

Crescent Spring Condominiums Newsletter



Community Updates

- A1 was chosen as the pest control company for CSC for 2008 and GroundMasters was chosen for lawn care
- Reminder: A1 visits each unit on the second Monday of each even month. (This month, it will be February 11th.)
 - If you need an A1 magnet, please let a board member know.
- Pay attention to gutters and downspouts, they have recently been serviced and the board would like to hear of any areas that may have been missed.
- Be advised that the gutters will have some repairs in the near future, so inspectors may be circulating around some units to document gutter replacement areas.

Chilly Checklist:

- If you haven't already, detach hose from faucet ASAP to prevent freezing
- Tenants are responsible for keeping sidewalks and porches free of snow, ice, and leaves, including de-icing
- Check your heat pump to make sure it is not icing up and change the air filter for the new season.
 - Note: New residents– heat pumps put out warm air... not like a gas furnace.
- If you store firewood, it must not touch the bottom of the deck and it can't lean against the building. Home Depot and Lowe's have log holders.
- For those units with fireplaces: Please refer to letter sent out about having your fireplace cleaned.
 - Use 'pre-formed logs' that put out very little smoke
- If Bickel gets too slick or blocked off- Saunders is another access point for the community.
- CSC is not responsible for Bickel. Call Metro at 574-5810 if you have concerns about the road due to bad weather (please do not call board members)
- 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.
- Reminder that all holiday décor should be taken down.
- Please remember to use dog walking areas when it is cold. The base of some of the mailboxes have rusted due to pets urinating on them. Please be aware that pet friendly areas should be used for these purposes.



Some Neighborhood Reminders

- Please do not park trucks in front of dumpster (Monday night/Tuesday morning) because the garbage crew cannot reach the dumpster
- Don't leave large throw away items next to the dumpsters or trash corals, they will not be picked up.
- Next large garbage pick up on Monday, **March 17th!**
 - Large objects are to be placed at the front entrance on Sunday evening (by the "for sale" signs).
 - A map will be posted at the mailboxes a few days before as a reminder and with instructions. Any large items by dumpsters will not be picked up.
- If you have additional questions about the large garbage up, call Metro at 574-3571.



Some Notes from the Board

- Any outdoor additions or alterations require board approval. Please keep this in mind prior to planning exterior additions. (This includes planting additional shrubbery.)
- 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!
- Change in the board membership: David Breckenridge will be resuming his role as President and Tammie Delaney will be moving back into the role of Treasurer.

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@mulloypropties.com
Emergencies		Nights/ Weekends		891-3261

CRESCENT SPRING CONDOMINIUMS
BALANCE SHEET
DECEMBER 31, 2007

ASSETS

CASH			
REPUBLIC BANK [. .903]	\$	28,587.00	
OPERATING 2		165.57	
MONEY KT - CAB		1.09	
CAPITAL RESERVE - HILLARDS LYO		56.88	
CAPITAL RESERVE - FRANKLIN		63,978.85	
TOTAL CASH			92,789.37
CURRENT ASSETS			
ACCOUNTS RECEIVABLE		10,329.99	
TOTAL CURRENT ASSETS			10,329.99
PROPERTY & EQUIPMENT			
BUILDING, EQUIPMENT, FURNITURE		96,849.00	
ACCUMULATED DEPRECIATION		(56,833.47)	
IMPROVEMENTS		11,534.00	
TOTAL PROPERTY & EQUIPMENT			51,549.53
TOTAL ASSETS	\$		<u>154,668.89</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES			
ACCOUNTS PAYABLE	\$	2,985.44	
PREPAID MAINTENANCE FEES		7,298.11	
TOTAL CURRENT LIABILITIES			10,283.55
TOTAL LIABILITIES			10,283.55
CAPITAL			
RETAINED EARNINGS		140,005.38	
CURRENT PROV. EQUITY RESERVE		4,379.98	
TOTAL CAPITAL			144,385.34
TOTAL LIABILITIES & CAPITAL	\$		<u>154,668.89</u>

UNAUDITED - FOR MANAGEMENT PURPOSES ONLY

**Next Open Board Meeting March 4th at
6:30 p.m. 372 Crescent Spring Dr.**

