

May 2009

FRONT PAGE NEWS WORTHY!

Dollars & Sense

Springside's financial status remains solid as April's preliminary financial reports indicate a cash operating balance of \$8,480 and a reserve account balance of \$462,450. Total financial assets are reported to be \$470,930 as of May 1st. Operating cash will increase significantly in the next week as owner fees are received for the month ahead.

Anticipated operating expenses are budgeted in October of the previous year and management and members of Board of Directors work diligently to stay within or below the budget amounts established for the year. Operating cash is used for the normal day-to-day expenses of landscaping, snow removal, insurance, management costs, copies, etc.

Reserve funds are savings that the community has available for replacement items such as clubhouse flooring, decks, roofs, pool, concrete, drains, painting, and siding.

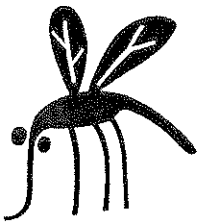
MEMORIAL DAY SERVICE

A Memorial Day Service will be held at the Flag Pole on Monday May 25, 2009 at 9:30 A.M. All residents are invited to attend. A Brunch will follow at the Club House.

Roofers Set to Start

Owners from 1-35 Springside will soon awaken to the sound of old roofing being torn from the decking and the rapid tat-tat-tat sounds of the nail guns holding the new roofing in place. Weather is of course the big variable but current plans by American General contracting call for the project to begin in the next three weeks.

The \$105,000 project will be the second phase of roof replacement here as all of Wayside was re-roofed by AGC last fall. Current plans are for some amount of roof replacements to continue each year until the community's roofs are all complete. Oldest areas are completed first and the payment comes from a reserve account established for just this purpose.



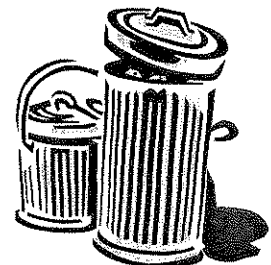
Race Against Mosquito Season

Owners on Springmill put up a battle last summer and they don't want the war to continue. Relaxing in the back yard or grilling a steak or even enjoying a simple cup of coffee on the patio were not options last year. Clouds of mosquitoes arrived every evening and forced people indoors. A low area in the back lawn area of nearly an entire building does not drain well. An existing drain installed several years ago has apparently failed as it actually holds water virtually all summer long—and that attracts the mosquitoes. The larvae hatch every two weeks or so and another million of the critters are born to terrorize the block-long backyard area.

Board members, management company employees, and many back yard experts have visited the site. All agree that the existing drain does not function and that water continues to stand in the drain pipes below ground. Bids are being requested from area plumbing companies to install a new drain system if the existing drain cannot be made to function properly. It's a race against time as early June typically brings the bugs.

Can It!

Coming soon...a new local law to require sealed and lidded trash receptacles for all garbage. That means that paper bags, plastic garbage bags, and containers without lids cannot be used for your garbage any more. The area's flies, loose dogs, and raccoons will never be the same!



SILENT PROJECT COMPLETED

You did not hear a sound and you were not inconvenienced by jackhammers, bulldozers, dust, or traffic jams. Nevertheless, an important and legally-required project was completed here by Gerding Companies in late Fall.

The Virginia Graham Baker Safety Act is a federally-mandated law that required all pools to have life-saving changes completed to their drain systems before opening this year. In effect since December of 2008, the new law requires drain modifications or automatic safety shut-off systems to be installed to prevent swimmers from being trapped on the bottom by the suction power of the drains.

Nationwide, dozens of swimmers were killed or injured again last year. Children and adults were "stuck" when playing on or near the drain. Several deaths and many cases of bodily injury were reported year after year.

Locally, the modifications should be complete at all pools in the area. Neither the Northern Kentucky Health Dept nor the commonwealth of Kentucky will allow a pool to open without the modifications and the inspection which must approve the work done.

Most pools will be ready earlier than ever this year to give the five area inspectors time to get to each pool twice before a very early Memorial Day weekend kicks off the pool season. The pool is to open Saturday, May 23rd.

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.

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).....		###-####

Patio Enclosure Denied

An example of condominium law for your review and understanding...

An owner with the best of intentions recently submitted an Application for Architectural Improvement to the Board of Directors of a nearby Campbell County condominium community with documents almost identical to those at Springside. The owner's request was to enclose a patio at the rear of her home. The enclosure was professionally designed and it would have been attractive and would cause no harm to anyone. Since the home was at the end of a street and backed up to a wooded area, no one would have even seen it. The Board of Directors quickly and unanimously denied the request. Why?

The Master Deed is the one basis for the legal government of this condominium community. It is legally binding on everyone here and it serves as the "constitution" for the community. The Master Deed clearly specifies that all property here is either private, common, or limited common. One owner owns private property and an example would be the doors, windows, and inside boundaries of your home. Everyone here owns common property together and an example would be the exterior of your home and the grass, trees, pool, and clubhouse. Limited common property is owned by everyone here together but used only by the home to which it is attached. An example would be your front porch stoop, your deck, or your patio. The owner gets the use of it although the entire community owns it and actually pays to replace it if necessary.

The Board's decision was based upon the simple fact that one cannot fence in or enclose something that is not his.

Board to Meet May 14

Owners are invited and encouraged to attend the next meeting of the Springside Council of Co-Owners on May 14th at 6:30 PM. There are no major outstanding issues facing the community at this time but the upcoming maintenance season, the opening of the pool, the expanded social calendar, and plans for Memorial Day should make for an interesting session.

Board Members:

Allan Carlson-- President
Sue Williams-- V. President
Mary Elliot--Secretary
Willis Hatton-- Member at Large
Lloyd Weaver--Member at Large

Committee Members:

Finance--Willis Hatton
Landscape--Sue Williams
Architectural--Lloyd Weaver

THANK YOU THANK YOU THANK YOU.....

Dear Residents of Springside,

As your newly elected Board Member I wish to thank the residents who voted for me. I assure you I attend to represent all Residents of Springside during my Board tenure. Please feel free to contact me with any concerns, suggestions or compliments. Thank you Again

Your Board Member

Willis Hatton

Willis Hatton

I look forward to seeing you at the Board Meetings

Structural Engineers Busy in Our Area

Criterion, VerTech, Cardinal, Robert Becker, and other engineering company names are becoming all too common to condo communities, property managers, and to Boards of Directors. The drought of 2007 and the continued dryness into 2008 caused enough shrink to our clay soil or fill dirt to cause buildings to be on the move from Bellevue to south of Alexandria and beyond.

Bellebrook Ridge condos, a Bellevue cluster of 48 units, has recently spent over \$212,000 to correct one building's twisting to the right and its slide of nearly 2.0" to the right and down the slope in front. Soil settlement and movement after 20 years was the culprit.

Springhouse, a Cold Spring condo community of over 120 units, has just finished repairs to one building costing over \$124,000 while beginning repairs on three more buildings at an unknown cost. All buildings moved in one direction or another. Buildings had broken ground floors, jammed windows and doors, cracked drywall, etc. Soil settlement and movement after 20 years was the culprit.

Churchill Estates, a group of five three-story condo buildings in Fort Thomas has just received its good news. One building has moved over an inch in the past two years. Wall cracks, jammed windows, and bottom-floor cracks the length of the building are normal. Repair costs and remedies are as yet unknown. Soil settlement and movement after 18 years is the culprit.

Springside is currently reviewing similar but smaller issues on Brookstone and on Springside Drive. Engineering reports typically will provide remedies with specific changes to drainage, changes to gutter systems, the addition of foundation piers, and repair of the inside damage. Exterior repairs are the responsibility of the association.