



February 2009

FRONT PAGE NEWS WORTHY!

Annual Meeting Notice

The official notice for the 2009 annual Meeting of Owners was mailed to be received well in advance of the March 11 event. This is your reminder to circle March 11 on your calendar and to plan two hours to participate in your community's governance. If you cannot attend, please do submit your proxy to allow your vote and your participation to be counted.

The meeting is held at St. Joseph Catholic Church's education center on the lower level. The main purpose of the meeting is to discuss community business, learn of community issues, and to elect two members of the community to the Board of Directors. We have three candidates announced as of February 23.

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And the Nominees Are....

Two vacancies exist for the upcoming election at the Annual Meeting of Owners On March 11th at St. Joseph Catholic Church. Three able candidates have been nominated thus far, ensuring the membership of a real election—not just two candidates filling two openings. Welcome the candidacies of Willis Hatton, Jack Schlueter, and Lloyd Williams.

Willis Hatton has been a resident owner at Springside for the past 13 years and he brings a wealth of interest, experience, and expertise to owners for consideration. Retired from the U S Postal Service, Hatton has also been a licensed realtor for the past twenty-five years. His professional experience, long-term residency, and experience on three different Springside committees offers an appropriate background for a candidate for the Board. He indicated that he sees a major importance in everyone working together during these times of high costs and a difficult economy. Accuracy in budgeting and control of spending were key issues for this candidate. He also indicated that utilization of the Covenants and By-Laws would help us make wise decisions and that would be another priority for him.

Jack Schlueter is a long-term active community member with an education in engineering and major experience in both construction and property ownership. Schlueter was graduated from the University of Kentucky with a degree in Engineering; he has since added a Masters of Science Degree in Civil Engineering. His experience with construction projects, contracts, bids and proposals could be an asset.

Lloyd Weaver has been a resident owner at Springside since 1998. His Springside activities include serving on an ad hoc and permanent committees, specifically, a committee that oversaw the street dedicated to the city and another that established guidelines for snow removal, and on the Finance Committee. Currently he is on the Architectural Committee. He indicated that Springside has been blessed thus far with board members whose commitment has made Springside one of the best condo communities in Northern Kentucky, and he hopes to continue that tradition.

3" Snowfall Debate

Realize that every time it snows we do not have Brickman Group rushing to our side to clear our sidewalks and driveways. That could easily cost \$25,000 or more each year. Instead, a few dedicated Springside owners have agreed to serve as volunteer "snow captains" and to make the call in the middle of the night or in the wee hours of the morning. The challenge is to make the right call for snow removal or the right call not to have snow removal. Making the call isn't that easy because everyone will not always agree.

A six-inch snowstorm followed by ice and another five inches in late January was easy. In fact, it was automatic. "Come on, Brickman, and hurry up please!" In fact, Brickman was already ready and on the job in many communities and on the way to Cold Spring.

The 2 ½ to 3" snowfall received in early February was not an easy call. It was deep enough to be a concern of safety for some if they were outside walking, it was too deep for anyone to actually ignore, and yet not deep enough to cause any real problems for anyone wanting to get around in the community. Driving was easy and certainly no one was walking around in 20 degree weather. Also considered was the fact that the next day's weather was to melt whatever amount had fallen. Therefore, the call was made to save the expected \$6500 or more and not have snow removal. Bad call, say some. Good call, say others. If you want to help make the next call, volunteer!

American General to Roof 1-35 Springside

The Springside Board of Directors voted to approve one of the six contract proposals received for roof replacement this year. The \$105,000 proposal from American General was accepted to re-roof the 1-35 Springside Drive addresses this year.

Due to economic uncertainty and to the desire to be extremely cautious with finances this year, the project was scaled down from the initial plans to re-roof both sides of lower Springside Drive and a portion of Thornbush as well. As a result, Thornbush and 1-12 Springside will be scheduled for the next phase of roofing replacement.

Bids from Ray St. Clair Roofing, Weber Construction, Molloy Roofing, Bresser & Sons Roofing, American General, and Gray Construction were received. The initial bids to do the entire project ranged from a high of over \$201,000 to a low of \$148,993. The reduced package bids for 1-35 Springside were all within the \$100,000-\$105,000 range. American General was selected because of its reputation for customer service, several years of superior results at other condominium communities in the area, and because of our own community's satisfaction with their finished work on Wayside in 2008.

Work will begin in late spring or early summer. Each unit's entire roof will be stripped of materials and new felt and heavy-duty dimensional shingles will be installed. The project also includes new flashings, vents, turbine vents, ice guard, and more.

Four Areas Set for Painting

Hertzenberg Painting Company employees will soon be working their magic on Brookstone, Quarry, Valleyside, and upper portions of Springside Drive this year. Roughly twenty percent of the community is painted every year; as a result of this schedule, the entire Springside community is finished every five years and the process begins all over again. Hertzenberg has painted the community since 2000 or before.

Once the weather is consistently warm enough for proper paint curing, Greg Hertzenberg and his crews will clean and paint 500-510 Brookstone, 501-511 Brookstone, 601-607 Quarry, 737-747 Valleyside, and 34-48 Springside. Owners in those areas will have ample notice in advance and should have no inconvenience during the time the trim, door and window frames, etc. are being painted. We anticipate painting will begin in very early May.

Social Committee to Regroup

At least ten interested Springsider's gathered on January 22 to re-form the community's very successful and very active Social Committee after the departure of Carol Carlson. Rick Smith indicated there will be again be a Social Committee and that events will be promoted in the newsletter, on the community sign, and by word of mouth across the community.

Smith indicated that a different person (or group of people) will run each event and that each will get groups of neighbors to assist in order to get a lot more people involved in their own community.

Numerous events were discussed; these included the Derby Day party, Pool Opening Party, a block party on the clubhouse parking lot, and a lot more. The group met again last week to continue discussions and plans. Stay tuned.

Favorite Phone Numbers...

Send us your favorite sources for shopping, housekeeping, dry cleaning, car care, insurance, etc and we'll publish them with your endorsement. The partial list below is from a neighboring community's tried and true list. We'll add to it each month with your help.

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| Accounting..... | Mountjoy & Bressler (Crestview Hills)..... | 431-1975 |
| Carpeting & tile..... | Pferrman Flooring (Cold Spring)..... | 781-0188 |
| Carpet Cleaning..... | Apke Carpet Care..... | (513) 541-1900 |
| Catering..... | Cincinnati Catering..... | (513) 829-6272 |
| Cleaning, household..... | Sheer White Cleaning..... | 757-6400 |
| | PSG of Fort Wright..... | 344-1717 |
| Condo Insurance..... | Weber Agency..... | (513) 777-1077 |
| | Roeding Agency..... | 341-0200 |
| Home Improvement..... | Rite Construction (Ludlow)..... | 491-7029 |
| Restoration Fire/Smoke/Water... | Paul Davis Co. (Latonia)..... | 655-8300 |
| Window cleaning..... | Tim Roderick's (Alexandria)..... | 781-4529 |
| (YOUR FAVORITE HERE)..... | | ###-#### |

Carlson, Hatton, and Schlueter Attend Community Association Expo

Community Associations Institute is a nationwide organization of condominium, landminium, and homeowner associations from all across the United States. The local chapter serving Ohio, Indiana, and all of Kentucky presents its semi-annual CAI Expo on Wednesday, February 25, at the Sharonville Convention Center. Alan Carlson, Willis Hatton, and Jack Schlueter are attending to represent Springside

The Expo is a combination of opportunities to network with other associations in the area, to attend professional seminars on collections, community maintenance, and community management, and to attend a trade show featuring services for associations. Nearly seventy of the area's key companies catering to communities will be present. The expo features management companies, painting companies, pool care companies, roofing companies, and specialists such as retaining wall contractors, reserve study companies, and more.

PARKING ISSUES

There have been several complaints regarding residents having more than two cars at their unit. The By-Laws state: Cars in excess of two cars per household are to be parked in the pool parking area. When owners have more than two cars to park and park them on the parking pads that inhibits other owners from using the parking pads for guests, repair people etc. We would like to ask all residents to adhere to this By-law. ~ The Board

Board Members:

*Nancy Dierig–President
Allan Carlson–Vice President , Treasurer
Don Gammon– Member at Large
Mary Elliot–Member at Large
Sue Williams– Member at Large*

Committee Members:

*Finance–Allan Carlson
Landscape–Sue Williams
Architectural–Don Gammon*

Dear Friends at Springside,

Words cannot adequately express our thanks for the generosity and love extended on behalf of our daughter, Julie, by so many members of this great community.

Many of you are aware that Julie suffered a major brain hemorrhage on July 19, 2008. She has endured a series of three brain surgeries, and endless physical, occupational, speech and psycho therapies to help her brain and body get reacquainted with one another. It has been a long five months for her and our family. Thanks be to God, it looks like there is a light at the end of the tunnel its appropriate that it comes at this Christmas season.

If we do have any luck in selling our place, we know that no other neighborhood will ever stack up to Springside this is a one of a kind community, with special emphasis on the word KIND! God bless and best wishes for a very happy holiday season, friends!

Sincerely,

Joe and Nancy Legner

Proud parents of Julie Marie Anderson

Recipe corner

CALLING ALL COOKS

If you have a recipe someone has requested over and over again and would like to share, please e-mail Jennifer ...JenniferT@tp1.com at Towne properties so that it can be posted in an upcoming Springside News issue.

Warm Blue Cheese Bacon and Garlic Dip Recipe

A tasty way to kick off any party or event

INGREDIENTS:

- 7 slices bacon, chopped
- 2 cloves garlic, minced
- 8 ounces cream cheese, softened
- 1/4 cup half and half
- 4 ounces blue cheese, crumbled (1 cup)
- 2 tablespoons chopped fresh chives
- 3 tablespoons chopped smoked almonds (1 ounce)

TO PREPARE:

Cook bacon in a large skillet over medium-high heat until almost crisp, about 7 minutes. Drain excess fat from skillet. Add garlic and cook until bacon is crisp, about 3 minutes.

Preheat oven to 350 degrees. Beat cream cheese until smooth. Add half and half and mix until combined. Stir in bacon mixture, blue cheese, and chives. Transfer to a 2-cup ovenproof serving dish and cover with foil. Bake until thoroughly heated, about 30 minutes. Sprinkle with chopped almonds. Serve with sliced apples, toasted pita crisps or French bread. **YIELDS:** 2 cups