

Autumn Ridge News

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September 2002

Homeowners Association Board of Directors

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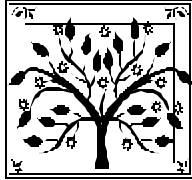
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Inside this issue:

The Value of Trees con't	2
Uses of Association Dues	3
Construction News	3
Announcements	3
Advertisers	4

The Value of Trees



Do you have an old favorite tree that brings back childhood memories of tree climbing, napping in the hammock, swinging in the old tire swing or simply just relaxing in the shade? Have you ever wondered about the value of a tree? If you have very few trees or maybe no backyard tree, read on; I think you'll agree that a tree can be an invaluable asset to your home!

Trees make life more pleasant by providing shade, establishing a habitat for wildlife, enhancing the landscape, and emitting oxygen so we can breathe easier. But that's not all - beautiful surroundings on your property reduce your stress level and increase the value of your home. Just consider these important

facts and benefits:

1. Trees provide privacy, enhance the scenery and screen out objectionable views. Just their beauty alone gives us a feeling of serenity, connecting us with nature and reducing stress. It has been proven that hospital patients recover from surgery much more quickly when their hospital room offered a view of the trees.
2. Trees improve air quality by filtering the air, absorbing carbon dioxide and other air pollutants and emitting oxygen so we can breathe easier. Carbon dioxide is one of the greenhouse gases causing great concern in regards to

global warming. It is used during photosynthesis by the leaves of the trees and stored in the wood and other living tissues. When the leaves fall and decompose, carbon is added to the soil, improving plant growth.

3. Trees are a critical part of our urban ecosystem. They restore natural harmony by encouraging wildlife back into our surroundings. Nothing is more beautiful than the music of songbirds!
4. Trees moderate the heat island effect caused by pavement and buildings. They reduce glare and

(Continued on page 2)

TRAFFIC PROBLEMS & SOLUTIONS

The Board of Directors of the ARHA would like for all homeowners to know that many of the residents are concerned about the traffic situation on Autumn Ridge Drive and other streets in the neighborhood.

Those of you who have been calling the police to ask them to patrol the neighborhood streets more closely, we thank you. Those of you who would like to call, the number is 258-3600.

Also, we are looking into other methods which can reduce the speeders and curtail those who run the stop signs. Such methods could include landscaping beds or islands in the streets or extending curbs at intersections to slow down speeders.

In our efforts to look into the situation, we ask that all homeowners be especially diligent in stopping at all stop signs and monitoring your speed when driving in the neighborhood; the speed limit in the subdivision is 25 miles an hour.

There is also concern with the number of vehicles parking on the streets in the subdivision. This situation makes seeing children, pets, and pedestrians difficult when they are crossing the streets. It also makes mail delivery or trash collection difficult for our city workers.

Homeowners are encouraged to park in their garages and driveways. Any member noticing cars parked on the street for periods

greater than 24 hours can call the police. They will tag, then tow the vehicle 24 hours later if it is not moved. Members are also encouraged to call when trailers, boats, recreational vehicles, etc., are parked on the street.

If you are interested in assisting the Board in the future, by serving on a committee to address traffic issues in the neighborhood, please contact Jo Sutherland at 263-2769.

The Association wants to be proactive in solving the speeding and other traffic problems in Autumn Ridge now, before the road construction begins on Todds Road, causing more vehicles to use the neighborhood streets as a short cut.

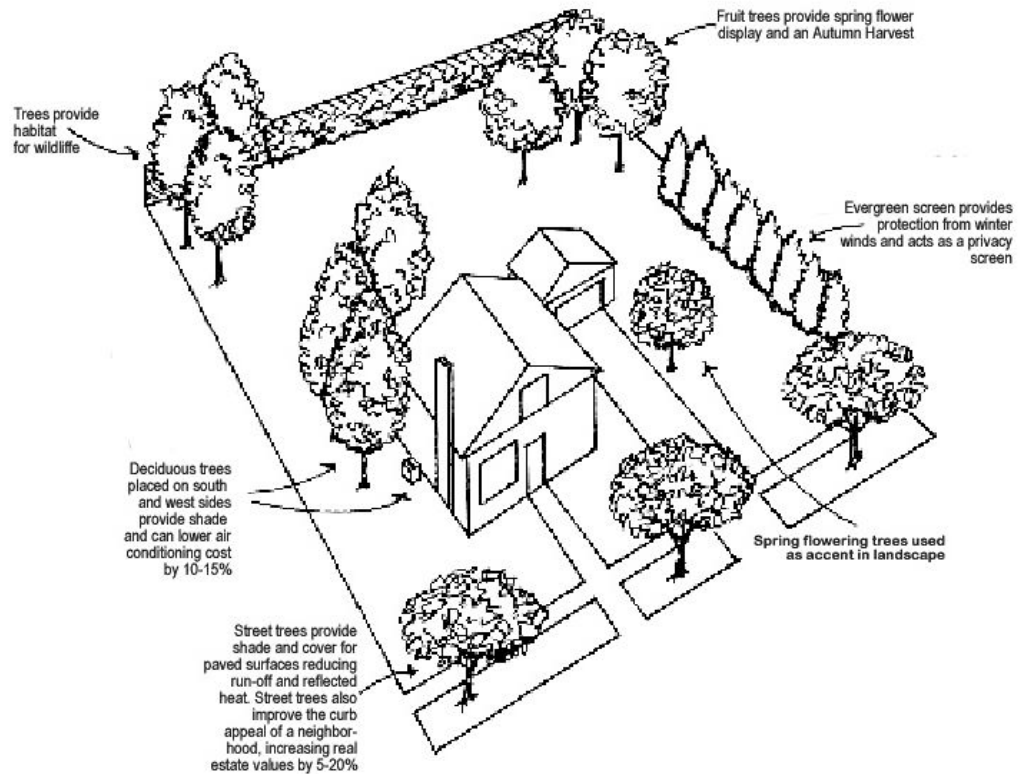
(Continued from *The Value of Trees on page 1*)

reflection and enhance the architecture in our city.

5. Trees reduce storm water run-off and erosion of soil by intercepting, storing and using rainfall. They help to prevent flooding and can deflect rain, sleet and hail providing protection from the elements for people, pets, and buildings.
6. Trees help control energy costs. A deciduous shade tree planted on the south and west side of your house can provide cooling shade in the summer, reducing air conditioning costs. That same tree will drop its leaves in the fall leaving the winter sun free to warm your house on cold winter days. Even evergreen trees can be planted to block the winter wind, reducing your heating costs.
7. Trees and landscaping can increase the property value of your home from 5 to 20 percent!

For a colorful and free 28-page booklet titled "Backyard Conservation," call 888-526-3227 toll free or download it off the Natural Resources Conservation Service website (www.nrcs.usda.gov). The website contains a wealth of information for the backyard enthusiast. If you type the keyword "backyard" in the search box, you'll be amazed at all the information you can retrieve including tips on:

- ✍ Backyard ponds,
- ✍ Backyard wetlands,
- ✍ Composting,
- ✍ Mulching,
- ✍ Pest management,
- ✍ Tree planting,
- ✍ Terracing,
- ✍ Plant diseases,
- ✍ Attracting butterflies



Consider these statistics quoted on the National Arbor Day Foundation website:

"The net cooling effect of a young, healthy tree is equivalent to ten room-size air conditioners operating 20 hours a day." -U.S. Department of Agriculture

"One acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen. This is enough to meet the annual needs of 18 people."
-U.S. Department of Agriculture

"The planting of trees means improved water quality, resulting in less runoff and erosion. This allows more recharging of the ground water supply. Wooded areas help prevent the transport of sediment and chemicals into streams."
-USDA Forest Service

"In laboratory research, visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension." -Dr. Roger S. Ulrich Texas A&M University

"Trees properly placed around buildings can reduce air conditioning needs by 30 percent and can save 20 - 50 percent in energy used for heating."
-USDA Forest Service

If you're interested in learning more about trees native to Kentucky, check out the University of Kentucky Agricultural website, www.uky.edu/Ag/Horticulture/kytreewebsite/welcome.htm.

And, if you're wondering about the best time to plant a tree, most nurseries will agree that

early fall is the optimum time to plant trees in this area. Give it a little TLC, especially the first year or two, and you'll enjoy the benefits for years to come. Go ahead! Plant that tree! In no time at all, you'll be relaxing in the shade.

Uses of Association Dues

One of our members writes in the memo section of his check: "What a Rip off!" Hopefully, none of our other members feel this way. But in the event that others do, the aim of this article is to provide an explanation or understanding of how the dues are used in the subdivision.

The annual budget for this fiscal year projects revenues of \$31,810. This amount consists of member dues of \$29,580. The remaining revenues are from interest income, lake owner dues, newsletter advertising, and late payment penalties.

The landscaping and grounds maintenance contract is the largest expense, accounting for approximately 31% of the annual budget.

The Gardening Angels provides this service, which includes planting annuals each year, pruning trees and shrubs, cutting and fertilizing the grass and controlling weeds in the common area lawns and flower beds through out the subdivision. Their contract is "shopped" each year to insure that they remain competi-

tive.

Administrative expenses account for 25% of the budget. This includes legal and management services, office supplies, and website hosting.

The management contract is the largest of the administrative expenses. EMG Commercial Properties, LLC provides this service, which includes newsletter publication, invoicing and collecting association dues, producing monthly financial statements and reports for the Board, monitoring and assisting the Board with enforcement of deed restrictions, and supervising vendor services to the neighborhood.

The Repair and Replacement account takes up 23% of the budget. This expense includes maintaining the fence, irrigation and lighting systems, the pond and storm streams, and replacement of landscaping plants.

Insurance and Federal and state taxes accounts for another 11% of the budget.

Community expenses include Christmas decorations, newsletters, and the yard sale. This ac-

counts for about 7% of the budget.

Utilities, such as water and electricity, account for the remaining 3%.

This budget exists to enable the Autumn Ridge Homeowners Association, Inc. to carry out its duties and responsibilities as described by the Developer in the Restated Declaration of Autumn Ridge Homeowners Association, Inc. Applicable to Autumn Ridge Subdivision.

The Board of Directors consists of property owners within the subdivision, who volunteer their time and energy to administer the annual budget in the hopes of making the neighborhood a better place to live.

The Board and management company appreciate the encouragement and support of the membership.

Hopefully, the information contained in this article will be useful, and help Association members understand how their dues are used to maintain and improve the community.

Announcements

Congratulations to Autumn Ridge resident Angie Smith.



Angie participated in the Bluegrass State Games recently, winning 2 Gold, 2 Silver, and 1 Bronze medal in the swimming competition. Way to go Angie!

If you know of someone or of something that is newsworthy, please send the information to edgibson@ure.net.

Neighborhood Directory

The Association needs a volunteer or two to put the next neighborhood directory together, since our previous volunteer moved. Please contact Mr. Gibson if you have an interest.

CONSTRUCTION NEWS

Steve Perry of Perry Construction, the contractor installing the sewer line behind Willow Spring and Deer Crossing, spoke to Mr. Gibson about the project for this update. As of the date of this newsletter, they were in the process of restoring the common area adjacent to Todds Road.

They will seed the area after September 15. They will also rebuild the fence and replant any trees and shrubs removed as a result of the project.

The obstruction in the stream bed is a "check dam." Mr. Perry said that it was put there to control silt and erosion.

It will remain in place most likely until the project is completed sometime in late October.

Those members who use Pleasant Ridge regularly have probably noticed construction equipment in the field farthest from Autumn Ridge. According to Keith Lovan, LFUCG Division

of Engineering, the restroom facilities associated with the Rails-to-Trails are under construction.

Mr. Lovan indicated that they must work out right-of-way issues with the Rio Grande Fence Company before work on the trail can begin.

Finally, Mr. Lovan is sending a new Todds Road widening project plan to Mr. Gibson. Look for news in upcoming newsletters.

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References



Foot and Ankle Specialists of Lexington, PLLC

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