

THE WYNDS AT OAKBROOK "WYNDBAG NEWSLETTER"



MARCH 2009

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

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 - Jeff Clark
Community Administrator – jeffclark@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**

**Social / Recreational Chairpersons:
Barb Dieckmann – (859) 991-4506
Sharyn Brunk - (859) 630-1986**

**Newsletter & Website Coordinator:
Jennifer Mitchell – (859) 647-7379**

Swimming pools will open May 26th



2009 Oakbrook Board of Directors Election Results

The association members owe a debt of thanks to those members choosing to run for the Board of Directors this year. A position on the Board is strictly voluntary and requires a significant amount of effort and time on the part of the individual. If you happen to know one of the candidates or have a chance to meet any of those you do not know, a quick thank-you would not be inappropriate. Those association members that sought a position on the Board this year and percentage of votes collected are as follows:

- Dina Atkins (10.1)
- Thomas Goff (9.1)
- Roger Mersmann (17.5)
- Jennifer Mitchell (6.7)
- Robert Perrone (12.4)
- Thomas Richmond (13.1)
- Robert Tucker (19.8)
- Bobbie Sieja (8.8)
- Blanche White* (2.4)

**withdrew after proxy mailing*

The Secretary of the Wynds at Oakbrook Homeowners Association has completed the authentication process and announces the results. Those candidates selected by the membership to serve a three year term expiring at the annual meeting in 2012 are:

- Roger Mersmann
- Tom Richmond
- Robert Tucker

QUORUM DETERMINATION

Total Membership: 558
Members in delinquency: 54
Eligible Members: (558-54) =504
Quorum Requirement (20%): 100.8

Properly Executed Proxies
Received by Secretary69
Members in Attendance at
Annual Meeting40
Total eligible members present
in person or by proxy109
Quorum Present

**Social / Recreational Events
UPDATE**

Weekly Event: Mall Walkers will continue meeting on Wednesday's at 8:30 a.m. at the Clubhouse. With the arrival of spring, some walks will be outside.

Seasonal Upcoming Events:

April 18 – Wynds at Oakbrook Clean-Up!
Gather at the clubhouse for community cleanup in honor of Earth Day!

May 2 – Derby Party at the Clubhouse!
Please see the enclosed flyer. Games, prizes, food and fun!

May 29 – 30 – Community Garage Sale!
The Board will be advertising the sale with newspaper ads and signs. Time for spring cleaning!

August 1 – Community Cook Out!
Gather 'round the grill at the clubhouse to get to know your neighbors and have some fun! More details to come!

October 24 – Harvest Walk
Best Jack-O-Lantern contest, food and games!

Painting Schedule

Hertenburg painters will begin this year's painting schedule with Shady Cove, north side of the street – Shady Cove will then be complete.

The Painters will then move to the Cliffs area for the remainder of the summer. They will begin with upper Sweetwater and Lower Sweetwater then move to upper Cascade then Lower Cascade.

The schedule is subject to change; please check the calendar at www.wyndshoa.com for updated information

**New Community
Communication Tool!**

The Board of Directors has created an online resource to enhance communications.

A Yahoo Communications Group called **Wyndbag@YahooGroups.com**

You can join by going to:
www.groups.yahoo.com/group/wyndbag or by sending an email to:
wyndbag-subscribe@yahoogroups.com.

This is a private group, and it's free to join!

This group can be used to share community news, maintenance activity, lost and found or other tidbits in between newsletter publications.

For more information, please call Hasan Tezduyar at 859-371-7426 or email him at **hjtezduyar@yahoo.com.**

Landscaping Reminders

Any owner desiring to make a landscaping change, improvement or addition must first obtain approval for change. All requests are to be submitted on an "improvement application". These can be obtained at **www.wyndshoa.com** or from any board member; they are to be submitted in triplicate.

The mowers are not responsible for any damage to lawn ornaments placed in the beds. If you do not want your shrubs trimmed you must place a sign in the bed. If there is no sign placed in the bed they will trim the bushes.

Do not stop the workers and make any special requests. They are instructed to have you call **Towne Properties**. Lawn ornaments, bird baths, bird feeders etc., are not to be placed in the mowing area.

Wynds Election Statistics

For those readers interested in statistics, the following is a breakdown of voting at the recent annual meeting of the association. The association is divided into three (3) sections. The sections are the Cliffs, the Fairways, and the Wynds.

SECTION OF THE COMMUNITY	NUMBER OF UNITS	NUMBER OF VOTES CAST	PERCENTAGE VS. TOTAL VOTES CAST	PERCENTAGE OF SECTION VOTING	PERCENTAGE VOTING VS. TOTAL AVAILABLE
CLIFFS	162	35	32.1	22	6.3
FAIRWAYS	312	58	53.2	19	10.4
WYNDS	84	16	14.7	19	2.9
TOTAL	558	109	100		19.6

Safety Tip – Dryer Venting

Recently a resident reported a potential fire hazard that was encountered in his/her unit. Some units have dryer vent piping running through the ceiling and perhaps the walls. This person noticed that the dryer did not seem to be drying the cloths adequately. An attempt to clean out the piping proved fruitless because the plastic piping initially used had deteriorated to such an extent that cleaning became impossible. This necessitated removal of some drywall and dryer pipe replacement. The old piping was completely blocked which could easily have resulted in a house fire.

Whether your piping goes through the ceiling or walls does not diminish the potential for blockage that could cause a fire. **It is suggested that residents evaluate their dryer piping and correct as necessary to reduce the potential for fire.**

Attention Dog Owners

For the safety and protection of your neighbors, as well as your pet, please keep dogs on a leash **at all times** when they are outside.

Cleaning up after your pet is your responsibility as a dog owner. Failure to do so will result in fines

Dogs are not to be staked out in common areas.

Landscaping Schedule for Summer 2009

- Mowing** – Wednesday’s & Thursday’s. The first cut should be end of March or the first week in April
- Mulching** – Mid February on and off with weather delays; mulch will be down by mid April
- Pruning** – 1st round, end of May thru the mid June, 2nd round will be in mid September
- Tree Pruning** – The trees next to the units beginning mid July

Weeding, Fertilizer, & Pest Control

Lawn applications – round 1 completed by April 1st, round 2 May, round 3 September

Tree and Shrub – round one and two- February thru March, weather permitting , round three mid summer, round four November

Weeds – weekly each week in a different area of the community, includes spraying weeds in the cracks of sidewalks

Leaf Removal – First round starts around Halloween and can go into December, depending on when the leaves fall and the gutters get cleaned out

Architecture Committee Update

Architectural Control Committee [Feb26, 2009 update] functionality is to



preserve the beauty and the community capital by providing guidance to architectural changes. The set of guidelines are put in place by your Bylaws and Rules & Regulations and are overseen by the current Board. A tidbit for the new residents: satellite dish installation anywhere on the roof voids HOA roof warranties impacting Association budget/fees. Architectural Committee/Board recommends placing them on the fascia board back of the unit or on the firewall trim wood, brick privacy wall, provided a clear signal quality is achieved [FCC requirement]. The applicants for the dish will be signing the application agreeing to cover costs of removing/reinstalling during roof replacements, as well as repair costs due to an improper placement on the roof.

Please visit www.wyndshoa.com for ALL exterior changes you are considering [replacement/or new], download an application form using the “Maintenance” tab, fill out and submit to Town Properties.

Contact Hasan Tezduyar, Chair by phone 859-371-7426 or by email at hjtezduyar@yahoo.com, or committee members Tom Goff and Neena Ambrose; their contact info is available under “About Us” tab on the Wynds HOA website.

Safety Tip– Know Your Neighbors!

As the weather warms and we head outdoors, take a few minutes to get to know your neighbors! We can help each other and keep an eye out for activities, or people, that seem out of place.

If you notice skateboarders or older kids who do not belong in the neighborhood, **please ask them to leave. If they do not, please call the police.** Our community is Private Property. We are all obligated to watch out for one another and keep our community safe.

Community Board Meeting Schedule

The Wynds Community Board Meetings

Held the 3rd Thursday in each Of the following months:

February, May, August, November Meetings begin at 7:00 pm.

**Next Meeting
May 21, 2009**

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



March, 2009

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