

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 –**
Judy Reis
JudyR@tp1.com

Insurance –
Kinker Eveleigh Insurance
(513) 891-6615

Clubhouse Rental –
Becky Dozier
(859) 647-1892

**Social / Recreational
Co-Chairs:**
Linda Hall
(859) 283-0839
Janey McEntyre
(859) 282-1549

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

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

The Wyndbag

Wynnds 2010 Board of Directors

In February the Wynnds had their Annual Meeting and Election of board members.

Elected to 3 year terms were, Frank Banker, Terry Hall, and Brenda Weimer.

Frank and Brenda are returning members. Terry Hall served on the board in prior years but is now back again serving the residents of the Wynnds.

Members now serving in addition to the newly elected members are: Linda Gray, Roger Mersmann, Tom Richmond, Dave Riley, Hasan Tezduyar, and Bob Tucker.

Present officers are: Linda Gray - President, Frank Banker - Vice President and Secretary, Nancy Ebersole, Resident. Nancy had been a serving member

of the board but was not re-elected for this term. She kindly agreed to stay on as our acting Secretary, though she will not be voting on community issues.

The board would like to thank all of those who attended the meeting and everyone who took the time to vote.

Yard of the Month Program

We are happy to announce the implementation of Wynnds of Oakbrook Yard of the Month! This program is intended to inspire residents of our community to take pride in the appearance & upkeep of their yards & exterior of their yards.

Simple guidelines for this program are designed for curb appeal for the front/side area of your yard:

- Appearance & creativity of flowers & plants
- Appearance & creativity of front porch areas

The first award will be given for the month of May & will go thru September.

Members of the community have volunteered to judge this event. If you are interested in being a judge as well, please contact me.

If your yard wins, you will be given a Yard of the Month sign to be posted for the entire month ALONG with a gift certificate & recognition in our newsletter!

Nominations will be accepted electronically on the contact page at www.Wyndshoa.com or by contacting Becky Dozier @ 859.647.1892 - Deadline for monthly nominations will be the 15th of each month.

We hope you have fun with this program & look forward to the continued enhancement of our community!

Landscaping Schedule for 2010

Mowing will be on Wednesday and Thursday, weather permitting.

Bed maintenance will be broken down to a weekly visit, which will be on Tuesday.

Spring:

- Bed edging for 2010 is in progress and will be finished week ending 4-16.
- Mulching will begin the week of April 19th, completed by the first of May, weather permitting.
- Round one fertilization is in progress and will be finished by April 20th. This first round is a liquid with pre-emergent and an herbicide for weed control.
- Tree and shrub care dormant oil will take place March thru April, depending on the weather.
- Evergreen fertilization will be in late spring thru the month of May.

Summer:

- Round two fertilization will be in mid-June with a granular slow release fertilizer and spot spraying as needed.
- Round one for pruning will be started in mid-June.

Fall:

- Round three fertilization will be in October with a slow release fertilizer and weed control.
- Deciduous fertilization will be in later October thru early November.
- Second round for pruning will begin in early September.
- Leaf removal will be in two rounds, the first in November and the second in December. This year the contract has one less round of leaf removal.

Community Reminders

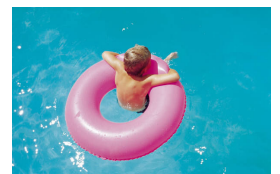
If there is a disturbance in your neighborhood or if you see something unusual going on; please call the Boone County Sheriff Dept at the non-emergency number 371-1234. If there is an emergency then please call 911.

If you do not call nothing will be corrected. Remember the police do not reveal who called.

Pets must be on leashes while outdoors - Please clean up after your pet. - Staking your pet is prohibited.

Keep our community safe and sanitary and PLEASE PICK UP.

The pool will be opening on May 28th.



Snow Removal Costs Dec 2009 - Feb 2010

The total snow fall was 38.4". In February alone we received 26.1" making it the snowiest Feb on record and the 4th snowiest month ever. 18 of the 28 days in Feb saw a trace or more of snow Feb 9th and 15th saw record snow fall for the date. From December thru February, 47 out of 90 days (52%) saw at least a trace of snow fall. If you look on the weather forum look under February and winter in review.

For our community there were 12 events this season.

Total LBS of salt applied was 207,900lbs or 103.95 tons
Plow truck hours 47.5
Bobcat hours 217
Hand labor hours 445.25
Calcium (sidewalk salt) 20,575lbs or 10.29 tons
Total amount billed was \$77,448

Spring Landscaping News

Spring has indeed sprung around The Wynds. Hemmer Landscaping has the contract again this year and has started mowing the grass and cleaning up the flower beds. The Wynds has decided to fight the invasion of the emerald ash borer; inoculations of the ash trees will begin in May and should be completed by early June. If you see any problems with the landscaping or plant issues that need to be addressed, please forward any concerns to the landscaping committee through Towne Properties.

Take pride in the community by dressing it up with annuals. Potted plants and yard décor can be placed

on your patio, deck or even in the flower beds. Remember, though, that any outside additions must not be placed in restricted areas. Most importantly, do not impede the mowing of the lawn areas with any ornaments, swings, or dog lines. We appreciate that some of you take the time to water during dry spells; just please do not let the garden hose become a dangerous obstacle for guests or lawn care and maintenance workers. It is required that you put it away after each use.

Remember, too, that your deck or patio is not a storage area. Your neighbors certainly do not want to be

looking at what should be out of sight! Please check under Rules and Regulations at www.WyndnsHOA.com to see what is allowed on your personal outdoor area. It will save you a tremendous amount of grief and fines if you know in advance that you are abiding by community standards!

Let us know how we, the Landscaping Committee, can assist you. We are willing to work with you to make the community more attractive. If there are issues in your neighborhood that need to be addressed, contact us or the property manager. Enjoy the beauty of our community; make choices that benefit us all!

Condominium vs Landominium

A “Condominium” is a legal term of arm meaning that a community was developed under Kentucky’s Horizontal Property Law. The Wynds was not developed under Kentucky Horizontal Property Law, so the units in the community are not condominium units. The units in The Wynds are called “Townhomes”, and the Townhomes are actually constructed upon the “lot” of land that you actually own. The lot upon which your Townhome is constructed is typically a couple of feet larger than the Townhome itself (except that the dividing line between the lots on adjoining Townhomes is the center of the common wall. Because you own the land that your Townhome sits upon, and because your Townhome ownership consists of many of the same characteristics of condominium ownership, our units are what are commonly referred to as “Landominiums”.

In a Condominium, the owner only owns the interior “space” within the unit. The Homeowners Association owns everything else, including the exterior walls, the floors, the ceiling and the roof. Additionally, the Homeowners Association owns all of the parking lots, lawn areas, landscape areas and any community facilities.

In a Landominium situation, as indicated above, the owner owns not only the dwelling unit itself, and the land it sits on. Therefore, the homeowner in a Landominium situation owns the walls, floors, ceilings, and roof. If you have other items within the limits of the “lot”, such as landscape, decks, etc., you own those also.

In both a Condominium and a Landominium community, there is a Homeowners Association that maintains everything that it owns. In The Wynds, the Homeowners Association has been set up and is governed by the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OWNERSHIP which is recorded at the courthouse. The DECLARATION requires the Homeowners Association to maintain everything that it owns (including parking lots, lawn areas, landscape areas and any community facilities); and is additionally required by the DECLARATION to maintain some additional exterior items that are actually owned by the individual property owners, such as the roofs, gutters and exterior walls. Please note, however, that the Homeowners Association exterior maintenance obligation included in the DECLARATION which is recorded at the courthouse does NOT include structural and/or waterproofing, repairs, replacement or care of basement walls and floor.

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

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In This Issue:

Details for the Derby Party

Difference between a landominium and a condominium

Breakdown of costs for snow removal from this winter

2010 landscaping schedule

The Wynds Community Board Meetings
Open to all Residents
will be held each 3rd Thursday January through
November at 7:00pm at the Clubhouse.

Your Feedback Requested!

The board and the Communications Committee work hard to bring this newsletter, and we hope that you find it valuable. Please give Jennifer a call at 859-647-7379 or email her at Jen@SuperbByDesign.com and let us know what you like, what you would like to see included or any other feedback that can make this communication tool better for you!

Community Website
www.WyndSHOA.com