

# Crescent Spring Condominiums Newsletter



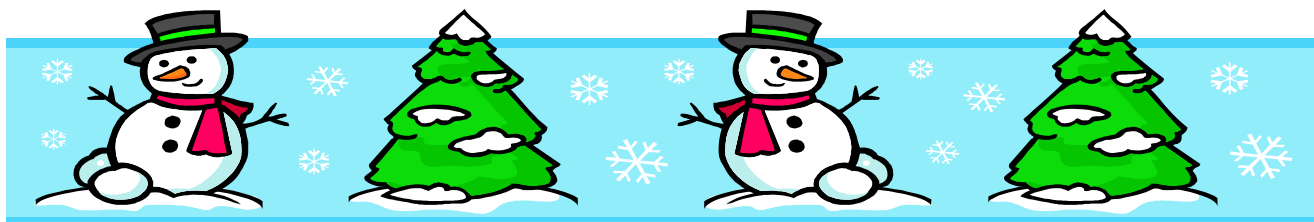
## Some Community Updates

- Please remember, effective **MARCH 1**:
  - 10% increase to monthly maintenance fees
  - New unit owners will contribute two months of fees to the capital reserve upon sale of unit
- Be looking for a reminder letter from KCS
- For questions about this change: Call 458-5112



## Frozen Features (some reminders from last newsletter)

- 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)



## Some Trash 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.
- There will be a large garbage pick up on March 19th.
  - Large objects are to be placed at the front entrance (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.



## Neighborhood Updates

- Due to bare trees on Bickel, the vacant house located right outside Crescent Spring is in full view and has inspired some questions around the community.
  - Vacant structures discovered in dilapidated, deteriorated, or unsafe condition are a major concern. The City oversees a program to demolish structures determined to be beyond repair. If a structure is determined to be in a deteriorated and unsafe condition and if it is judged to be unreasonable to repair such a structure, the owner may be ordered to demolish or remove the structure at his/her own expense.
  - In cases where the owner fails to repair or remove the structure or where the department fails to locate the owner of such a structure after a diligent search, the City is empowered to cause the structure to be demolished. The costs of demolishing vacant structures are placed as liens against such properties and attempts are made to recover such costs.
  - If you would like to Email Metro about the vacant house, please send an email to: [housing@louky.gov](mailto:housing@louky.gov) or visit [http://66.179.23.19/DP1/Metroplex/Louisville/customerservice/wiz\\_csr.asp](http://66.179.23.19/DP1/Metroplex/Louisville/customerservice/wiz_csr.asp) to fill out a report.
- The wooded area on Bickel has been purchased by developers and two structures will be built in that area in the future. (This is the area next to the new condos on Bickel.)

## Furry Friends

- Please remember to use dog walking areas when it is cold
- Ensure that pets are not running freely in the community, some loose animals have been noticed lately
- Have storm doors unlocked during pest control days and to forward their storm door keys to KCS if they don't have them. Have animals partitioned off if possible.

## Overdue Maintenance Fee Notice

- The following members of the community are 90 days or more overdue in monthly maintenance fees. The unit owners listed, please contact KCS (458-5112) immediately or legal action will be taken.

David Gamol

Matt Hanekamp

Janita Martin

Philip Thorne

Jack Walker

Martha Landt

Raoul Cunningham

## Neighborhood Updates

- 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](mailto: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	<a href="mailto:btasman@kcsmgmt.com">btasman@kcsmgmt.com</a>
Emergency Contact	458-5112 Follow prompts	
Customer Service (Maintenance Requests)		<a href="mailto:customerservice@kcsmgmt.com">customerservice@kcsmgmt.com</a>

### CSC BOARD MEMBERS:

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

If you have any information you would like to have included in the newsletter, please send an email to [tammiedelaneycog@hotmail.com](mailto:tammiedelaneycog@hotmail.com)

