



IEHA Newsletter

www.ironworksestateshomeownersassociation.com

Spring 2018

Highlights of this issue:

- Annual Meeting
- Yard Sale
- Common areas
- Security Concerns

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The Newsletter of the Ironworks Estates Homeowners Association

IEHA Annual Meeting!

- Spring Picnic May 6th at 4 pm.
- Annual Meeting May 6th at 5 pm (with Special Guests!)
- Yard Sale May 19th from 8 am to 2 pm.

Yearly Homeowner Association dues of \$100 are for the fiscal year beginning July 1, 2018. Send your check to: IEHA, PO Box 1044, Georgetown, KY 40324.

See the IEHA Website - www.ironworksestateshomeownersassociation.com -for up-to-date information, year-round! There you will find announcements, a list of your board members, copies of the by-laws and IEHA Articles of Incorporation, dues information, pet registry, covenants that apply to your section of the neighborhood, contact information and much more. Contact Jamie Woods at jpkmwoods@yahoo.com for website entries.

Christmas light winners were: 1st – 152 Lakeview Drive; 2nd – 105 Hemlock; 3rd – 110 Lakeview Drive. See photos on our website.

Safety and security is on everyone's mind lately, but be aware there have been instances where mail was stolen from mailboxes around Christmas time, vehicles vandalized and a past history of burglaries. Please watch out for your neighbor.

Many have wondered about the house located just inside the Midway Road entrance that has been vacant and neglected for so long. The bank had foreclosed and it was finally purchased by a two-man company that has begun the restoration process. It already has a new roof. It will be a tremendous improvement for those entering and leaving via Midway Road.

Odds & Ends

- **Safety alert! It is a safety hazard and illegal for kids under 16 to drive golf carts on neighborhood roads.** Please do not allow your kids to do so. The parents of a minor child are liable should there be an accident, even if your child is not at fault. It is also illegal to operate golf carts on our roads after dark.
- 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!
- Suspicious activity observed around our neighborhood? Please contact the Scott County Sheriff's Office at (502) 863-7855 or dial 911 for emergencies.
- Andre Butler has been awarded the mowing bid for the shelter area.
- Thanks to Board members and volunteers for your hard work on clean-up day. Pressure washing, painting of the front entrance iron, trimming of shelter landscaping were all accomplished this past Saturday.
- An additional 10 grass carp will be added to our lake for algae control.
- **PLEASE!!! No Parking at Old Barn lot by the lake. Use the shelter lot.**
- Please remember to blow your grass clippings off the street and onto your lawn.

Annual Meeting Issues

A valid quorum of the association membership must be present before any official association business can occur. A quorum is 25% of the dues-paying property owners (one vote per property), by either an owner being present or by proxy. The following issues will be addressed:

Election of Board Members

The IEHA common area known as **Area C** (canoe launch area) is located behind 106 Creekside Drive. It has not been maintained by the association for many years. There will be an opportunity at the annual meeting to discuss releasing IEHA ownership of this property to the adjacent homeowner to avoid future maintenance costs. Such a provision is mentioned in the 2004 deed, which can be reviewed on our website.

The proposed annual budget is listed on the next page for all to view, and must be approved.

Regarding the lake fountains; it has been a continuous saga to keep them running as well as to keep their lights on. Fountains are very healthy for the lake, keeping the fish healthy and aerating the water to avoid an overgrowth of algae. We own three fountains, however they each require maintenance involving being pulled and rebuilt every six months or so. For the time being we are running one fountain during the winter months and will run two during the summer months. Discussion is welcomed concerning how best to rotate the fountains for optimal enjoyment while doing so economically.

Special Guests at the meeting will be candidates for our district's Fiscal Court Magistrate.

Neighborhood Security

Burglars look for unoccupied homes! When you're away, make sure to have lights on a timer, don't let mail pile up and don't leave trash cans out on the curb for multi-days. If you see anything suspicious, 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 Jim McGuire at... mmmjcm3@bellsouth.net.

Home-based business? Youth who can do odd jobs around the neighborhood? Book you have authored? Let us know. We love to support all of our neighbors!

Notes from your Neighbors

A Board member has published a book entitled, *The First Coronation*, using the pen name Carlton James. It is an action/adventure novel that is the first in a series. Book two has been finished and will soon be available in print and electronically.

To advertise your business or service, forward relevant information to editor Jim McGuire at the email address listed in the box to the left.

The I.E.H.A. Board does not indorse any listed business or person.

Shelter Use

The shelter is available to all association members. Members have use of the picnic tables, fireplace and activity equipment. To reserve the shelter, contact IEHA Board member James Rice at 502-863-2921. He will provide you with a key for the water facet, outdoor toilet and electrical access box. Remember, the shelter is there for our use so please clean it up after you have used it. Since there is no trash pickup at the shelter, make sure to remove your trash bags when your event is finished!

**Ironworks Estates Homeowners Association
Proposed 2018-2019 Budget**

<u>Income</u>	<u>Proposed 2018-2019 Budget</u>
Dues	\$12,900.00
Interest	\$25.00
Total Income	\$12,925.00

<u>Expenses</u>	<u>Proposed 2018-2019 Budget</u>
Lake improvements	\$1,000.00
Mowing of common areas	\$2,900.00
GMWSS - water	\$150.00
KU – electric	\$2,000.00
Port-a-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, shelter area	\$1,250.00
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	\$725.00
Total Expenses	\$12,925.00

**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.ironworksestateshomeownersassociation.com

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.

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