



Fairways at Lakeside Community Association Newsletter Summer 2012

A Word from Our President:

I am rapidly approaching the end of my second year as the president of your Association. I am hoping that we will have some new and energetic members joining the Board and becoming an officer of our Association. I have compiled a list of some of the reasons for you to become active in our Association:

- Protect your self-interests. Protect your property value and maintain the quality of life in your community.
- Correct a problem. Has your car been towed, do you think maintenance has been neglected?
- Be sociable. Meet your neighbors, make friends and exchange opinions.
- Give back. Repay a little of what has been done for you by others who have served.
- Advance your career. Build your personal resume by including your community volunteer service.
- Have some fun. Association work is not drudgery. It is fun accomplishing good things with your neighbors.
- Get educated. Learn how it's done – we'll train you.
- Express yourself. Help with creative projects like community beautification.
- Earn recognition. Your contributions will be recognized and celebrated.
- Try some altruism. Improve society by helping others.

If you would like to be considered for a position on our Board for the year starting 2013, please let any current Board Member or Officer know.

Thanks,

John Kreitzman, President

Treasurer's Report

As of August 14, 2012, Ron Allen reports the following FALCA account balances:

Checking Account:	\$ 6,468.07
Certificate of Deposit #1:	\$ 5,944.87
Certificate of Deposit #2:	\$ 5,894.11
Money Market Account:	<u>\$ 8,018.08</u>
Total FALCA Funds:	\$26,325.13

Association Expenses

The Treasurer and Board of Directors annually create a budget for fees and expenses. The following are items that were budgeted for 2012:

- Entrance Maintenance – this includes the landscaping at the entrance of the community, mowing and trimming of Richmond Road.
- Fidelity Bond and Liability Insurance for the Board of Directors/Officers.
- Utilities – water for watering the front entrance.
- Office Supplies to generate the newsletters, directory and postage for required mailings.

- Social activities which include annual social, flowers/donations and cards when someone in community suffers a family member loss.
- Legal costs
- Federal and State Income Taxes
- Website Maintenance
- Snow removal and salting
- Unplanned Expenses (for example: plank fence repair and painting).

If you have any questions about expenses or the budget please contact Ron Allen, any Officer or Board Member or attend the Annual Meeting.

Clean-Up America Recap

Thank you to those community members who participated in our annual Clean-up America event on Saturday, April 28th. Due to rain, we had to postpone our clean-up date (originally scheduled for 4/21/12) and we had a small, but productive crew this year. Jim Phillips, Randy and Gillian Perry and Gary Renner were able to collect 90 pounds of trash. They cleaned along Richmond Road past our subdivision, the parking lot and around the lake from Richmond Road to the golf course parking lot. The oddest item found this year was a dried bluebird!!



Thank you to these great community cleaner uppers for making our neighborhood and entrance a more beautiful place to live.

Annual Spring Garage Sale Follow-up

Thank you to all those who participated in the FALCA Annual Garage Sale this year on May 19th. A special thank you to Kathy Phillips for organizing this event, getting the newspaper ad placed and signs posted. Hope everyone was able to participate. Keep in mind we do this each spring and it is a great way to clean the clutter from our homes, share our no longer needed items with

others, and make a little extra spending money. Helpful hint: Instead of putting that never-used item back in the drawer or closet, move it to a box marked “garage sale” and then you will have an easier time getting ready for our next sale.



Thank you to Gary Renner for our Memorial Day and 4th of July decorations! It is wonderful that Gary helps us to celebrate our patriotism and remind everyone of the holidays.

Recent Board Activities

Following are some of the activities of the Board over the last few months.

- Approval of homeowner request to add addition to home.
- Clarification of State and Federal Income Tax issues and the refiling of certain year returns. The Association is now up-to-date and tax returns have been properly filed for past years.
- Deed restriction violations resolved included a trailer parked on the street, an outbuilding adjacent to a home, basketball goal in public view when not being used.

Current Board Considerations and Activities

The Board is presently working on the following items:

- ❖ Proposed Bylaw Amendments – see additional information on the following page.
- ❖ Richmond Road drainage pit. The Board is researching solutions to the overgrown status of the Richmond Road drainage pit. This area needs to be cleaned up so that the fence can be maintained and painted.
- ❖ Painting of the plank fence on Richmond Road. The Board has approved the expense of

painting the outside of the black plank fence on Richmond Road. Homeowners will be responsible for painting the inside of their fences with black fence paint. The fence cannot be painted until the drainage pit issues are resolved.

- ❖ New FALCA website is under construction with several Board members being trained on the upkeep and how to make changes.

Proposed Bylaw Amendments

At the December 2011 Annual FALCA Homeowners Meeting we attempted to pass seven (7) Proposed Bylaw Amendments. This effort failed by one vote. The Board has been discussing the amendments and the necessity of getting these passed during 2012. Why are these amendments important? These amendments will allow the Board to function more effectively. Following is a brief summary of the proposed amendments and the need for change.

- Section 2.4 Annual Meetings. The bylaws specify the date and time the Annual Meeting must be held each year. This amendment would allow us the flexibility to hold the meeting on a date that might be more convenient for more homeowners.
- Section 2.5 Notice of Annual Meeting. This amendment would allow the Board to give homeowners more notice of the Annual Meeting date and time.
- Section 3.4 Number of Members of Board. This amendment will allow the Board to increase the number of Board Members from 3 to 7. This will ensure that Board has enough members to accomplish all required duties and have staggered term periods.
- Section 3.17 Nomination of Directors. This new Section would create a procedure for nominating Board Members.
- Section 4.2 Election of Officers. This amendment clarifies the voting process of electing Officers for FALCA.
- Section 4.8 Annual Accounting. This amendment would remove the requirement of an annual audit by an outside auditor and would create an Audit Committee to annually review the financial books and records of the Association. An audit by an outside auditor has never been completed due to the cost of said audit. This amendment would allow FALCA to have an annual audit without having to incur great financial cost.

- We have removed the final proposed amendment, which was to adopt Parliamentary Rules for meeting conduct. This is being removed from the proposed amendments as these rules are not needed for our organization.

We are once again going to be distributing the Proposed Amendments and proxy statements in September. A representative of the Board or one of your neighbors will be contacting you in September about voting. **Your participation either in person or by proxy is imperative.** Please talk with your FALCA representative when you are contacted.

Board Member Update

- Director Stephen Burr has resigned from the Board due to additional professional responsibilities, but has agreed to remain active on special projects.

LFUCG “Days” to Mark on Your Calendar

- ✓ Med Toss: **Saturday, September 29th** – Drop off your unused prescription and over-the-counter medications for free safe disposal. Disposal sites include KY American Water Company on Richmond Road and Walmart in Hamburg from 9:00 am to 3:00 pm. For more information please go to <http://www.lexingtonky.gov/index.aspx?page=2629>
- ✓ Paper Shredding Day: **Saturday, November 10th** – A safe and environmentally conscious way to dispose of your personal documents. Each Fayette County resident can bring up to 5 boxes per car. Shredding is done on-site at the old landfill at 1631 Old Frankfort Pike from 9:00 am to 2:00 pm. For more information please go to <http://www.lexingtonky.gov/index.aspx?page=2604>
- ✓ Mulch Giveaway: **Saturday, October 13th and 20th** – Yard waste collected by the city’s Division of Waste Management is turned into mulch and given away to Fayette County residents. Mulch may be picked up between 8:00 am and noon at the old landfill at 1631 Old Frankfort Pike. For more information please go to

<http://www.lexingtonky.gov/index.aspx?page=2429>

- ✓ Free Disposal Days: **Saturday, October 20th**
– Fayette County residents can dispose of household waste at no cost. You can drop off up to a level pickup truck load of bagged household waste and up to 4 tires for free. Do not bring appliances. Bring your bagged items to the Bluegrass Waste Alliance Transfer Station at 1505 Old Frankfort Pike from 6:00 am to 2:00 pm. For more information please go to <http://www.lexingtonky.gov/index.aspx?page=2355>
- ✓ E-Cycle Center: Accepts residential electronics (computers, TVs, and other small electronics) for recycling Monday, Tuesday, Thursday and Friday from 8:00 am – 4:00 pm, Wednesday from 12:00 pm – 4:00 pm, and Saturday from 8:00 am – 12:00 pm. For more information please go to <http://www.lexingtonky.gov/index.aspx?page=1766>

Fall Yard Waste

As we approach fall please remember that yard waste (leaves, braches, grass clippings etc.) cannot be placed in your Herbie the Curbie. Yard waste is the single largest component of waste that comes from our homes. It makes up approximately 18% of the waste that is sent to the county landfill – taking up valuable space and costing Lexington residents millions of dollars in

landfill fees. Please put your yard waste in your gray Lenny cart or in paper yard waste bags.

Welcome New Neighbors

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

- ❖ Charles and Patricia Phillips: 3656 Green Park
- ❖ Shawn and Stephanie Gannon: 3616 Fair Ridge
- ❖ Adam and Brittany Bond: 3636 Green Park
- ❖ Charles and Imogene Black: 3633 Park Pointe

Bylaws and Covenants Reminders

- Please be aware of your speed limit when driving in our neighborhood. Our speed limit is 25 mph. We have a lot of children and pets in our neighborhood. Please slow down.
- 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.

President:	John Kreitzman	272-1524	johnbkreitzman@gmail.com
Vice President:	Marty Surbaugh	543-9021	marty.surbaugh@windstream.net
Secretary:	Jim Phillips	263-4963	jim.phillips@alumni.purdue.edu
Treasurer:	Ron Allen		falcatreasurer@gmail.com
Board Member:	Steve Bowman	263-7056	sbowman11@yahoo.com
Board Member:	Robin Gall	806-8843	rgall30539@aol.com
Board Member:	Martin Kaplan	523-5581	martinkaplan.fairwaysboard@gmail.com
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