

# A Letter from the Management Company

## Dear Autumn Ridge Residents:

We would like to take this opportunity to describe what EMG Management Services (EMG) does for you as your management company. We have managed your neighborhood since May of 2000. We hope you agree that the community appears to be aging well. Much of the credit, however, belongs to the active involvement of the Board of Directors. Our role is to support the Board by managing the day-to-day business activities. Our services include, but are not limited to the following:

- We maintain offices hours from 9:00 am to 5:00 pm Monday through Thursday and from 9:00 am to 12:00 pm Friday
- We provide an office for the association, which is located at 141 Prosperous Place, Suite 21B, Lexington, KY 40509.
- We provide 24/7 phone, email and fax communications. We record and reply to all contacts as soon as possible and manage issues according to the authority granted by the governing documents.

- We invoice and collect the annual association fees.
- We maintain a record of all income and expenses and provide monthly reports to the Board.
- We pay all authorized expenses. All checks are counter-signed by an officer of the Board.
- We draft the annual operating budget for the Board of Directors.
- We track unpaid fees and provide notices if the fee remains unpaid. We assist with legal services to collect unpaid fees.
- We check the neighborhood twice each month for deed restriction violations, checking for such violations as boats in driveways, signs, and unapproved construction. We also check for missing street signs, potholes, etc.
- We check the common area landscaping, structures and other amenities and authorize repairs and/or maintenance as needed.

- We assist with printing and mailing newsletters.
- We administer the review and approval of home improvements, such as fences and room additions.
- We attend all Board of Directors regular meetings.
- We prepare and mail the notice, and attend the Annual Membership meeting.
- We prepare and file the tax returns and annual reports.

We encourage you to visit our website at [www.emgms.com](http://www.emgms.com) for more information about our company. We appreciate the opportunity to serve your neighborhood and look forward to our continuing relationship.

Sincerely,

Edwin M. Gibson  
Certified Manager of Community Associations

## Board of Directors:

- Chris Jones
- Michelle Cammack
- Mike Smith
- Linda Thacker
- Michael Fannin

Edwin M. Gibson  
*Association Manager*

141 Prosperous Place,  
Suite 21B  
Lexington KY 40509  
Phone: 859-263-7681  
Fax: 859-264-1112  
[manager@emgms.com](mailto:manager@emgms.com)

## Features:

- Annual Meeting
- Good Neighbor
- Tree Update
- Fence Construction
- Advertising
- Yard Sales
- LexCall 311
- Management Letter

## Newsletter:

If you have questions or have an important issue that would benefit our neighborhood please email Linda at:

[crosscreek@insightbb.com](mailto:crosscreek@insightbb.com)

# Autumn Ridge Homeowners Newsletter

## Autumn Ridge Annual Meeting - June 22 Mark your calendar and plan to attend.

- **Date:** Monday, June 22, 2009 at 6:30 PM
- **Place:** Baptist Church at Andover, 3330 Todds Road

## PRIZES will be given away and refreshments will be served.

Don't miss our annual meeting about our neighborhood. We urge your to attend and get involved in the decisions we will be making for the next year. Remember if you don't come and vote or send in the ballot (if you cannot attend the meeting) your vote is automatically counted as a **YES VOTE** to all the issues we will be voting on.

There are 347 homeowners that live in Autumn Ridge -- Yet just a few people are making all the decisions. Wouldn't you like to be involved since your money is being used to support the association??

We can make great things happen for our neighborhood if we all work together. If you're interested in volunteering, or have a special skill you would like to donate or just want to be connected please contact: [crosscreek@insightbb.com](mailto:crosscreek@insightbb.com)

## The Semi-Annual Autumn Ridge Yard Sale is scheduled for Saturday, May 2, 2009 from 8:00 a.m. to 2:00 p.m.

To participate, tie a balloon to your mailbox and let the Neighborhood Association take care of signs and advertising. We are asking for a \$5.00 donation to help defray the cost of advertising. Any excess funds will go to the park fund. To sign up, you can mail or drop your payment off at 3621 Willow Spring, Lexington, KY 40509. If you have any questions, please email me at [mcammack@insightbb.com](mailto:mcammack@insightbb.com). The next yard sale is scheduled for October 3, 2009.

## Special Thanks!

The ARHA Board would like to thank Jeff, Sarah, Kayla & Kristie Quick and Scott, Rhonda, Dan & Allie Washing for their help decorating the front entrance for the holidays!

## Volunteers Welcomed!

We are looking for Volunteers to help out with various projects. If you are interested in becoming a volunteer, please let us know. You can contact Michelle Cammack at: [mcammack@insightbb.com](mailto:mcammack@insightbb.com)  
**We look forward to working with you.**



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## Put Our Newsletter to Work for you – Advertise!

### Newsletter Ad Costs:

Cost for placing ads in the quarterly newsletter.

### Professional Rates:

\$35 Business Card Size, \$70 Fourth Page, and \$125 Half Page

### Non-Professional Rates:

\$10 Business Card Size, \$20 Fourth Page, and \$40 Half Page

## LexCall 3-1-1

LexCall 3-1-1 is the Lexington-Fayette Urban County Government's Centralized service and information contact center. LexCall was initiated in 1997 to make it easier for citizens to access their local government. In October 2006 LexCall 3-1-1 was started as your one call for City Hall.

When you call LexCall 3-1-1 during office hours (Mon-Fri, 7AM – 8PM) you will speak with a friendly person who will help you... not a recording. And now there is an easy-to-use website: [lexcall.lfucg.com](http://lexcall.lfucg.com) that will help you retrieve information, request a service, or report a problem.

## Fence Construction

All homeowners must have approval from the Homeowners Association before beginning construction on a fence. Please allow 10-14 days for approval.



## SCRUB-A-CAN A MOBILE CLEANING SERVICE

We sanitize and deodorize your nasty, smelly, bacteria-infested garbage cans, decrease the health risk of e-coli & salmonella exposure, help the environment by capturing all the wastewater and using rainwater whenever available. We use fully self-contained units that pressure clean those smelly trash cans and we take all the mess with us!

For a limited time, Plans starting as low as \$5.75 with additional cans at \$3.75! Get Rid of those Pesty FLIES Before they arrive!

Call 859-338-6900 or visit [www.scrubacan.com](http://www.scrubacan.com)

## Autumn Ridge Street Tree Update

As many of you are aware the Street Tree Committee chose three trees and assigned them to the various streets in the subdivision. One of the trees chosen was the White Ash (*Fraxinus americana*). However, due to recent reports of the Emerald Ash Borer (an ash tree-killing bug) that is in Ohio, the LFUCG Division of Streets is no longer recommending the White Ash as a street tree. Therefore, the Street Tree Committee has chosen the Black Gum aka Black Tupelo (*Nyssa sylvatica*) as the replacement of the White Ash.

Please do not confuse the Black Gum with the Sweet Gum. The Black Gum is a beautiful tree and does not have spiny fruit like the Sweet Gum. The Sweet Gum is not an approved street tree.

The following three trees and their cultivars are the only trees recommended for replacement of the pear trees on Autumn Ridge's streets. The three trees and their cultivars are:



- Tree:** Red Maple (*Acer rubrum*)  
**Cultivars:** October Glory, Autumn Blaze, Red Sunset and Autumn Flame
- Tree:** Thornless Honeylocust (*Gleditsia triacanthos* var. *inermis*)  
**Cultivar:** Shademaster (male only)
- Tree:** Black Gum aka Black Tupelo (*Nyssa sylvatica*)  
**Cultivars:** Wild Fire and Red Rage

The committee's recommendations on using the aforementioned three trees, and the distribution by street, has been presented to the Association Board and approved as follows:

**Red Maple:** Autumn Ridge Drive, Deer Crossing Way, Windy Meadow Way, Misty Morning Circle, Sedona Vista, Rochester Court and Ramblewood Way

**Thornless Honeylocust:** Winter Haven Way, Indian Summer Trail and Crimson Creek Way

**Black Gum aka Black Tupelo:** Briarpatch Way, Michaels Cove, Doe Meadow Court, Pheasant Run and Willow Spring

**NOTE:** For those owning corner lots, abide by the street on which the tree is located.

The use of one tree, uniformly and exclusively, on a single street will protect the look we are accustomed. Consequently, using three different trees overall will present a pleasing diversity of colors and hues throughout Autumn Ridge, and will protect the entire neighborhood should one species develop sickness or infestation.

Trees are required in Lexington subdivisions, and the replacement of those that die or are damaged is required. Please keep in mind that trees increase property values.

The Association Board is not suggesting a schedule of when the pear trees are to be replaced, but only mandating what trees must be used when replacing the pear trees. Please take into account that Autumn Ridge is a deed-restricted community.

The property owner is responsible for replacement. A very helpful brochure, **Street Tree Selection and Care**, is available from the LFUCG. It can be found on Lexington's website, [www.lfucg.com](http://www.lfucg.com), or by calling the Division of Streets, Roads and Forestry at 258-3451.

Please note that it states in the **Street Tree Selection and Care** brochure that a permit must be obtained before removing and/or planting street trees. However, the committee has obtained an open permit for Autumn Ridge residents to replace the pear trees per the street selection mandated above and you will not be required to get a permit as it has already been done for you. Also, replacement trees must be at least 1 3/4 inch in caliper.

## Being A Better Neighbor

The following information was obtained from the LFUCG's Booklet entitled "How To Be A Better Neighbor". You can obtain a copy of this booklet as well as many other informative publications including the Citizens' Answer Guide booklet by contacting Lexington-Fayette Urban County Government: 859.258.3012. LFUCG's website: <http://www.lfucg.com/>

### NUISANCES

Nuisances are prohibited under the Code of Ordinances and are generally defined in Chapter 12. They include, but are not necessarily limited to the appearance of any of the following conditions on a property:

- Weeds or grass taller than 12 inches
- Trash, garbage, building debris, refuse or waste of any kind
- Any readily visible wrecked, junked, partially dismantled or otherwise non-operating motor vehicle, or any motor vehicle not properly licensed if it has remained on the property longer than 10 days and is readily visible from surrounding property
- Water which is directed or discharged across a public sidewalk, and which forms ice on the sidewalk
- Furniture, equipment, or appliances that are upholstered, or not designed for outdoor use, that is used or stored outdoors

The Division of Code Enforcement (258.3270) normally enforces nuisance violations. A civil penalty lien may be filed against the property under certain circumstances or a criminal citation may be issued for up to \$500 per violation. In addition, after providing notice and an opportunity to correct the violation, the LUCG may elect to abate the costs and expenses incurred. An administrative appeals process has been established which allows property owners to appeal notices of violations and civil penalties.

### NOISE

Certain noise disturbances are prohibited and should be reported to the Division of Police for enforcement. Noise disturbances are defined as sounds that endangers or injures persons or property or which annoy or disturb a reasonable person of normal sensitivities. Specifically prohibited noise disturbances include, but are not limited to the following activities, if the noise disturbance also crosses the boundary of a dwelling unit:

- Operating tools or equipment including lawn mowers, between 11 p.m. and 7 a.m. any day and between 11 p.m. and 9 a.m. on Saturday and Sunday
- Loudspeakers, public address systems, powered model vehicles, miscellaneous (loading or handling boxes, crates, building materials, etc.) between 11 p.m. and 7 a.m.

• Music by radio, television, musical instrument or similar devise

• Repairing, testing or operating a motor vehicle, motorcycle, motorbike or motorboat

• Barking dogs, anytime, or any animal that creates a noise disturbance [Sections 14-70-80]. In addition, noise disturbances across public ways or in public places are generally prohibited including playing of a motor vehicle's stereo or similar device in such a manner that a noise disturbance is created at least 50 feet away. Info: Division of Police, 258.3600.

### PETS

**Barking Dogs:** It is unlawful to have a dog whose barking or yelping creates a noise disturbance across the boundaries of your residence. Violators may be charged under the noise ordinance [Section 14-72] and fined \$25 to \$500. Violations of this ordinance are handled by the Division of Police, 258.3600.

**Dog Litter:** Owners should not allow dogs to deposit droppings in public places or on the property of others [Section 4-23.1]. When you walk your dog, make sure you take something with you to clean up after it. Make sure to clean up your dog's droppings in your own yard, too, so they don't accumulate and create a health hazard [Section 4-23.2 and 11-6]. Be sure to double bag droppings or put them in a container before placing them in the trash [Section 16-8] and never dispose of dog litter in a creek or storm sewer.

**Leash Law:** Dogs must be confined behind a fence or otherwise securely restrained while on the owner's property. A dog may be kept unleashed and unconfined on the owner's property only if the owner is present with the animal and the dog is under the owner's direct control and supervision. Violators of this Ordinance [Section 4-19] can be fined \$10 to \$50 for each offense. [Section 4-21] of the Code of Ordinances authorizes animal control officers to impound dogs running at large. Dogs may run off the leash only in certain marked areas of Masterson Station and Jacobson Parks. It's always a good idea to leash or otherwise restrain dogs when maintenance or utility workers are expected on your property.

### CREEK & DETENTION BASINS

Property owners are responsible for maintaining the ditches, creeks and detention/retention basins on their property. Refer to your record plat and deed for details on these requirements. For information about maintenance, call the Division of Engineering at 258.3410.

### HOUSE NUMBERING

The Urban County Government has a very specific ordinance for numbering property, buildings and fire gates [Section 17-2]. Having your property marked properly could save your life in case of a police or fire emergency, and it certainly makes it easier for delivery people to find you. The Division of Code Enforcement has the authority [Section 14-10] to cite property owners who do not comply with this ordinance. For specifics about the house numbering ordinance call the GIS/Mapping office at 258.3386.

### PARKING

**Blocking Driveways:** Parking in front of a public or private driveway is prohibited [Section 18-119]. Violations of this ordinance are handled by the Division of Police, 258.3600.

**Large Vehicles:** Large vehicles may not be parked on residential streets for longer than two hours except when loading or unloading. Additionally, such vehicles may not park in front yards (except in driveways) and may not block sidewalks. Limited exceptions exist for recreational vehicles [Section 18-129]. Parking a vehicle that is used for commercial purposes on a regular basis is generally prohibited in residential areas.

**Parking on Sidewalks or in Yards:** It is unlawful to park any vehicle on the sidewalk, utility strip or other area designated for pedestrian use. It is also unlawful to park in the front or side yard of a corner lot except on an approved residential driveway [Section 18-129].

**Twenty-four Hour Parking:** Vehicles may not be parked on any street for more than 24 hours. The Division of Police will issue a 24-hour warning notice and the vehicle may be impounded if it is not moved within hours after the notice is issued [Section 18-122].

### SIDEWALKS & SAFETY

A sidewalk is a public right-of-way, but the owner or occupant of the adjoining property is responsible for maintaining it.

**Road or Sidewalk Obstruction:** It is unlawful to allow any tree, bush, other vegetation and items like basketball goals to obstruct the view of a street passage on a sidewalk. Please follow the neighborhood policy of not leaving objects on the sidewalk, and always direct lawn sprinkler spray away from the sidewalk.

**Sidewalk Repairs:** The owner of the real estate abutting the sidewalk is responsible for replacing or repairing defective sections of the sidewalk [Article 7 Chapter 17]. If the owner or agent cannot be found, the caretaker or occupant is responsible for sidewalk repairs [Section 17-147]. If the sidewalk is not repaired a civil penalty lien may be assessed against the property owner. It is important that manholes not be covered when sidewalk repairs are made because access to manholes is necessary for maintenance and repair work. The sidewalk inspection program is complaint responsive, meaning an inspection is done when a citizen files a complaint with the Division of Code Enforcement. The Urban County Government has a sidewalk replacement grant program that provides financial assistance to residential owners. Information about this program is available by calling the Division of Code Enforcement at 258.3270.

**Snow & Ice Removal:** When it snows, the owner or occupant (or caretaker) of the property abutting sidewalks is responsible for clearing them [Section 17-31]. All snow should be removed within four hours after daylight and after the snow has stopped falling. Ice must also be removed or covered with sand, salt or another suitable substance. Violators of this ordinance are subject to fines of \$5 to \$100 per day.

### WHOM SHOULD I CALL?

LexCALL: 425-2255  
Street Lights Out: 1.800.981.0600  
Kentucky Utilities: 255.2100  
Columbia Gas: 288.0215  
Kentucky American Water Company: 269.2386  
Mosquitoes: 231.9791  
Humane Society: 233.0044  
District Court: 246.2228  
County Clerk: 253.3344  
Board of Education: 381.4100  
Property Valuation: 246.2722  
Health Department: 252.2371

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