



# Greene Gazette

Summer 2020

Welcome to Summer! Great swimming weather and the pool has been well-used.

**The Pool:** The pool got off to a terrible start. Equipment failures, the result of 50 years of use caught up with us. First, the pool opening company did not properly complete its job and the Board of Health noticed. Then we had a major control come apart. We replaced it only to have the main pump burn out. Both of these went with age. Chlorine will do that and there is little we can do by way of preventive or predictive maintenance. Since that poor start however, the pool has been very well-used and enjoyed by many.

**Pool Rules:** Please follow the pool rules as they are written in the Rules & Regulations and posted on the west wall of the pool enclosure. They are there to prevent injuries and enhance the experience for all.

**Newsletter:** This newsletter is a bit late, more than a month. But better late than never. We will try to be more timely with the next one.

**Lighting:** We installed new area lighting in each courtyard this spring. It has been met with almost universal approval as it makes the courtyards a bit

less scary during the night. If anybody is having a problem with the lighting being too bright at night, let the property manager know and we may be able to re-aim the light.

We will be adding edge lighting along the drive from Montgomery Road to courtyard D to replace the pole lamps currently along the drive. It will be more attractive and cheaper to maintain than what we have. It is hoped that will be done this summer.

**Landscaping:** Duke Energy visited and trimmed our trees away from their lines using the delicate force of an E5 Tornado. They do this about once every 10 years and we are always ever so thankful. I am certain Duke Energy got its experience in ancient Egypt creating one of the biblical plagues. During the next year or so we will make some changes that will restore the look of the place.

**Dumpsters:** We have a Dumpster diver. She has been visiting us for several months now on Sunday evenings. She raids the dumpsters for what she can find and leaves a mess on the ground. The police have been asked to keep an eye out but have not yet been lucky enough to catch her in the act.

We see her on the security cameras but have not been able to confront her.

**Parking:** The Board wishes to thank all the residents who continually violate our parking rules mostly on the weekends by parking too many vehicles, backing them in, etc. You are filling our coffers with fines. During the month of July we issued 12 parking violations, 7 of which are repeats resulting in \$550 in fines. But we really don't need the money so please read the Rules & Regulations and save yourselves a bit of money.

**Drugs at Kenwood Greene:** We have a confirmed drug dealer here at Kenwood Greene. We are not yet identifying him publicly but have notified the Sheriff. I strongly admonish him to cease and desist: we will evict him and his family if he doesn't stop!

**Blacktop Sealing:** A few years after laying new blacktop, it develops micro-cracks due to expansion and contraction as it hardens. These cracks eventually widen enough to allow water to seep in. That destroys the blacktop. To prevent that, a sealant should be applied after a couple of years in place. We have done that to courtyards D

and C this summer. It took two days, one for sealing and one to re-apply the parking stripes. During that period parking was restricted in those courtyards

**Front doors:** It has been several years since we have repainted our front doors and they are beginning to look a bit worn. We also have a number of them that are not even close to the required specifications. It is time to repaint.

Porter Paints has closed so we can no longer obtain the colors we used to use so we have adopted new colors that are slightly more vibrant. All this is detailed in our Rules & Regulations and includes new specifications for door hardware for those who need it because of deterioration and corrosion. Door hardware includes weather stripping. If your weather stripping is worn or damaged or the incorrect type it will be replaced at the same time at the owner's cost. We expect that the weather stripping will be provided by the painter from stock he carries.

As the front doors are the responsibility of the owners to maintain, the owners will be expected to pay the cost as we get this project under way. We hope that this can be done this year but, if not, it will be done in the spring. Kenwood Greene will hire a painter who will schedule with each resident. He will remove the

existing hardware paint the door and re-install the hardware or replace it with new hardware. Owners are expected to select and purchase the hardware in advance of the scheduled paint date. At the same time, the painter will re-paint the shutters at Kenwood Greene's cost.

The cost to each owner will range from \$50.00 to \$75.00 at the time of repainting with any needed hardware provided at the owner's cost.

An alternative is for the owner to purchase all needed paint and hardware and paint the door himself. That alternative will probably be slightly less expensive, but not much, and the result must satisfy the requirements of Kenwood Greene as detailed in the Rules and Regulations.

One note: a few units still have wooden doors. Now would be a good time to replace the whole door. The result would decrease the heating and air conditioning bill significantly and the door would definitely look better.

Kenwood Greene will provide more information as we near the scheduled date.

**More on Dumpsters:** Dumpster use has become a continuing problem that will not go away. When you dispose of anything in the dumpster you must fit it into

the dumpster completely in a manner that, when dumped, will allow it to fall into the truck. Thus large objects must be broken up so they fit into the dumpster loosely. A mattress must be placed in the dumpster with an edge overhanging the front of the dumpster so it slips out and into the truck. You cannot do that with a king sized mattress so you cannot dispose of a king sized mattress in the dumpster. Large items that come close to filling the dumpster may only be placed in the dumpster on the afternoon of the day before pickup. Nothing may be placed in or near the dumpster enclosure for pickup. Everything must be inside the dumpster.

What cannot be placed in the dumpster as described above must be disposed by hiring a contractor to haul it away. That is cheaper than what it will cost you when we have to do it. Note that the cameras see all the dumpsters quite well.