



Pear-A-Graphs

Bradford Grove Homeowners Association Quarterly Newsletter • 1st Quarter 2009

**Bradford Grove Homeowners
Association Board Members:**

President:

Robert Smith
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VP/Pool-Clubhouse:

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Secretary and Pear-A-Graphs:

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Board Members:

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Property Management Company:
Kentucky Realty Corporation (KRC)
www.kyrealty.net

Property Manager:
Dan Rapp (502) 473-0003

Letter from the President

By Robert Smith

I wanted to take this time to not only report on the past quarter, but to introduce myself to our community. My name is Bob Smith and I am the newly elected President of Bradford Grove. I was formerly the treasurer. I am looking forward to working with everyone on making our small community one of the most attractive in Louisville. I want to invite all to our next regular meeting so you may have the opportunity to meet your new board members. For the most part these meetings are not attended.

As you know by the most recent billing for the 2nd quarter, the Board of Directors last year voted to increase the maintenance fee by 10% to cover increasing costs in many of our expenses. This was certainly not unanimous, but it did have enough votes to pass. I want to ensure everyone, we are doing everything we can to keep our costs down during these troubling economic times. We currently have about one-third of our homeowners that are more than 60 days past due on their accounts. Please contact our management company regarding your account if it is past due. This directly affects our ability to maintain our property and streets.

These past few months have been a challenge in regards to the weather. Going forward we are planning to continue with snow removal as it is needed. Please see the grounds report for more information. I personally want to apologize to those homeowners who were held hostage in their homes because our streets were not passable. I moved from the Northeast and am not accustomed to not being able to move up my street. This will not occur again. With that said, I do need your help with keeping your driveways and sidewalks clear of snow and ice. Many of our driveways are inclined and when we do not shovel and clear the snow, we cannot use the driveway causing many to park on the street. Please do what you can in the future to keep your driveway and sidewalk clear.

Many homeowners are complaining about the amount of animal waste not picked up from lawns and sidewalks. Please help keep our community clean and safe by cleaning up after your pet. This problem seems to be worse on the front lawn of the clubhouse. Please carry a bag and clean up after your pet. Be kind to your neighbor.

Please be sure to attend the meetings as this is your opportunity to ask questions and meet your neighbors.

Next Homeowners Association Meeting: Monday, April 13th - 7:00 p.m. at the Clubhouse.

Clubhouse/Pool Report

By Kim Spaulding

The pool season is right around the corner! If you know someone or are interested yourself in becoming a lifeguard or pool attendant, now is the time to get your certification. Please email me at kim_spaulding2@bellsouth.net or call me before 8pm at **493-7313** if you're interested in guarding at the pool this summer. The pay is better than most summer jobs and the hours are good!

Communications Committee Report

By Todd Maynard, Secretary

Board meetings are open and meetings minutes are available on the HOA Website:
www.neighborhoodlink.com/louisville/bradfordgrove

The number of members of the homeowners association, who signed up to receive HOA Newsletters electronically is growing. If you have not already done so please send an e-mail to inessa.madorsky@gmail.com to be added to the HOA electronic distribution list.



Grounds Report

By Chaddie Letson, VP Grounds/Capital Improvements

Hopefully, residents are aware that snow removal on Bradford Grove Lane and White Post Way was done in January after our first major winter storm. After this, the board approved snow removal with Dan Rapp, Kentucky Realty, to be automatically done when snowfall is more than 3". Only Bradford Grove Lane and White Post Way will be plowed. We know many residents are happy to hear this news!

Broken limbs from winter storm have been removed from Clubhouse and along Hunsinger Lane/Common area.

A new Kentucky State Flag and Bradford Grove Flag have been hung on our flagpole.

Please remember to call LG&E to report any street lights that need replacing. You do not need a board member to do this. Please contact LG&E at the Customer Service Call Center, (502) **589-1444**

Our Deed Restrictions state that "No automobile shall be continuously or habitually parked on any street or in the common areas in the Property". We continually ask residents to park ALL cars in their driveway. Many cars are parked on the street while driveways remain empty or not fully used. The Board will continue to issue warning letters and subsequent fines for parking violations when habitual patterns occur.

After we thaw from the winter months, our first trim, edging, and fresh mulch will begin in April.

We have also received reports from many homeowners regarding the amount of dog waste in our common areas, especially the front lawn of the clubhouse. Please be sure when walking your pets, you carry a plastic bag and pick up after them. Animal waste can pose a health problem if not taken care of, so please help keep our community clean!

Many thanks to Lynda Koestel who is co-working this winter to maintain the quality of Bradford Grove.