



## Fairways at Lakeside Community Association Newsletter Summer 2013

### **A Word from Our President:**

I am so glad to finally have summer in our midst. It seems like our winter and spring could not make up their minds and the temperature changes and rain were enough to make me crazy. Given the recent storm activity in Oklahoma and the Great Plains and Kentucky's history of tornados we all need to make sure we are prepared. I thought I would share some information from several American Red Cross fliers.

I also cannot express how important it is that everyone participates in our upcoming Special Meeting on Tuesday, June 11<sup>th</sup>. The discussion and vote on the proposed Amended and Restated Bylaws are critical. This Board and the last two have invested a lot of time and money in updating the Bylaws and proposing changes that will allow more flexibility for future Boards of Directors.

I hope everyone has a safe and enjoyable summer. Please feel free to contact me or any other Board Member with any questions or concerns.

Thanks,

Robin C. Gall, President

### **Treasurer's Report**

As of April 30, 2013, Ron Allen reports the following FALCA account balances:

Checking Account:	\$ 4,948.61
Certificate of Deposit #1:	\$ 5,969.34
Certificate of Deposit #2:	\$ 5,916.92
Money Market Account:	<u>\$ 8,023.42</u>
Total FALCA Funds:	\$24,858.29



### **Fence Repair and Painting Project**

The Board obtained several bids for the repair and painting of the four board plank fence that runs along Richmond Road and on the golf course side of the subdivision. Both sections of fence are in terrible need of repair and painting.

The Board awarded the project to Miller's Landscaping. Miller's is presently mowing and maintaining the area of land on Richmond Road.

The paint will be applied by hand rolling and brushing and will not begin until the fence has had at least two (2) days to dry, two (2) days to paint and two (2) days to cure before rain is forecast. .

Once work starts, please be mindful of dogs that are let out into backyards. Since we are painting both sides of the fence, the painters will have to be in backyard to repair and paint.

### **Welcome New Neighbors**

Please take a moment to welcome these new neighbors and introduce yourself:

- ❖ Melissa Barnes: 3621 Green Park
- ❖ Fred and Joanne Simpson: 3612 Fair Ridge



### Annual Spring Garage Sale Follow-up

Thank you to Kim Wilkerson for organizing our Annual Garage Sale this year and putting together the newspaper ads, community notices and signs. It is always great to see so many people participate.



### Proposed Amended and Restated Bylaws

On May 10th each homeowner was mailed notice of a Special Meeting of The Fairways at Lakeside Community Association, a copy of the proposed Amended & Restated Bylaws and an Explanation of the Material Changes. **The Special Meeting will be on Tuesday, June 11, 2013, at 7:00 pm, at the Lexington Public Library Eagle Creek Branch (101 Eagle Creek Drive).** The sole order of business will be to discuss the proposed Amended and Restated Bylaws and to vote on the adoption of this document. Following are some questions that have been asked since the mailing:

- Why change the Bylaws?
  - ❖ A couple of years ago it was determined that we, as an Association, were bound by the Bylaws that were originally put in place by the subdivision developer and that those Bylaws are very limiting.
  - ❖ The Board had expanded to a reasonable number of Directors in order to handle the Association business; however, our Bylaws did not clearly allow for the Board to expand.
  - ❖ To comply with the current document our Board is limited to three (3) Directors with voting rights. Three Directors is not a

reasonable number to perform all of the duties of the Board.

- ❖ Additionally, the original Bylaws require an expensive annual third party financial audit. We have been advised that for an association of our size and finances this is not needed and an exorbitant expense.
  - ❖ We are required to hold annual meetings on a particular day each year. The Board would like to be able to choose a date that does not coincide with other activities in Lexington in hopes of more homeowners attending.
- Can we vote on the changes individually or do we have to vote on the document as a whole?
    - ❖ As recommended by our attorney, we will be voting on the document as a whole. The document had to be drafted so that it was in compliance with The Fairways at Lakeside Declaration of Covenants, Conditions and Restrictions, the Articles of Incorporation and Kentucky Revised Statutes, therefore any changes or deletions would require the attorney to do research to make sure that the change would not negate any other of these documents.
  - Can we vote to do away with the Bylaws and not have an Association?
    - ❖ No, we have common property (the entrance and the fences on Richmond Road and the golf course) that must be maintained. This common property requires that an Association exist and maintain these items.
    - ❖ At a future date, if it is desired, we could review the Declaration of Covenants, Conditions and Restrictions and make recommendations to change or eliminate some of the restrictions listed. In order to change the Declaration, 75% of homeowners must vote to approve of any proposed changes.
  - What happens if we do not approve the proposed Amended and Restated Bylaws?
    - ❖ The Board will continue to be limited to three voting Directors.
    - ❖ We will be forced to incur large annual expenses for un-necessary financial audits, and could be forced to hire a management company and pay them to administer our Declarations and Bylaws.

- Do I have to attend the Special Meeting to participate and have my vote count?
  - ❖ No, our Bylaws allow for each eligible homeowner to appoint a Designee, by proxy, for voting purposes.
  - ❖ The proxy is only valid for the vote at this Special Meeting.
  - ❖ Everyone should complete a proxy and designate someone who knows they will be attending the meeting. If you are able to attend the meeting, the proxy will be revoked and not used.
  - ❖ Robin Gall, Ron Allen, Marty Surbaugh Gary Renner, John Kreitzman, Jim Phillips and Abe Rabiner have all committed to being at the meeting and could be used as a Designee.
  - ❖ Proxies must be delivered to Sylvia Davis, Secretary of the Association, no later than 9:00pm on Sunday, June 9<sup>th</sup>. Sylvia lives at 3613 Fair Ridge Drive. If Sylvia is not home there will be an envelope between her front door and screen door where proxies can be left.
  - ❖ Attached is a copy of the proxy, please call one of the Officers or Directors if you have any questions.



### Tornado Safety Checklist

- Have a NOAA Weather Radio and extra batteries.
- Pick a safe room in your home where household members and pets may gather during a tornado. This room should be in the basement or an interior room on the lowest level with no windows.
- Prepare for high winds by removing diseased and damaged limbs from trees.
- Move or secure lawn furniture, trash cans, hanging plants or anything else that can be picked up by the wind and become a projectile.
- Watch for tornado danger signs:
  - Dark, often greenish clouds;
  - Wall cloud – an isolated lowering of the base of a thunderstorm;
  - Cloud of debris;
  - Large hail;
  - Funnel cloud;
  - Roaring noise.
- If you are caught outdoors, seek shelter in a basement or sturdy building. If shelter is not available:
  - Immediately get into a vehicle, buckle your seatbelt and try to drive to a sturdy shelter.
  - If flying debris occurs while you are driving, pull over and park. Either stay in the car with the seat belt fastened, put your head below window level and cover your head with your hands or if you can get to a noticeably lower level than the roadway, exit your car and lie in the flat area, covering your head with your hands.



### Are You Prepared?

The Red Cross has some free mobile apps:

- ☞ First Aid App – learn life-saving steps for allergies, burns, choking, heart attacks, CPR and more.
- ☞ Prepare for emergencies – flood, fire, flu or everyday emergencies.
- ☞ Make a Family Disaster Plan.
- ☞ Tornado, Wildfire and Earthquake apps.

These apps are available for iPhone, iPad and Android devices.

<http://www.redcross.org/prepare/mobile-apps>

### Let Your Family Know You're Safe

If the community experiences a disaster, register on the American Red Cross Safe and Well Web site available through [www.redcross.org](http://www.redcross.org) to let your family and friends know about your welfare. If you do not have Internet access, call 1-866-GET-INFO to register yourself and your family.







- Photo of each family member and pet with names and ages written on the back in a water-tight container;
- Matches and candles;
- Manual can opener;
- Blanket for each person;
- A couple of changes of sturdy clothes and shoes;
- Cell phone with chargers;
- Family emergency and contact list;
- Extra cash;
- Pet food and water;
- Cat litter and extra litter box, if applicable.

Have these items in an easily accessible area in your safe room. They should be kept in a labeled container and should always be kept together and should not be something that you will have to gather in an emergency. Be sure to check supplies every 6 months or so to make sure they food and water are still viable.

### **Emergency Preparedness Kit:**

- Water – one gallon per person, per day, 3 day minimum;
- Food – non-perishable, easy-to-prepare, 3 day minimum;
- Flashlight and extra batteries;
- Battery-powered or hand-crank radio (NOAA radio if possible) and extra batteries;
- First aid kit;
- Medications – 7 day supply;
- Multi-purpose tool;
- Sanitation and personal hygiene items (toilet paper);
- Copies of personal documents in a water-tight container (including medical records and an up-to-date medication listing);

### **Bylaws and Covenants Reminders**

- If you are having company and they must park on the street, please have them park in front of your house and leave the area in front of your neighbors' homes for their use
- Please do not block mailboxes – the Post Office will not deliver mail if the mail box is blocked.
- Tree trimming – street tree limbs must be trimmed to a height of at least 7 feet above sidewalks and 12 feet above streets.
- Please be sure to obtain approval from the FALCA Board before starting any outside construction on your home, such as sun rooms, screened decks, patios, fences, etc.

**Contact information for Officers and Board Members:** Please always feel free to contact a board member or officer when you have a question or concern. The board and officers will do their best to resolve any issues or answer questions that are brought directly to their attention. It is hard to know how to handle situations that we hear about indirectly. Please remember that your board members and officers are volunteers who give freely of their time to help keep our neighborhood a wonderful place to live. We need your input and your support.

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