

Crescent Spring Condominiums Summer Newsletter



Safety Concerns

- Remember to keep doors and cars locked
- Leave porch lights on during the night

Services Around the Community

- 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.
- Water shrubs and bushes.
 - Hoses are for everyone's use please share.
 - Put hoses back in place.
 - Be considerate of cars (try to avoid getting them wet).
 - Make sure water is off when done and none is left in hose.
 - If water faucet is off and you control it inside...turn it on...otherwise report it to KCS
- Charcoal grills are now allowed.
- Thanks to folks for volunteering to help landscape!
- Thanks to William Skaggs, Unit 610, who has volunteered to help remove raccoons



Some updates

- Shrub trimming occurred the last week in June.
- Gutter cleaning has occurred.
- David Breckenridge has decided to step down from his role as the President of the Crescent Spring Association Board. David has served 56 consecutive months in various roles on the board. He will still be contributing to the community but as a volunteer not as an official board member. Thanks for all of your hard work David!
 - The remaining members will share the responsibilities of the board
- We missed the large garbage pick up on June 19th, the next large garbage pick up is September 17, 2007.
- Deck request for 369 declined
- Please DO NOT stack trash on top of dumpsters! Walk to another dumpster or trash can to dispose of waste if the dumpster is full.
- Thanks to those who came to the May 22nd board meeting: Sherry Roby and Tina Mercer
- A1 Magnets will be delivered to units that are serviced by A1-Pest before August treatment.
- Minor Repairs scheduled to start in early July for a variety of buildings mainly in the front of buildings. Back/Sides of buildings are not yet scheduled.

Summer Pool Fun

- Remember: If you do not have a pool key, please come by 419 Ledgeview Drive to fill out your pool release form and get your keys – you will need them to get into the pool
- Be considerate of others when outside events. Keep noise level down. Have guests park their cars near the pool.
- Pool Deck repaired safe for use

Get Involved

- 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.
- If you have any information you would like included in the newsletter, please send your newsworthy information to Tammie at tammiedelaneycog@hotmail.com.
- Please feel free to attend the next open board meeting to voice your concerns and learn ways to get involved in the community.
- Opportunity for community members: There will be two open positions to serve on the board at the annual meeting this fall.
- If you feel you would be a suitable member of the board, we ask that you step forward at this meeting.



A Blast From the Past

- Some unit owners have been inquiring recently about the rotting wood on their units. Rotting wood has been a struggle for Crescent Spring since 1994. Here are some key dates to consider:
 - 3/24/1994 - Wood repairs began on building 14.
 - 5/10/1996 - Numerous complaints regarding rotted wood and painting have come in
 - 5/16/1996 - Monthly fees alone will be insufficient to finance maintenance wood repairs
 - 6/19/1997 - Buildings 4,5,6 and 7 will all require extensive wood repair and replacement
 - 5/21/1998 - There have been several complaints about rotten wood around units
 - 2/11/1999 - There have been several complaints about building 11 repairs
 - 5/08/2001 - There is concern over rotten wood on decks
- In summary, almost every building has rotting wood. It has been an ongoing problem and the board is investigating ways to alleviate this issue.
- If you have any suggestions, let a board member know!



Overdue Maintenance Fee Notice

- Foreclosure procedures are being discussed for certain unit owners several months behind in fees.
- Potential foreclosure on two units > 90 days past due

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 Management Daphne Walls | 458-5112 | dwalls@kcsmgmt.com |
| Emergency Contact | 458-5112 Follow prompts | |
| Customer Service (Maintenance Requests) | | customerservice@kcsmgmt.com |

CSC BOARD MEMBERS:

| | | | | |
|-----------------|-----------------|---------------------------|----------|-----------------------------|
| 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

| 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 | |
| TOTAL EXPENSES | 2,299.07 | 10,442 | 57,766.60 | 78,218 | 20,451.40 | 182,982 | |
| RESERVE REPLACEMENT | | | | | | | |
| TOTAL RESERVES | <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>0</u> | <u>0.00</u> | <u>0</u> | |
| TOTAL PROFIT/LOSS | <u>12,737.34</u> | <u>4,358</u> | <u>26,107.60</u> | <u>10,582</u> | <u>15,525.60</u> | <u>(5,382)</u> | |