

# Crescent Spring Condominiums

## April Newsletter



### Some Safety Updates

- Some “keys not on file” letters went to unit owners by mistake who have their keys on file. Please contact KCS if you have a question or to confirm your key is on file.
- Two unlocked cars had items removed from them during March. Keep porch lights on at night and lock your doors and cars. Notify KCS if you have a security light that is out.
- If anyone is interested in forming a “Neighbor block watch,” please notify a board member



### Services Around the Community

- KCS can perform various services for individual unit owners for a fee, contact them if you have a plumbing, electrical or carpentry need...etc. Call KCS at 458-5112.
- Greenscapes is chosen lawn-care vendor. We have a lawn care service not a full time on the premises grounds keeper. If you have specific concerns/questions about lawn care activity, contact KCS.
- The volley ball court is being checked for quantity of sand. Last year’s flood has washed some of the sand away.
- Door painting for those who signed up will occur in the next month.
- Buildings 1 & 15 will have deck cleaning and staining in the next few months.
- Buildings 5,6,7 & 16 will have deck cleaning and staining in the early fall.
- Wood decks and wood stairs are being inspected.
- Drainage issues in the park are being reviewed.

### Things to Remember

- Be considerate of others when outside events begin to occur because of the warmer weather. Keep noise level down. Have guests park their cars near the pool.
- Remember, no one is allowed in the pool area until it is open. Therefore, outdoor radios should not be plugged in around the pool- Batteries should be used.
- Cigarettes need to be disposed of properly. Don’t toss them near mulch or off your top deck.
- The Fire Department will be called for any fires in the park other than the designated above ground fire pit.
- Dryer Vents should be cleaned
- Contact KCS if your gutter overflows.
- Keep dogs on leashes



## Community Involvement

- Special thanks to Sadie for lawn furniture for the pool area!
- If anyone is interested or has information on creating a web site for CSC, please let a board member know. We are investigating ways to keep the community updated on the web.
- Please do not post notices on mailboxes without approval from the board. Notices should be kept in the appropriate weatherproof sleeves, should be dated, and should be removed once an event is complete. Please contact the board if you have some newsworthy information you wish to display.

## General Information

- There have been some questions about the red maple leaves that have frozen and fallen off of trees.
- The leaves will re-bud once the weather warms up.
- Renters and Landlords: If the landlord of a rental property does not live on-site and would like to receive an e-copy of the newsletter, please send a request to [tammiedelaneycog@hotmail.com](mailto:tammiedelaneycog@hotmail.com).
- If you have any information you would like included in the newsletter, please send your newsworthy information to Tammie at [tammiedelaneycog@hotmail.com](mailto:tammiedelaneycog@hotmail.com).

## Get Involved!

- Please feel free to attend the next open board meeting to voice your concerns and learn ways to get involved in the community. The next board meeting is this Tuesday, April 17th!



**Open Board Meeting  
Tuesday, April 17th  
7:00 p.m.  
419 Ledgeview Drive**

## Overdue Maintenance Fee Notice

- Foreclosure procedures are being discussed for certain unit owners several months behind in fees.

## Escalation Procedure

- As a friendly reminder, KCS is the responsible managing agent for CSC.
- KCS should be the first point of contact for any questions, concerns, or complaints.
  - For emergency situations, call 502-458-5112
  - Select prompt 3
  - Leave a voicemail message
  - The on-call manager will contact you immediately
- KCS fax #: 502-456-4328
- KCS email: customerservice@kcsmgmt.com
- After hours and on weekends, you will have to leave a message and the manager will call you back.

### KENTUCKY COMMERCIAL SERVICES CONTACT LIST:

Property Manager Barrett Tasman	458-5112	btasman@kcsmgmt.com
Emergency Contact	458-5112 Follow prompts	
Customer Service (Maintenance Requests)		customerservice@kcsmgmt.com

### CSC BOARD MEMBERS:

President	David Breckenridge	372 Crescent Spring Drive	894-9738	breckend01@yahoo.com
Vice President	Veronica Thomas	419 Ledgeview Drive	897-3298	veroncsc@yahoo.com
Treasurer	Tammie Delaney	375 Crescent Spring Drive	802-7528	tammiedelaney@sharpslaw.com
Recorder	Whitney Greene	317 Crescent Spring Drive	290-7379	whitneym.greene@hotmail.com
Member at Large	Kenny Eberlien	419 Ledgeview Drive	897-3298	

# Crescent Spring Financial Information

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		MONTHLY ACTUAL	MONTHLY BUDGET	YTD ACTUAL	YTD BUDGET	YTD BDG VAR	ANNUAL BUDGET
3030.01	Homeowner's Dues	14,541.95	14,610	80,451.95	87,660	(7,208.05)	175,320
3040.00	Other Income	485.40	40	2,125.37	240	1,885.37	480
3050.00	Interest Income	9.06	150	1,296.88	900	366.88	1,800
<b>TOTAL REVENUE</b>		<b>15,036.41</b>	<b>14,800</b>	<b>83,874.20</b>	<b>88,800</b>	<b>(4,925.80)</b>	<b>177,600</b>
<b>ADMINISTRATIVE EXPENSES</b>							
4100.01	Audit & Tax Preparation	1,700.00	0	1,700.00	0	(1,700.00)	500
4100.02	Legal Fees	0.00	177	441.61	1,062	620.38	2,124
4110.00	Management Fees	970.00	1,080	7,114.00	6,480	(634.00)	12,960
4112.00	Office Supplies	362.41	182	1,175.20	1,092	(83.20)	2,160
4185.00	Insurance	(2,213.50)	1,636	2,784.33	9,616	7,031.67	19,630
4190.00	Tax & License	0.00	0	0.00	0	0.00	1,500
4192.00	Miscellaneous	0.00	15	455.00	90	(365.00)	180
4198.00	Social Expense	0.00	0	19.79	300	280.21	500
<b>TOTAL ADMINISTRATIVE EXPE</b>		<b>818.91</b>	<b>3,090</b>	<b>13,689.93</b>	<b>18,640</b>	<b>5,150.07</b>	<b>39,574</b>
<b>OPERATING EXPENSES</b>							
4120.01	General Maintenance	580.00	744	2,652.50	4,464	1,811.50	8,925
4120.02	Roof/Gutters	80.00	1,540	5,138.00	3,340	(1,798.00)	20,680
4120.04	Plumbing	0.00	150	0.00	900	900.00	1,800
4120.06	Electrical	80.00	150	989.10	900	(89.10)	1,800
4120.07	Building/Carpentry	350.00	1,000	3,185.00	3,500	315.00	11,000
4120.08	Supplies	86.50	75	131.50	450	318.50	900
4120.11	Drive/Concrete Repair	0.00	0	1,500.00	2,100	600.00	2,100
4120.17	Deck Repair	0.00	0	3,356.50	5,000	1,643.50	5,000
4125.00	Cleaning Service	0.00	0	425.00	0	(425.00)	0
4130.00	Pest Control	0.00	500	4,275.00	5,275	1,000.00	10,625
4145.00	Landscaping	0.00	2,200	7,705.00	7,475	(230.00)	23,675
4165.00	Snow Removal	0.00	650	0.00	2,600	2,600.00	2,600
<b>TOTAL OPERATING EXPENSES</b>		<b>1,176.50</b>	<b>7,009</b>	<b>29,357.60</b>	<b>36,004</b>	<b>6,646.40</b>	<b>88,105</b>
<b>UTILITIES EXPENSE</b>							
4180.01	Gas & Electric	303.66	343	2,067.82	2,058	(9.82)	4,120
4180.02	Water & Sewer	0.00	0	9,058.03	14,116	5,058.97	29,416
4180.05	Pool Telephone	0.00	0	(33.28)	0	33.28	350
<b>TOTAL UTILITY EXPENSES</b>		<b>303.66</b>	<b>343</b>	<b>11,090.57</b>	<b>16,174</b>	<b>5,083.43</b>	<b>33,886</b>
<b>CLUBHOUSE &amp; POOL EXPENSE</b>							
4115.00	Swimming Pool	0.00	0	3,628.50	4,500	871.50	17,017
4115.03	Pool Repair & Maintenance	0.00	0	0.00	2,700	2,700.00	3,400
<b>TOTAL CLUBHOUSE &amp; POOL EX</b>		<b>0.00</b>	<b>0</b>	<b>3,628.50</b>	<b>7,200</b>	<b>3,571.50</b>	<b>20,417</b>

  

04/09/2007 9:38 AM		Crescent Spring Profit/Loss Statement 03/31/2007					Page: 2
		MONTHLY ACTUAL	MONTHLY BUDGET	YTD ACTUAL	YTD BUDGET	YTD BDG VAR	ANNUAL BUDGET
<b>TOTAL EXPENSES</b>		<b>2,299.07</b>	<b>10,442</b>	<b>57,766.60</b>	<b>78,218</b>	<b>20,451.40</b>	<b>182,982</b>
<b>RESERVE REPLACEMENT</b>							
<b>TOTAL RESERVES</b>		<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>
<b>TOTAL PROFIT/LOSS</b>		<b>12,737.34</b>	<b>4,358</b>	<b>26,107.60</b>	<b>10,582</b>	<b>15,525.60</b>	<b>(5,382)</b>