

Crescent Spring Condominiums

Spring 2008 Newsletter



Community Updates

- Please keep in mind we have a new lawncare service, so please try to be patient until they have an opportunity to get accustomed to our community
- Trench built up spots were shoveled out-Thanks David and Veronica!
- It was decided no replacement for security light at end of 376 (facing woods)
- Drainage issue at park being resolved
- Complete walk around of the community will occur soon
- Trash Corrals power-washed and stained
- Shingles repaired from storm damage
- Flashing at 620 skylight installed
- Volunteer Landscaping done at trash corral by boardwalk (Thanks Veronica & David B)
- Wild Mustard/Weeds/Dandelions sprayed in park by David B
- Tree Limbs cut by the boardwalk corral (much safer now)



Some Reminders as Warm Weather Approaches:

- Try to use energy efficient light bulbs (the curved light bulbs) for your outside lights. They last longer than regular light bulbs and can be purchased at any hardware store.



- A1 comes on the second Monday of every even month.
- If you have overdue maintenance fees, please pay them. 3 people substantially behind in maintenance fees include:
 - Raoul Cunningham
 - Jack Walker
 - Robert Donald
- Keep in mind- Putting your unit up for sale does not move your unit up in the repair queue
- Nothing should be hung/nailed/or draped from the exterior of your unit without previous approval from the board
- Remember to send in a copy of your insurance and/or a key to Mulloy if requested (Units: 306, 316, 305, 307, 308, 310, 311, 312, 315, 318, 322, 334, 336, 344, 348, 358, 369, 370, 404, 406, 423, 502, 514, 604)

Sunshine is on the way:

- Warmer weather also brings out the remodeling bug in people. Remember, if you get a new storm door it needs to be “full view” door and dark brown in color.
 - Preferred Door: EMCO 36 In. Width, 3000 Series Fullview, Terratone Door, Brass Hardware (Model 21192 \$209.00 Each)
 - Contact Mulloy if you have any remodeling questions or concerns.
- Please remember to use dog walking areas and to pick up after your animals (especially the new puppies in the area).
- OPC was chosen for dryer vent cleaning, some cleaning has occurred on unit exteriors
- For internal dryer vent cleaning, please call: Prestige Enterprises (\$35.00 per unit). To schedule an appointment, call Paul at 262-1692. He will provide you with a list of dates when he will be at CSC.
- Anyone who has a hose faucet shut off valve, please turn it back on for use by the community, Service providers (gutter folks) and for safety reasons (to put out fires).

Some Notes from the Board

- All community members are welcome to attend open board meetings. Please note that 30 minutes prior to the “open” meeting start time, the board will meet to discuss financial or sensitive issues. If the 30 minute time is interrupted by a guest, don’t worry, the board will resume the previous topics at the end of the meeting. So...Come on In!
- Next newsletter- Special Pool Edition!

CSC BOARD MEMBERS:

Name	Title	Address	Phone	Email
David Breckenridge	President	372 Crescent Spring	894-9738	breckend01@yahoo.com
Veronica Thomas	Vice President	419 Ledgeview Park	897-3298	veroncsc@yahoo.com
Tammie Delaney	Treasurer	375 Crescent Spring	802-7528	tammied.csc@insightbb.com
Whitney Greene	Recorder	317 Crescent Spring	553-5075	NA
Sherry Roby	Member at Large	369 Crescent Spring	896-0957	revsroby@aol.com

MULLOY PROPERTIES CONTACT LIST:

Property Management	Beth Holt	3433 Stony Spring Circle Louisville, KY 40220	493-4143 Ext. 104	bholt@mulloyproperties.com
Office Manager	Amber Gabbard	3433 Stony Spring Circle Louisville, KY 40220	493-4143 Ext. 102	agabbard@mulloyproperties.com
Bookkeeping	Santha Leadingham	3433 Stony Spring Circle Louisville, KY 40220	493-4143 Ext. 109	santhal@mulloyproprties.com
Emergencies		Nights/ Weekends		891-3261

CRESCENT SPRING CONDOMINIUMS
BALANCE SHEET
MARCH 31, 2008

ASSETS

CASH			
REPUBLIC BANK [. . .903]	\$	40,367.02	
OPERATING 2		165.57	
MONEY KT - CAB		1.09	
CAPITAL RESERVE - HILLARDS LYO		58.88	
CAPITAL RESERVE - FRANKLIN		64,755.83	
TOTAL CASH			105,346.37
CURRENT ASSETS			
ACCOUNTS RECEIVABLE		7,042.83	
TOTAL CURRENT ASSETS			7,042.83
PROPERTY & EQUIPMENT			
BUILDING, EQUIPMENT, FURNITURE		98,849.00	
ACCUMULATED DEPRECIATION		(58,833.47)	
IMPROVEMENTS		11,534.00	
TOTAL PROPERTY & EQUIPMENT			51,549.53
TOTAL ASSETS	\$		163,938.73

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
ACCOUNTS PAYABLE	\$	1,508.70	
PREPAID MAINTENANCE FEES		6,754.40	
TOTAL CURRENT LIABILITIES			8,261.10
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CAPITAL			
RETAINED EARNINGS		140,005.38	
CURRENT PROV. EQUITY RESERVE		15,872.25	
TOTAL CAPITAL			155,877.63
TOTAL LIABILITIES & CAPITAL	\$		163,938.73

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

Next Open Board Meeting May 13th

6:30 p.m. 419 Ledgerview Ct.

