancy Ebersole

I want to introduce myself as a new member of your board. I am married and have a daughter and two granddaughters. My husband and I have lived in Oakbrook for nearly 20 years. I worked at Internal Revenue Service for 37 years before retiring in 2004. My last job was as Project Manager of TeleFile, a program that allowed a single taxpayer to file their taxes over the telephone. It was a very successful program until the Internet and the expansion of Electronic Filing changed the way the IRS did business.

We moved to Oakbrook because of the beautiful landscaping and the trails that seemed constantly in use. I really love Oakbrook Drive in the fall, I think it is one of the prettiest drives around.

I am on the board and hold the position of secretary. I must admit until I started attending the meetings of the board, I did not understand how much work the board members put in and the big responsibilities they handle. Since our community is getting older, at each meeting discussions are held on the many challenges and demands involved in keeping such a large community in good shape.

My husband and I have done quite a bit of traveling, since he retired 2 years ago. I also volunteer weekly at the Welcome House in Covington and love to play bridge and do line dancing.

## Community Maintenance

Residents are responsible for the care and cleaning of their Wood Decks. Some residents have TREX composite decks. This type of decking material does not need sealing but must be cleaned. No pressure washing or chemicals should be used on the Trex type deck. Check the website [www.Trex.com/care/cleaningguide](http://www.Trex.com/care/cleaningguide).

This site provides a printable guide for cleaning the Trex decking material. No computer? Contact Jeff Clark at Towne Properties at 859-291-5858.

If you would like to have your *wood deck* cleaned and sealed, please contact Jeff Clark at Towne Properties 291-5858. He will put you in touch with the company who has been doing our painting here in the Wynds. Greg Hertenburg Painters have offered to pressure wash and seal your deck. It is

important that your wood deck be sealed to preserve the life of your deck boards. If you have loose or warped deck boards call in a *Work Order* for these can be repaired. The Hertenburg painters will quote you a price to do this service. There is still time remaining to do this before winter.

It is very important for every resident to submit a work order if you have a repair to be checked by maintenance. Call or Email your work order to Towne Properties office at 859-291-5858 – Attention Jennifer Taulbee. Or e-mail to [jennifert@tp1.com](mailto:jennifert@tp1.com). Be sure to include your name, address, and phone number and a detailed description.

Our Property Manager – Jeff Clark will be receiving all work orders from the

Towne Properties Office. If you do not hear back about your work order please contact Jennifer Taulbee and she can tell you the status. You may also submit your work order through Towne Properties Web site information for this is included in this newsletter.

Please Do A Walk Around Your Unit.

If you see any problems such as:

1. Rotted Wood
2. Loose Siding or Shutters
3. Possible leaks
4. Clogged downspout drains
5. Clean up around your unit, patios etc. If you have any trash, put it at the curb for Tuesday's trash day.
6. Dead bushes or trees - Submit a work order to Towne Properties – 859-291-5858.

## Delinquencies

As of mid-September 2009, approximately 50 owners were delinquent in paying the monthly association assessment. Delinquencies total almost \$90,000 which puts enormous pressure on the operating budget. To counteract this trend, the Board of Directors has become more aggressive in collection efforts. Presently 25 properties have had foreclosure proceedings implemented. A breakdown of the amount owed follows:

Less than \$1000	26	\$1001 to \$2000	7	\$2001 to \$3000	8
\$3001 to \$4000	3	\$4001 to \$5000	2	More than \$5001	4

Wynds at Oakbrook  
500 Thomas More Parkway  
Crestview Hills, KY 41017-2175

Presorted  
Standard  
U.S. Postage Paid  
Florence, KY  
Permit No. 82

### Community Board Meeting Schedule



**Town Properties**  
500 Thomas Moore Pkwy  
Crestview Hills  
KY 41017-2175

Office Hours:  
Monday – Friday  
8:30 A.M. – 5:00 P.M.

**Community Website**  
[www.WyndSHOA.com](http://www.WyndSHOA.com)

The *Wynds Community Board Meetings* are held the 3rd Thursday in each of the following months.

February, May, August, and November

Meetings begin at 7:00 PM

**Next Meeting**  
**November 19, 2009**