



# Waterford Homeowners Association Newsletter

[www.waterfordlexington.com](http://www.waterfordlexington.com)

LEXINGTON, KENTUCKY

SEPTEMBER, 2015

## *Waterford Homeowners Association Board*

*John Mountjoy, President  
Mike McCord, VP  
John Cullen, Treasurer  
Brett Annets, Member  
Beth Bell Brown, Member  
Terry Godbey, Member  
Dwayne Edwards, Member*



*Social events  
are publicized  
on our  
Facebook  
Group and our  
web site*

## **From the Board President**

### **Building a Stronger Neighborhood**

The Waterford neighborhood continues to be one of the most desirable places to live in Lexington. Our clubhouse is the most exceptional HOA property in the city, our social calendar and community offerings continue to grow, we are located adjacent to some of the finest shopping in the region and through the efforts of many Waterford residents, our neighborhood has been rezoned for one of the top elementary schools in the state, Veterans Park.

These things don't just happen. They happen because our neighborhood has created a culture of participation, involvement and volunteerism. As our neighborhood evolves, we must seek to sustain this culture by bringing all residents into our community activities.

How can you get involved?

**1) Get Connected** - the Waterford Facebook group is the best place to learn what is happening in our neighborhood. From upcoming events, concerns about the neighborhood or sharing items for sale, the Facebook group is your one-stop resource (<https://www.facebook.com/groups/waterfordhomeownersassociation/>). Likewise, visit the Waterford website. This is where you'll find more of the permanent and business side of the neighborhood, such as bylaws, meeting minutes, calendars and how to contact the HOA with concerns or suggestions (<http://waterfordlexington.com/>). You'll also find current and recent announcements in a readily accessible format.

**2) Participate** - Waterford is a great place to live...period. There is always something going on. Some events are for kids and the family, others are for adults. As we bolster our social calendar offerings, we need YOU to participate. Just come and have fun, meet your neighbors and learn about what else is happening. If you haven't attended the various

*Next Board Meeting:  
Wednesday  
, Sep 16<sup>th</sup>  
7:00 pm at the  
Clubhouse*

*Thanks for your service  
to the neighborhood,  
Mike*

*Property Manager  
  
Ed Sloan  
4080 Clearwater Way  
Lexington, KY 40515  
(859) 523-9503*

events or are new to the neighborhood, I encourage you to come and enjoy what Waterford has to offer. We're a friendly bunch - just pick one or more of the upcoming activities listed later in the newsletter, show up, and enjoy!

**3) Volunteer** - attending events is great, but nothing happens in our community without volunteers assuming responsibility and providing leadership. We need your help! If you have a great idea for a community event or if you'd simply like to make sure things run smoothly at an upcoming function, volunteer to help out. It's a great way to meet your neighbors and share common interests. Plus, the neighborhood benefits from your ideas and enthusiasm.

Finally, I encourage you to attend the monthly HOA board meeting: typically 7:00pm on the second Wednesday of each month. Details are available on the Waterford website and Facebook group.

### **Talk with Your Neighbors BEFORE Asking for HOA Help**

Living in a large neighborhood can be rewarding and fun. It can also be a headache. We all have different priorities and our own ideas about how things should be done. Maybe your neighbor hasn't mowed his grass in months. Or perhaps a resident on your street has an old, unserviceable car parked in front of her house. To the extent you have concerns about your neighborhood, let the HOA Board know - we are here to help (<http://waterfordlexington.com/contact/>).

### **From the Past President**

Greetings to the Waterford II homeowners. I am Mike McCord, and I have been your President for the last few years. However, I have resigned my post as President, and John Mountjoy has taken over as President for the remainder of the year. I have accepted the post of Vice President until the end of the year to make the transition smoother. I want to thank you for allowing me to be your President and hope you feel I did a good job. I am sure the new President will be great for the neighborhood.

We have a great neighborhood, which I feel is one of the very best in Lexington. We are working to keep it that way for a long time. We have accomplished many goals and projects to better the neighborhood and managed to use our funds wisely, too.

### **From the Property Manager**

It's hard to believe, but the end of summer is fast approaching. There are only two weekends after Labor Day to enjoy the pool. The pool will soon be prepared, covered and winterized for the upcoming seasons.

In anticipation of the winter weather (and yes, I find it hard to think about when it's 85 degrees), now is the time to talk about snow removal. Last year was brutal, and the funds budgeted for

*Visit our web site to see a map of the neighborhood and a listing of all addresses that are part of the neighborhood.*

removal were exceeded. We can only hope this year will be milder. Please, keep in mind, everyone would like to see all of the streets cleared when it snows. However, the financial cost of doing so is prohibitive. The guideline the board has used in determining which streets are plowed comes down to topography; in other words, is the street fairly level, or does it have enough of a grade to make navigating it impractical?

The following streets have been approved by the board for snow removal, based on experience of past winters.

- Clearwater Way, Alderbrook Way, Brookridge Dr., Emmett Creek and Ridgewater Dr. are listed as priorities by the LFUCG, which will assume responsibility for clearing the snow.

The below listed streets will be handled by a company contracted by Waterford HOA. Charges are assessed to the HOA based on the number of times the streets are cleared with additional charges if salt is used.

- Breakwater Court
- Bridgemont Lane
- Creek Valley Way
- Creekwater Circle
- Crescent Springs Court
- Palm Springs Point
- Popular Springs Lane
- Rainwater Circle
- Rainwater Drive
- River Oak Trail
- River Ridge Road
- Rolling Creek Circle
- Rolling Creek Lane
- Springwater Circle
- Springwater Drive
- Watertrace Court
- Watertrace Drive
- Whitewater Circle and
- Whitewater Drive.

One thing you can do to help with the efficiency of the plowing and therefore result in better-plowed streets for you and your neighbors, is to park in your driveway when snow is predicted. This allows the snowplows to get closer to the curb and clear a wider path. It also provides space for the plows to dispose of the snow. This is especially important in cul-de-sacs. Please remember when plowing the streets, it is impossible not to throw snow into driveways. This unfortunately becomes your responsibility to clear.

*Tell us what you think!  
Facebook Group and  
Web Site*

As always, your questions and comments are welcomed by the board, especially at the monthly meetings. You may check the date and time of the meeting on the website calendar, [www.waterfordlexington.com](http://www.waterfordlexington.com). Enjoy your summer and autumn.



*Heather Mueller  
Social Chair  
Gmail:  
waterfordsocialky*

## **Upgrades and Updates**

Here are some of the improvements you might have noticed over the past months, as well as some that are planned for the near future:

- Lower pond improvements (rip-rap on the banks and tributary channels, wooden bridge)
- New pump for the pool
- New second-floor doors at the clubhouse (old ones leaked)
- New poolside furniture
- Tile repairs to the pool
- Bank stabilization of upper pond (upcoming)
- Little Free Library (upcoming)
- Upgraded (LED) lights and wiring at main entrance (upcoming)
- Roof repair for pool bathhouse (upcoming)

Do you have other suggestions? Let us know!

## **Keep Locking Your Cars!**

Residents continue to report on our Facebook group that their unlocked vehicles have been rummaged in the early morning hours over the last few weeks. The police have agreed to increase patrols, but please be mindful of locking your vehicle (if you're unable to park it inside your garage) and your garage door. If you have to park outside your garage, then don't leave valuables in site. If you suspect your neighbor has accidentally left their garage door open, they might appreciate being notified. And finally, if you see something, say something! Your board is looking into effective options that fit the character of the neighborhood, so stay tuned for more.

## **LexCall 311**

Lexington has a single point-of-entry that can help with many questions and issues regarding the services that the LFUCG provides (tall grass, trash, potholes, burned-out street lights, and many others) as opposed to the Homeowners Association services (maintenance of the common areas such as the pool/clubhouse and surrounding areas, entrances, and ponds). Simply call 311!

## **Social Events**

First, we want to welcome Heather Mueller as the new Social Chair and thank our outgoing Social Chair, Heather Robbins, for her much-appreciated service to the neighborhood. There is a LOT going on in terms of social events, so get ready to update your calendars! Here's what's planned for the upcoming quarter:

Sep 19: Yard Sale

Sep 20: Doggie Paddle

Oct 2: Euchre

Oct 31: Costume Contest

- Sep 19<sup>th</sup>: Neighborhood yard sale (8:00 am - ??)  
Sep 20<sup>th</sup>: Doggie Paddle at the Waterford pool (6:00 pm – 8:00 pm). Please bring a \$2 donation for the Lexington Humane Society. The Bluegrass Barkery will be providing treats.  
Oct 2<sup>nd</sup>: Euchre tournament at the Clubhouse (6:00 pm – 9:00 pm). Please bring a \$5 ante and a snack to share.  
Oct 31<sup>st</sup>: Halloween Costume Contest. Submit photos on Waterford's Facebook group or e-mail entries to waterfordsocialky@gmail.com  
Nov 5<sup>th</sup>: Euchre tournament at the Clubhouse (6:00 pm – 9:00 pm). Please bring a \$5 ante and a snack to share.  
Nov 7<sup>th</sup>: First Annual Waterford Chili Cook-Off (time TBD). Please e-mail waterfordsocialky@gmail.com – spaces are limited.  
Nov 19<sup>th</sup>: Vendor Show #1, at the Clubhouse (6:30 pm – 9 pm). If you are a vendor or know someone who would be interested in selling their merchandise, please e-mail waterfordsocialky@gmail.com  
Dec 5<sup>th</sup>: Ugly Sweater Context at the Clubhouse (time TBD).  
Dec 10<sup>th</sup>: Holiday Decoration Contest (8:00 pm). Have your lights shining and wreaths hung – judging will take place after the HOA Board meeting.  
Dec 12<sup>th</sup>: Santa at the Waterford Clubhouse (time TBD). Cookies, milk and coloring sheets will be provided while we wait to visit Santa.  
Dec 13<sup>th</sup>: Vendor Show #2, at the Clubhouse (1:00 pm – 4:00 pm). If you are a vendor or know someone who would be interested in selling their merchandise, please e-mail waterfordsocialky@gmail.com  
Dec 21<sup>st</sup>: Waterford Cookie Exchange at the Clubhouse (time TBD). Bring 1-2 dozen cookies and copies of the recipe to share with neighbors.

For questions or details about any of the events please see the Upcoming events section of the Waterford Website or email waterfordsocialky@gmail.com

*Volunteer Today!*

*Let us know on our Web site, Facebook group or waterfordsocialky@gmail*

***We need Volunteers for the Waterford Social Committee!***

Our HOA board has approved several events for 2015 and we have some great ideas for 2016! If you are interested in getting involved with the social committee, we need help with planning, executing and coordinating all of the fun we have in store for our amazing neighborhood. Please email waterfordsocialky@gmail.com for details.

***Vendors needed for 2 Waterford Vendor Shows 11/19 & 12/13.***

There are still spaces available for both vendor shows. If you are a vendor or know someone who sells items appropriate for Holiday gifts please ask them to email waterfordsocialky@gmail.com for an application. Cost is free to Waterford resident vendors and \$10-20 (based on the size of the table) for non-Waterford residents.

***Clubhouse Rentals***

Our clubhouse still has time slots available for rentals. It's an outstanding choice for birthday parties, weddings, wedding rehearsals and dinners, graduation parties, business meetings and other special events, and our rates (especially for residents) are very competitive. If you haven't visited lately or at all, you can get

*View our calendar at our web site to check on clubhouse availability for your holiday party*

an idea of what the clubhouse offers by checking it out on the web site ([waterfordlexington.com](http://waterfordlexington.com)) or by contacting our Property Manager, Ed Sloan, to schedule a tour. Currently-scheduled rentals are reflected on the calendar at our web site, where you can also reserve the clubhouse.

## Staying in Touch

**Web Site.** Our web site ([waterfordlexington.com](http://waterfordlexington.com)) is the primary source of information on our governing documents, Board composition, swimming pool operations, Frequently-Asked Questions, archived newsletters, and more items of a reference nature. You can also find recent announcements, upcoming events, and tweets from the Board. In addition, you'll find several methods for contacting our Board Members and Property Manager with your questions, comments and issues, and all of this is available without creating a log-in account. However, we recommend that you register (near the bottom right of the home page) to access the information stored in the "Members Area" and to receive this newsletter directly via e-mail.

**E-mail.** E-mail addressed supplied during web site registration are stored. Newsletters and events of high relevance and importance (e.g., special meetings of the Homeowners Association, Board elections) will probably be announced through e-mail, but other announcements will normally pass through other channels (web site, Facebook, Twitter). We do not and will not sell or share your e-mail information.

**Twitter.** The Board have a single Twitter feed (@waterfordlexky) that is used for announcements of a relatively short-term nature (Board meetings, pool closures, construction in the neighborhood, etc.). If you are a Twitter user and "follow" us, you will receive these announcements automatically. You can also see these announcements without a Twitter account by visiting our web site ([waterfordlexington.com](http://waterfordlexington.com)) and checking our Twitter feed on the right-hand side of the home page.

**Facebook.** Our Facebook group is our most interactive way of communicating and is used by residents on a daily, basis. You will need a Facebook personal profile to join this group, which you can locate by logging in to Facebook and searching for Waterford in the upper-left search field – it should be the first entry and shows up as "Waterford Closed Group – xxx members." This is a closed group, meaning you will have to request permission to join. Access is limited to Waterford residents, and the discussions are relatively private in the sense that only other group members can read and/or post comments.

We will continue to work to improve our web site and integrate our communications processes. Please let us know if you have any suggestions on how to become more effective.

## We Want to Hear from YOU

We're always interested on your thoughts on how the Homeowners Association Board can better serve the neighborhood, suggested improvements to the common areas, ideas on social events, and any other issues. Feel free to contact us from our web site. Your ideas matter.



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