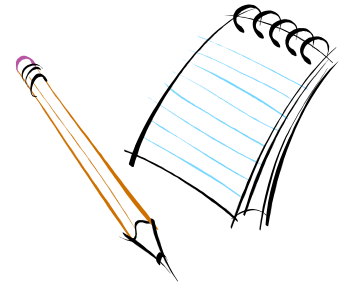


Crescent Springs Condominiums

Winter Newsletter

Some Community Updates

- From the special meeting held on November 16th
 - Proposed budget approved with 10% increase to monthly maintenance fees
 - Amendment to bylaws approved (New tenants will contribute two months of fees to the capital reserve upon sale of unit.)
 - *The above will not take effect for a few months*
 - Crescent Springs will be switching management companies from Mulloy to KCS at the end of December, more information to come as the transition occurs
 - *(See additional information on page 3)*



Some Things to Keep in Mind

- Units being put up for sale or already on sale do not move up in the repair queue.
- Any proposed additions/alterations need to be approved by the board and building inspections and building permits are possible
- Board members are reviewing property documents where additions/alterations have occurred and will confirm that unit owners are aware
- The board is discussing publishing a resident directory– more later

Winter Wonderland

- If a repair is done to or near your unit and something is damaged in the process, notify management or a board member in a timely manner
- Detach hose from faucet in winter to prevent freezing
- Remember to use dog walking areas when it is cold
- Tenants are responsible for keeping sidewalks and porches free of snow, ice, and leaves, including de-icing
- There will be a large garbage pick up on December 26



Winter Wonderland Continued

- If you are leaving town for the holidays or if a different car will be parked in front of your unit, please inform a neighbor or board member and be sure your emergency contact information is on file in case access to your unit is required.
- 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

Holiday Season Reminders

- Please don't nail holiday decorations up on condo exterior
- Holiday decorations can be on bushes and windows, but please no santas, snowmen, or reindeer in the yard
- All holiday decorations need to be removed in a timely manner
- Holiday party parking: please have guests park next to the pool and inform neighbors out of consideration (This is also the policy for holiday guests.)
- Be cautious during the holiday season: Remember to lock all doors and leave outside lights on at night
 - Don't leave presents in clear view and be mindful of suspicious people
- Don't throw Christmas trees off of deck– use Christmas tree recycling service
- Information on Christmas tree recycling can be found at...
[http://www.louisvilleky.gov/SolidWaste/Calendar/ Christmas+Tree-Cycling+Program.htm](http://www.louisvilleky.gov/SolidWaste/Calendar/Christmas+Tree-Cycling+Program.htm)
- Tuesday, December 26, 2006 - Thursday, January 04, 2007
- Time: 10:00 AM to 5:00 PM
- Locations: Public Works Yards - 595 Hubbards Lane - 7219 Dixie Highway - 3528 Newburg Road & Waste Reduction Center - 636 Meriwether Avenue

Some Follow- Ups from the Special Meeting

The community has asked for some background information on some past maintenance fee increases and management company history:

- Before the recently approved 2007 10% increase:
 - Since 1994 there have been two increases. (In 1993 an 11% increase was approved for 1994.)
- 2003 15% increase (came about because we were dropped by insurance company and prices were quite a bit higher)
- 2006 5% increase (designated strictly for ongoing deck maintenance and no other expenses)
- These two increases combined have resulted in actual 21% increase since 1994.
- Also since 1994
 - Water bill has increased 38%
 - Management company flat fee expense increased 31%
 - Lawn care Landscape expense increased 62%
 - Trash pickup costs increased 1000% (due to metro requiring containers be pulled to curbside weekly)
 - Don't have exact figures but the selling price of units has gone up way more than 21% in the last 12 years.

Management Company history:

- KCS was managing community from 1988 to 1998 (July).
- July 1998 Dan Rapp was chosen by the board after much research and they were determined to be the best. This switch from KCS appeared to be emotional and somewhat dramatic?!
- 6 months later the board was not happy at all with Dan Rapp and he was dropped in just a year after being picked up
- Williamson/ Mulloy came on board to replace Dan Rapp (July 98)
- Williamson/Mulloy split later and we stayed with Williamson . We had to abruptly switch to Mulloy after all condo managing personnel left Williamson and went to Mulloy in Dec 03. (a unique & somewhat weird situation)
- Please feel free to contact a member of the board if you have additional concerns or questions:

President	David Breckenridge	372 Crescent Spring Drive	894-9738	breckend01@yahoo.com
Vice President	Veronica Thomas	419 Ledgeview Drive	897-3298	veronica@iglou.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	

Humana

Primary Business Address

Your Address Line 2

Your Address Line 3

Your Address Line 4

Phone: 555-555-5555

Fax: 555-555-5555

E-mail: someone@example.com



Your business tag line here.

We're on the Web!
example.microsoft.com

This would be a good place to insert a short paragraph about your organization. It might include the purpose of the organization, its mission, founding date, and a brief history. You could also include a brief list of the types of products, services, or programs your organization offers, the geographic area covered (for example, western U.S. or European markets), and a profile of the types of customers or members served.

It would also be useful to include a contact name for readers who want more information about the organization.

Back Page Story Headline

This story can fit 175-225 words.

If your newsletter is folded and mailed, this story will appear on the back. So, it's a good idea to make it easy to read at a glance.

A question and answer session is a good way to quickly capture the attention of readers. You can either compile questions that you've received since the last edition or you can summarize some generic questions that are frequently asked about your organization.

A listing of names and titles of managers in your organization is a good way to give your newsletter a personal touch. If your organization is

small, you may want to list the names of all employees.

If you have any prices of standard products or services, you can include a listing of those here. You may want to refer your readers to any other forms of communication that you've created for your organization.

You can also use this space to remind readers to mark their calendars for a regular event, such as a breakfast meeting for vendors every third Tuesday of the month, or a

biannual charity auction.

If space is available, this is a good place to insert a clip art image or some other graphic.



Caption describing picture or graphic.