



IEHA Newsletter

www.ironworkstates.org

The Newsletter of the Ironworks Estates Homeowners Association

Fall/Winter 2016

Highlights of this Issue:

- Chili Cookoff
- Golf Cart Safety
- Writing contest
- Shelter Use
- Covenants vs By-Laws
- Board accomplishments
- Christmas lighting contest

Board of Directors:

President

Stuart Hayden
859-274-7045
stuterhayden@gmail.com

Vice President

Jim McGuire
859-490-8278
Mmmjcm3@bellsouth.net

Secretary/Treasurer

Walt Beltz
502-863-6948

President Emeritus

Michael Gulley
502-863-3822
kygulley9293@yahoo.com

Directors

Jamie Woods
jpkmwoods@yahoo.com

John Schaaf
John.Schaaf@lrc.ky.gov

James D. Rice
Rice.jd@gmail.com

Beth Ann Roark
Bethannroark@gmail.com

Gary Martin
gary@aginginplaceky.com

Stephanie Jenkins
matthew77mini@aol.com

IEHA Chili Cookoff!

- October 16th 4:00 pm
- Fun events for the kids
- Chili choices galore!
- Come meet your neighbors
- Magistrate Chad Wallace

Yearly Homeowner Association dues of \$100 were due for the fiscal year beginning July 1, 2016. Send to IEHA, PO Box 1044, Georgetown, KY 40324 to avoid a lien being placed on your home.

Golf Cart Safety

Complaints have been received by the Board concerning children driving golf carts around the neighborhood, some of which have caused grave safety concerns. Here are the highlights of Kentucky Revised Statute Section 189.286:

Golf carts may operate on roadways with the following requirements:

- a. Can only be operated during daylight hours
- b. Operator must hold a valid license in his/her possession
- c. Golf Cart must have a valid sticker or permit
- d. Golf Cart must be inspected by a certified inspector (Sheriff's office)

In addition, golf carts **cannot** be driven on easements or on non-paved portions of common areas. This includes both around the shelter and around the lake. To do so is a violation of the state statutes and can result in a costly ticket. It is understood kids love to drive these golf carts around the neighborhood, but allowing them to do so is **against the law**, making parents subject to prosecution. As noted by the complaints, it's also dangerous for our children and a motorist who might hit them.

Odds & Ends

- Short Story Contest Winner: Kelsey Woods! See her story on the enclosed insert.
- Christmas lighting contest, Prizes (nominal), judging on December 21st.
- Please let a Board member know when you notice someone new moving into the neighborhood. We'd like to welcome them and invite them to participate!
- If you see any suspicious activity around our neighborhood, please contact the Scott County Sheriff's Office. (502) 863-7855 or 911
- Please visit the IEHA website: www.ironworkstates.org, for many items of interest. Copies newsletter, By-Laws, Covenants and other information is available as well. For website entries and information, please contact board member Jamie Woods at JPKMWOODS@yahoo.com.
- Thank you David Wagoner and most of the Board for keeping our lake fountains working again at no cost to us. Your board has been working hard to insulate the power cables for the lake fountains, all of which keeps our lake healthy.
- Asian carp were released into the Lake this past April to help control the algae problem. It took a while, but they appear to be doing their job.
- More rubber mulch was added to swing set area.
- Additional benches have been acquired and will soon be installed around the lake.
- Thanks to Bart Boykin for agreeing to paint our entrance ironwork.
- See website for info on our neighborhood pets registry for lost pets.

Covenants VS By-Laws

Jim McGuire. Board Legal Counsel

In last Spring's newsletter I wrote about Covenants and By-Laws. In the simplest terms, By-laws are rules the association membership has agreed will govern how the association operates, such as when we have our annual meeting and how, when and where the meeting occur. They can be changed by a majority vote at any meeting attended by ¼ of the paying association membership. Covenants, on the other hand, are promises we all made when we purchased our property in Ironworks. The Board cannot waive or change the Covenants attached to your property. The Covenants do, however refer questions of interpretation to the developer. The IEHA Board has assumed all duties of the developer. See the Covenants at our IEHA website in the "About US" section.

One Covenant applicable to all of our properties still subject to the Covenants (Covenants in some sections of the neighborhood have expired and no longer apply), deals with tree removal from our properties. In paragraph 5(i) of Covenants applying to my property, it says:

"No trees can be cut from the property which are not deteriorating or a threat to safety."

What if I want to remove a tree to improve my property, like put in a driveway or attached garage? This Covenant seems to be pretty clear a healthy tree cannot be cut down. Will the Association sue to prevent this? Can I get into trouble? Could it cost me money? Answer, not likely a problem, but it will depend upon the circumstances.

First let me assure you that your Board will not be expending funds to inforce Covenants in any but the most egregious cases affecting us all. Most neighbors play by the rules. Individual neighbors could bring a lawsuit, however, they would have to pay the legal costs themselves and potentially have to pay mine if they lose in court. Your Board cannot change Covenants, but we can render an interpretation of the Covenants in our capacity as the "developer." We assumed developer status when we were given ownership of the lake and common areas by the Cornetts. If in doubt, feel free to reach out to your Board for an opinion. Before doing so however, please read the applicable Covenant on our webpage.

Neighborhood Security

Please be on the lookout for anything you see that is unusual. Our best defense from burglars and other crimes is being observant! If you see anything out of place or suspicious, please call the Scott County Sheriff's office at 502-863-7855 or 911 for emergencies. **WATCH OUT FOR YOUR NEIGHBOR & WE'LL WATCH OUT FOR YOU!**

Submissions to "Notes from Your Neighbors" are welcome and can be sent to Michael Gullely at...
kygullely9293@yahoo.com

...or to Jim McGuire at...
mmmjcm3@bellsouth.net.

Home-based business? Youth who can do odd jobs around the neighborhood? Let us know.

Security Concerns

Many of us have been practically harassed by pushy sales people that come to your door. Although our neighborhood will not post "No Solicitation" signs, each homeowner is entitled to do so and it is legally enforceable. Remember, if you do so, this will also apply to charitable groups like churches, school kids, Girl Scouts (making it tougher to buy those wonderful cookies!) and the like, unless your sign specifically allows these groups and only these groups.

Should you be harassed by a sales person after you have ordered them off your property, please contact the sheriff's department at the number to in the far left block and, if possible, report the vehicle license number associated with that person.

Many people are installing security systems and cameras. They can help a lot, but only as a deterrent unless they are working properly.

Shelter Use

The shelter is available to all association members. Members have use of the picnic tables, fireplace and activity equipment. Contact Board member James Rice, at 502-863-2921 to reserve it, and get a key to the water facet, outdoor toilet and electrical access box. Remember, the shelter is there for our use, but please clean up after you have used it. Also, we do not have regular trash removal there, so *please* remove your trash when your event is done.

**Ironworks Estates Homeowners Association
Approved 2016-2017 Budget**

Income	Approved 2016-2017 Budget
Dues	\$12,900.00
Interest	\$25.00
Total Projected Income	\$12,925.00

Expenses	Proposed 2016-2017 Budget
Lake improvements	\$1,000.00
Mowing of common areas	\$2,900.00
GMWSS-water	\$150.00
KU – electric	\$2,350.00
Porta-Potty	\$100.00
Repair/maintenance	\$1,000.00
Newsletter/dues stamps/supplies	\$600.00
Filing fees for state/tax preparation \$100.00 Scott County Clerk	
filing fees \$100.00 Insurance-property/common areas/board	\$2,000.00
Yard sale ad	\$50.00
Landscaping-subdivision entrances, \$1,250.00 shelter area	
PO Box Rental	\$100.00
Picnics	\$450.00
Safe deposit box rental \$50.00 Web page maintenance fee \$200.00	
Christmas decorating contest	\$150.00
Special Projects	\$5,000.00
Total Expenses	\$17,550.00

**Ironworks Estates
Homeowners Assoc
Newsletter**

To submit articles for the newsletter, contact a board member, or mail your article to:

IEHA
PO Box 1044
Georgetown, KY 40324

Or

EMAIL:
Jim McGuire at
mmmjc3@bellsouth.net

All submissions must include your name and address.

About Our Association ...

Association Website:

www.ironworksestates.org

The IEHA is a non-profit corporation that was formed in February of 1977. The purposes for which it was formed and the activities which it should carry on are:

- To own, occupy, manage, maintain and regulate recreational and other facilities in the Ironworks Estates Subdivision.
- To promote, work and foster improvement of the neighborhood known as Ironworks Estates.

- To pursue charitable purposes for which no private, pecuniary gain or profit is to be derived.
- To exercise all of the corporate powers set out in Chapter 273 of the Kentucky Revised Statutes.

Every property owner in Ironworks Estates is a member of the association. Annual dues are \$100, due July 1st every year..

IEHA NEWSLETTER

P.O. Box 1044
Georgetown, KY 40324