

Meeting of Residents, Inc. Board of Directors

March 21, 2009 @ 10AM Home of Liz & Jock

Agenda

- **Bill Taylor**
 - Call Meeting to Order Minutes of Prior Meetings?
 - Hosts Appreciation Time
 - Set Date for 2009 Annual Meeting (Discuss Agenda, BOD Slate at end of Meeting, see below)
- **Linda Birk**
 - Need for Proper Invoices for Reimbursements
 - Financial Update
 - Expenditures versus Budget
 - Projected Balance going into 2009 Annual Meeting in May or June?
 - Reduced 2009 Fee due to Cost Sharing by New Colony, Energy cost reductions due to Self Ballasted Bulbs (Colony Goes Green), delays on streetlight project?
- **Mike Hart**
 - Lighting Agenda Update & Action Items
 - Effects of use of Energy Saving, Self Ballasted Bulbs (Linda)
 - Use in all Street Lights? Why not Just Do It Covertly?
 - Replacement of Lawrence Light Progress
 - Placement of a new light at rear of Colony
- **Jock Shaw**
 - 2010 Versailles Road Project – Tree Planting Authorization.
 - Report on Landscaping (cost and satisfaction) of Common Areas
- **Ellen Tunnell**
 - The Great Webster/Voisnet Wall Completion Near?
 - Moving on to “Webster Conduct of Business from Home” (Maintenance of Apartment Units Staged from their Residence) including Red Van and Mowing Trailer
- **Bill Taylor**
 - Discussion of ND1 Option instead of pursuit of CC&Rs for Colony.
 - Email from New Colony of City Refusal to salt or remove snow due to Speed Humps present on entry streets.
 - Desire to Continue Colony-Wide Yard Sale??
 - % for Residents, Inc.? \$\$\$ Raising Opportunity? Carin Honchos?
 - Colony Wide Raffle Ideas or other \$\$\$ Raising Schemes? Dana?
 - 2009 Annual Meeting Date
- **Any Other Business**
- **Ajourn**

Resident's Inc. Board of Directors - Meeting Minutes
March 21, 2009

Meeting was held at 10am at the home of Jock Shaw. Present were Bill Taylor, Jock Shaw, Dana Maloney, Mike Hart, Carin Lovell, Linda Birk and Ellen Tunnell.

Minutes from the 11/16 were read and approved.

Linda Birk presented the Treasurer's Report:

- Linda expressed concern for proper invoices for reimbursement in case we were ever questioned as to how Resident's Inc. money is spent and asked that anyone submitting requests for reimbursement be more diligent about presenting "official" receipts.
- As of 3/20/09 balance is \$6,475.93 in National City account.
- We are averaging \$20 per month on entrance lights vs. \$38 last year. In addition, costs are being shared by New Colony.
- Street lights are running about \$46-48 per month. (Bulbs are being switched over to fluorescents which are less expensive and lower the utility bill.)
- At the point, we are pacing even to budgetary/spending projections.
- Landscaping expenses have been kept to a minimum.
- Linda present of list of addresses who've paid dues and who have not. (Attached.) 17 addresses have not paid with 74% becoming dues paying members. It was suggested to annotate dues paying members in the directory.
- Lowering the dues was brought up by Bill Taylor but general discussion resulted in a decision against this.

Mike Hart presented his report:

- Mike reports that there's no opposition to putting the extra light pole in the island at the far end of Colonial Drive and Standish Way.
- Everything seems to be in good, consistent working order with the entrance lights.
- Curb lights can be replaced with 4 lights on each side plus one flood light on each side to shine on the Colony sign.
- Bulbs are on their own ballast and lasting longer.

Jock Shaw presented his report:

- The recent ice storm presented a particular problem due to no snow clearance by the city on our street apparently due to the three speed humps. Jock suggested that we might contract for snow removal on the streets when this situation occurs in the future. The New Colony complained to the city about the lack of snow removal.
- It was suggested that we approach the city about snow removal with or without the speed humps.

- Jock reports that the 2010 project has been approved. Bidding for fence painting has been accomplished. All the fencing between the ramp and Alexandria Drive will be re-painted white. Trees will be planted up and down Versailles Road to improve aesthetic appeal.

Bill Taylor initiated new business discussion:

- Bill suggested the board consider whether or not we want to pursue the ND 1 Overlay option to protect the integrity of the neighborhood since establishing covenants/deed restrictions seems to be a dead issue among neighbors.
- Mike suggested we have a meeting with Jack Stewart regarding ND 1 to learn about the process and the experience that the Chevy Chase neighborhood went through when establishing ND 1 there.
- The 2009-2010 slate was put together with the following:

Mike Hart, President
Bill Taylor, Vice President
Linda Birk, Treasurer
Ellen Tunnell, Secretary
Carin Lovell, Member-at-Large
Dana Moloney, Member-at-Large
Jock Shaw, Member-at-Large

New member possibilities were Tom Wade or Paul Brett Johnson. It was also suggested that others in the neighborhood be invited to the ND1 meeting as it will take more than board members to get this accomplished.

Meeting adjourned.

ND-1 Committee | Background → Genl. Code

2nd 9:00 AM

Meeting of Residents, Inc. Board of Directors

May 30, 2009 @ 9AM Home of WHT

Agenda

- **Bill Taylor**
 - "Attaboy" Recognition on Street Light Project
 - Call Meeting to Order Minutes of Prior Meetings? ✓
 - Revisit Details of 2009 Annual Meeting (Discuss Agenda, BOD Slate, ND-1 Introductory Presentation)
 - Annual Meeting & Dues Notice – Directory?
- **Mike Hart**
 - Lighting Agenda Update & Actions Remaining for this Year
 - ND-1 Information from City and Resources for introduction and discussion at Annual Meeting Presentation
- **Linda Birk**
 - Financial Update
 - Financial Snapshot - D&O Insurance Renewed
 - Projected Balance going into 2009 Annual Meeting? Contingency Reserve. Reserve for Projects delayed or in progress, e.g. Forward Payment/Reserve for Light Pole Refurbishment?
- **Jock Shaw**
 - Report on Landscaping (cost and satisfaction) of Common Areas
 - Arbor Vitae Replacement & Costs
 - 2010 Games – Versailles Road?
- **Ellen Tunnell**
 - The Great Wall of Webster Completion!!
- **Bill Taylor**
 - New Colony issue of City Refusal to salt or remove snow due to Speed Humps present on entry streets.
- **Carin Lovell**
 - Colony-Wide Yard Sale – Set Details and Honchoing??
 - Neighborhood Watch Revisit – Report of Vandalism & Outsiders in New Colony.
 - Help in Annual Meeting Recognition of Changes among Colony Residents.
- **Any Other Business**
- **Ajourn**

ND-1 Committee

WHT

Mike — Jock

Paul or Tommie —

Chapman Bennett

Tom Wade

6

May 30, 2009 – Resident's Inc. Board of Directors Meeting

Home of Bill Taylor

Meeting was called to order at 9:10am. Present were Jock Shaw, Bill Taylor, Mike Hart and Ellen Tunnell. Coming in later were Carin Lovell and Linda Birk.

Bill Taylor started the meeting with congratulations to Mike Hart on completion of the street light project and then moved to the speed hump and snow removal issue. Mike Hart has discussed the issue with the city and feels that we can come to a resolution by working with the city and having some conversation with the correct people in LFUCG.

Bill stated that in the annual meeting we will discuss the ND1 proposal as an alternative to covenants and deed restrictions. Jock and Mike informed us that the city will be imposing new code enforcement regulations that will cover some issues that were previously ND1 options which will alleviate some of the process in choosing and petitioning for ND1 options in our neighborhood.

Mike suggested that the board appoint a separate ND1 committee that works on that project separately from the Board of Directors. Again, the city will take some of the burden of ND1 choices off of us because new Code Enforcement regulations will go into effect June 1.

The suggested ND1 Committee is as follows: Bill Taylor, Mike Hart, Jock Shaw, Paul Johnson/Tony Huston/Tom Wade/Chapman Burnett.

The new contact at LFUCG for ND1 is Rachel Phillips. Mike Hart discussed the new outline of procedure to accomplish the ND1 which will be handled by the ND1 committee.

Carin Lovell and Linda Birk arrive at the meeting.

It was determined that the 2009 Annual Neighborhood Association meeting will be June 18. Carin will give Ellen church information to secure the meeting place.

5/30/09 continued -

As presumed incoming President, Mike Hart has asked that we initiate a policy of BOD meetings the second Saturday of every month starting in July. With this in mind, the next regular meeting of the BOD is scheduled for Saturday, July 11. Location is to be determined.

Mike Hart excuses himself from the meeting.

The minutes were read and accepted with revisions/corrections.

The board decided an asterick in the directory will indicate "members in good standing." We will mail annual meeting notices with dues paying strip and directory as soon as possible.

Things to cover in the annual meeting were discussed. Among those were: changes in the neighborhood and recognition of those who've passed/moved or are new neighbors.

Also, Carin brought up the point that a Colony wide yard sale was discussed in the last annual meeting, but no date was set.

We'll query the general meeting about who might host the annual picnic.

Also, the Neighborhood Watch has seen no progress. No street captains have volunteered and we've not seen interest from neighborhood residents. For the next meeting, we'll move to get this going and will ask for volunteers at the general meeting.

Jock Shaw reported that landscaping is still going well with the current landscaping and maintenance contractors he is working with. Also, that the city's 2010 plans for corridor enhancement is still in the works. Trees have been and will continue to be planted along Versailles Road.

Linda reported that the D & O insurance has been renewed at the rate of \$562 and that snow removal for Colony streets is in the budget.

The board discussed inviting New Colony resident's to the Annual Picnic again as has been done every year.

With no further business, the meeting adjourned at 11am.

Meeting of Residents, Inc. Board of Directors
June 13, 2009 @ 9AM Home of Ellen Tunnell

Agenda

➤ **Bill Taylor – Open Meeting**

This meeting is single purpose, scripting of our presentations and running of the Annual Meeting on June 18.

The proposed agenda is long and many issues to communicate.

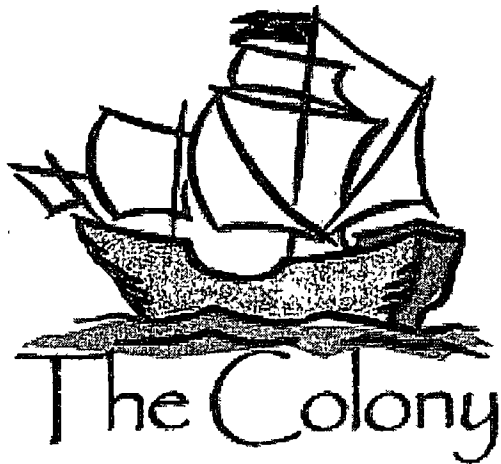
If minutes of last meeting available, will read and approve.

➤ **Any Other Business**

➤

➤ **Ajourn**

As far as scripting, I have prepared draft of presentation for ND-1 and Neighborhood Watch. Attached to this email as word files. Also, attached latest version of draft Annual Meeting Agenda. WHT



**The Colony Neighborhood
Association (Residents, Inc.)
2009 Annual Meeting
Thursday, June 18.....7:00 PM
St. Raphael's Episcopal Church**

Agenda (Draft II)

Meeting Call to Order by President

Recitation and Acknowledgement by Director-at-Large Carin Lovell of changes in the Residents of Our Neighborhood since the last Annual Meeting. Plan to circulate an up to date Directory of Residents after this meeting.

Minutes: Director & Secretary Ellen Tunnel will read the minutes from the 2008 Annual Meeting followed by Call for Additions or Corrections & Acceptance.

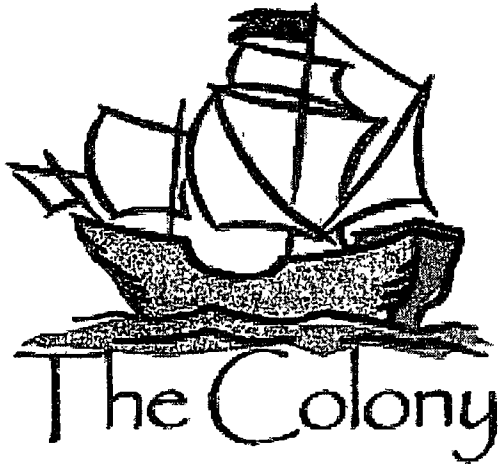
Treasurer's Report: Director & Treasurer Linda Birk will present the treasurer's report including a statement of sources and uses of funds (including dues amounts) for the past year and planned budget for the next year.

Activities & Actions During the Past Year

Lighting: Director & Vice President Mike Hart will explain progress since our last Annual Meeting.

Landscaping: Director-at-Large Jock Shaw will report on landscaping activities since our last Annual Meeting as well as on matters related to Lexington's hosting of the 2010 World Equestrian Games.

Code Enforcement Issues: Director Ellen Tunnell will report on assistance and guidance from the City your Board has received this year. The wall construction at 1200 Versailles Road has been completed. Several residents expressed concern of general



**The Colony Neighborhood
Association (Residents, Inc.)**
2009 Annual Meeting
Thursday, June 18.....7:00 PM
St. Raphael's Episcopal Church

upkeep and appearance of the rental property at 1236 Colonial Dr. and at ____
Standish Way.

Colony Picnic & Yard Sale: Director-at-Large Dana Moloney will express our gratitude to the O'Briens for hosting last summer's picnic and announce date and place for this summer's event. In addition plans for a Colony wide yard sale will be discussed.

NEW BUSINESS

Annual Election of Directors & Officers: The following slate is put forward by your current Board for next years Directors & Officers:

Mike Hart for President & Director
Bill Taylor for Vice President & Director
Linda Birk for Treasurer & Director
Ellen Tunnell for Secretary & Director

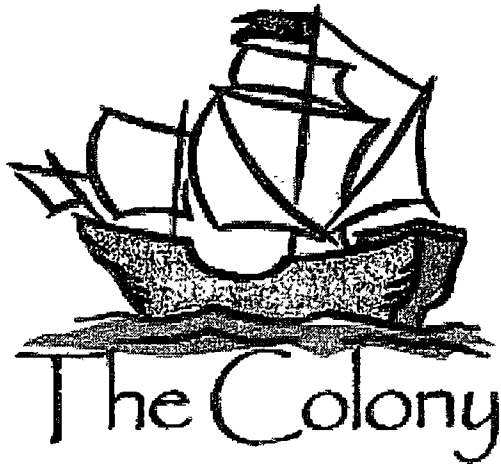
Directors

Jock Shaw for Director-at-large
_____ for Director-at-large
Carin Lovell for Director-at-large

Nominations invited from the floor to be added to the above slate followed by voting and certification of results.

Neighborhood Watch: Bill Taylor will suggest profile for "fixed area and roaming reporters" and describe concept for Colony implementation of this City sponsored program.

Urban Forester: Carin Lovell will report on advice for maintenance of our trees.



**The Colony Neighborhood
Association (Residents, Inc.)
2009 Annual Meeting
Thursday, June 18.....7:00 PM
St. Raphael's Episcopal Church**

Survey Results: Bill Taylor will summarize results from the survey among Colony households made after the last Annual Meeting. Explaining why the follow-on meeting promised was not held.

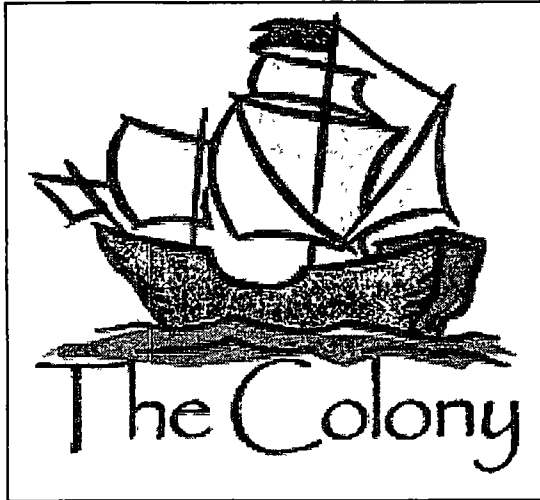
Introduction of newly enacted "ND-1" Zoning Overlay: Bill Taylor, Mike Hart and Jock Shaw will discuss possible use of this "zoning overlay" as insurance that the basic characteristics of our Neighborhood will be enriched rather than degraded. In addition, newly enacted zoning requirements for residential zones and enhanced enforcement of existing code will be discussed. The steps taken to date by your Board will be reviewed.

Formation of a "ND-1" Study Committee: Bill Taylor will discuss the Board's decision, in consultation with advice received from the City and knowledgeable community persons. Description of Committee goals, early members and request for interest in joining as a member of this committee will be discussed.

Snow Plowing & Ice Salting of Colony Streets: Mike Hart will describe his efforts to determine City codes and policies related to plowing and salting streets in neighborhoods like ours and the northern end of the new colony containing speed humps on the streets. He will update our plans to clarify and properly mark these speed humps for future ice and heavy snow winter storms.

New Business from the Floor:

Motion to Adjourn:



2008 Annual Meeting of Residents, Inc.

June 26, 2008 at 7PM

St. Raphael Episcopal Church
AGENDA

- Meeting Called to Order
- Acknowledgement of Residents Lost / Welcome to New Residents

- Report by Secretary (Carin Lovell)
 - Read and Approve Minutes of 2007 Annual Meeting
 - Directory Update – Information needed from Dues Notice Reply
- Financial Report by Treasurer (Linda Birk)
 - Current Condition, 2007 Fund Receipts and 2007 Expenditures
 - 2008 Budget and Dues Increase Necessary for 2008
- Report on Activities and Actions for the Past Year by Members of the Board
 - General Statement on 2007 Efforts and Progress (**Bill Taylor**)
 - Street & Entrance Lights (**Mike Hart**)
 - Entrance Light Problems – New Colony Sharing
 - Street Light Repairs / Plans to Replace – Move Lights
 - Possible Use of City Grant Match Programs for Funding
 - Landscaping & Neighborhood Appearance (**Jock Shaw**)
 - Year Round Maintenance of Four New Areas + Entrance
 - Versailles Corridor efforts toward World Equestrian Games
 - City Regulations & Services – (**Ellen Tunnell**)
 - City Services versus Private Contractors
 - City Monitoring for Code & Permit Compliance
 - Annual Picnic & Interest in Collective Yard Sale (**Dana Maloney**)
- Election of Coming Year's Board of Directors
 - Call for Members Interested in Serving
 - Presentation of Proposed Directors/Officers Slate
 - Floor Nominations & Vote
- New Business Items
 - Discussion of Survey delivered with Notice of Annual Meeting
 - Other New Business
- Adjourn

CCNRs Survey

Prelude to ND-1

June 15, 2008

TO: Colony Residents and Neighbors
FROM: Carin Lovell, Resident's Inc. Secretary
RE: Annual General Meeting Notice & CC&R Information

Residents Inc. (The Colony Neighborhood Association) will hold its Annual General Meeting at St. Raphael's Episcopal Church (1891 Parker's Mill Rd.) on June 26th at 7pm.

All Colony residents are encouraged to attend. Among other items, we will vote on the Board of Directors and Officers for the upcoming year, report on our financial condition, our budget for the coming year and the dues required to fund our planned activities. Please Note: Only residents of The Colony are entitled to vote at this Meeting, however, New Colony neighbors on Standish Way are invited to attend as observers.

Also, we will discuss the enclosed owner survey from our President, Bill Taylor. We hope you will consider these issues and attend the meeting for a group discussion of adoption of mandated, community-wide rules and regulations for our common benefit.

Notices for payment of Annual Dues and updates for the Community Directory will be mailed to you following the Annual Meeting.

Thank you.

William H. Taylor II
President

June 15, 2008

Dear Colony Residents,

Some of our neighbors and your Board of Directors asked me to prepare a survey for Colony Homeowners to be sent with the notice for our 2008 Annual Meeting. This survey will list a series of restrictions and regulations that we Homeowners might, voluntarily, wish to impose upon ourselves for our common benefit.

As background, I understand that originally the Colony did have a deeded set of Conditions, Covenants and Restrictions (commonly known as CC&Rs) that were recorded on the deed of each Colony Lot. But, these expired after a number of years and some of them would have run afoul of today's equal housing laws. As many of you know, the "New Colony", (Colony Unit 4 - officially) does have a fairly substantial set of CC&Rs (some of which require Residents, Inc. approval for any modification).

Sub-divisions and Neighborhood Communities in recent years have chosen to impose CC&Rs upon themselves to give a measure of certainty that their neighbors maintain and improve their properties in a way that supports or improves continuity of the neighborhood and property values of homes in the neighborhood. Especially in areas where zoning laws are lax or inconsistently applied, this has been the only means to create and maintain a consistent level of use and appearance for the neighborhood community. CC&Rs try to protect from depreciating changes taking place to the neighborhood particularly when local politicians often bend the zoning or construction permit rules to please major residential or real estate interests.

The most common feature of a community that has adopted a set of deeded CC&Rs is that the Neighborhood Association (Residents, Inc. in our case) is empowered to (1) levy mandatory annual fees to fund mandated services and (2) place liens on members' property if they are in violation of one or more of the CC&Rs and the Association must force owners to pay the mandated amounts or expend the funds to cure violations.

Residents, Inc., a voluntary association with no authority to levy or enforce, traditionally has asked each year for voluntary contributions of \$30 per household to pay for our street light costs. Although we have not had 100% voluntary dues compliance, we have had at least two-thirds and it has worked for the last 50 years. With the J. Williams settlement of the New Colony Litigation we gained five newly landscaped common areas (including the new entrance off Versailles Road). These upgrades have an ongoing

maintenance cost and, regretfully, these newly added costs have used up our small cash reserve this year. As a result, an increase in annual dues is necessary, which we will be discussing with you at the 2008 meeting on June 26.

The principal benefit gained by communities having deeded CC&Rs and empowered Neighborhood Associations is to ensure that existing and new homeowners follow certain guidelines as far as their use of the property, care and maintenance of their lawns and structures and follow certain rules and guidelines as far as major changes, extensions and modifications (above and beyond those required to gain a city permit for the project) are concerned. Homeowners each pay their share of the cost of any common areas or services mandated by the CC&Rs.

Below, briefly, I will describe a restrictive element. Please place an X on the box on the left of those that you would, "**in principle**", agree to have imposed on yourself and The Colony as a whole.

Name:
Address:

- Mandatory Annual Association Fee for operating expenses for the association – i.e. maintenance of common areas, landscaping, lighting, picnic, insurance and administrative operating expenses.
- Mandatory Association enforcement for a minimum standard for lawn care and general external appearances for each residence.
- Mandatory Association enforcement of prohibitions on outside parking or storage of certain vehicles on the streets or on a resident's property.
- Mandatory Association selection of a single contractor for refuse pickup and removal services for the entire Colony.
- Establishment of an Association Landscaping Committee which must give prior approval for removal of any large tree or bush, planting of any new tree or bush that will grow to a large size, building or removal of any fence or wall within the Colony.
- Note: I have not addressed the issue of security, gated entrance ways or private protective patrols as this matter would need to involve the "New Colony" as partners. If you believe security is a proper issue, and you would like to empower Residents, Inc. to address this issue in consort with the "New Colony", please place an X on the circle to the left.

Your Residents, Inc. Board would like you to take a few minutes and give us your thoughts and reactions. If you are a renter, please send this along to the owner of the property. If you cannot bring this letter with your responses to our 2008 Annual Meeting, please mail this to our post office box or give it to any of the members of the Board.

We are immensely concerned about the wellbeing of our neighbors and community and appreciate your faith in our efforts.

Thank you,
Bill Taylor

Please use the space below to express your thoughts or opinions.

Residents, INC.

Address	Restrictions/Concerns						Resident Count				Summary of "Remarks"
	Mandatory Fees	Lawn Care Appearance	Vehicle/Pkg Limits	Single Refuse Cont	Landscape Committee	Security Concern	Colonial(36)	Standish(28)	Versailles(4)	John Aldan(6)	
1226	X						X				Asked about "No Solicitation" laws and wants more Streetlights
1229	X		X				X				Wants to stay with M&M-they will pick up from garage can't push to street
1241	X		X	X			X				Parking OK - limit on storage of certain vehicles
1253							X				Only in favor of concern about renters - fees too high - against single trash
1260	X		X				X				
1273	X	X	X				X				Wants to choose own Trash Service Likes Landscaped Areas
1275	X	X	X			X	X				Especially wants street lights working and in good repair
1225	X						X				
1257							X				
1261	X	X	X	X	X		X				Concerned about tear down / rebuilds, Trashcan Storage out of sight
1264							X				Rejects entirely
1236	X	X						X			Wants to stay with M&M - High Assessment Value = 3X Current Bill
1237	X		X	X				X			
1240	X	X				X		X			Concerned about tear down / rebuilds, Prohibit Storage of Large Vehicles
1241	X							X			
1245	X	X	X		X			X			
1249	X	X	X	X	X	X		X			
1256								X			Would like upgrades/standards for Street Lights, Mailboxes, Street Islands
1257	X	X	X		X			X			Believes CC&Rs cause neighborly problems, reason not to join New Colony
1265	X					X		X			Specifically Mentioned 1200 Colonial Problems
1269	X	X	X	X	X			X			
1269	X	X	X	X	X			X			
1272	X	X						X			Specifically does not want gated Community
2504	X							X			Fence or Wall changes, 1200 Fence Problem, Wants small mandatory fee
2513	X							X			Would need limits on Fee Amounts
4009	X							X			Thought Residence Fee was Mandatory already
4016								X			Rejects entirely
4021	X	X	X			X		X			

Box Not Checked
 Box Checked
 No Boxes Checked

5 want Purely Voluntary - No mandatory Provisions

24 indicated one or more mandatory Provisions
 of these Top all 24 indicated willingness to have "Mandatory Fees for Associations" ^{however}
 2nd 12 of 24 " " " "Lawn Care / Appearance" ^{min. standards}
 3rd 11 of 24 " " " "Vehicle / Parking Limits"
 4th 6 of 24 " " " "Landscape Committee" mandated
 5th 5 of 24 " " " "Single Refuse Collection Contractor"
 6th 5 of 24 " " " "expressed security concerns."

No one indicated willingness for all six restrictions / concerns.

11 of 35
 11 of 25
 2 of 3
 2 of 4
 3 of 5
 26 of 72
 Survey

Residents, Inc.
COLONY NEIGHBORHOOD ASSOCIATION
Thursday, June 18, 2009
Handout for Annual Meeting

ND-1 Introduction

What is ND-1?

- An **overlay** to current zoning
- Is neighborhood driven
- Is **not** historic preservation

Purpose of ND-1?

- Protect distinctive character of Lexington's older neighborhoods
- Provide means less rigid and intrusive than Historic Preservation or CC&Rs
- Neighborhoods self-define "*parameters key to their character*" but compliance is integrated into FLUG permitting process
- "*parameters key to their character*" must be objective and unambiguous
- Architectural review is **not** required.
- Fosters pride & desirability of our neighborhood
- Is tailored by and for our neighborhood
- Protects & Enhances property values if carefully & reasonably defined

What characteristics in The Colony could ND-1 protect?

- Character and scale
- Open spaces and green spaces
- Architectural integrity

The following is a sample list of "*parameters key to the character of the Colony*" which after careful study and discussion our residents might consider as important to "Protect the distinctive character of The Colony" as one of Lexington's older neighborhoods.

- Large Lot Size – prohibit division of existing built or buildable lots
- Relatively small "lot coverage percentages" – limit % expansion of footprint for expansion or re-builds on each lot based on present condition
- Mostly low profile or single floor homes – limit % of height increase for expansion or re-builds on each lot based on present condition
- Colony original CC&Rs prohibited separate garages or addition of outbuildings – adopt the same restriction for expansion or re-builds on each lot based on present condition
- Setbacks, front, rear and sides existing – limit expansions or re-builds as to amounts for each lot based on present condition
- Colony has no sidewalks, walking residents use the streets (no through traffic) – prohibit sidewalks and give walkers right of way in all circumstances
- On street parking in The Colony is very rare – make overnight on street parking prohibited for safety and appearances.
- The Colony is the only Lexington neighborhood maintaining its old street lights, entrance and city owned areas within the Colony – this can be made permanent part of ND-1 overlay

How would ND-1 affect the individual Colony homeowner?

- Does not restrict choice of construction materials
- Affects only the exterior of new construction/additions
- Does not increase taxes

- Does not affect choice of paint color
- ND-1 standards become part of the normal FLUG permit process

Your Board of Directors has:

- Sought Advice from FLUG Officials overseeing ND-1 Requests
- Sought Advice from Neighborhood Leaders Who Have Navigated this Process
- Concluded Our Neighborhood must have a dedicated Committee of its Residents to study, meet with and educate all property owners, discuss and, ultimately, put any ND-1 proposal to a vote among the Colony property owners
- After a significant majority of property owners have voted their approval, then a petition is submitted to city planning on behalf of The Colony for an ND-1 1 application and public hearings
- After public hearings, the LFUG council must give final approval

Colony ND-1 Committee (10 Members)

- BOD Members serving on Committee
 - Bill Taylor, Chairman
 - Mike Hart and Jock Shaw
- Pre-Selected Residents
 - Chapman Burnett, Paul Johnson & Tom Wade
- Searching for at least Four (4) other Homeowners to serve.
- Estimate this to be 1/3 to 1/2 year or more Activity

Residents, Inc.
COLONY NEIGHBORHOOD ASSOCIATION
Thursday, June 18, 2009
Handout for Annual Meeting

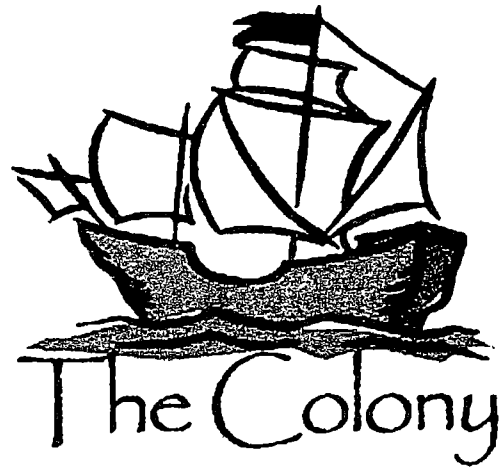
Draft Neighborhood Watch Plan

Colony Unit 4 (New Colony) has adopted a Neighborhood Watch program sponsored city wide by a unit of the Lexington Police Force. Many of you have seen the sign as you enter on Colonial. Last year, a representative of the Police Force outlined this program to us. Unfortunately, this meeting was only lightly attended. Since then, your Board has discussed various ways the Old Colony might implement an effective Watch program. Here is a summary.

First, the Colony benefits from a single entrance/exit for vehicles. This by itself is some deterrence for vandals and burglars. Also, we have a number of homes with at least one person at home much of the weekday daytime. Importantly, some of these homes have wide fields of view as far as observing unusual vehicle or foot traffic. In addition, a fair number of our residents are "walkers" morning and evening. These folks (and their dogs) have an opportunity regularly to notice unusual circumstances. Our overall plan proposed for discussion is outlined below.

- Divide the Colony up into 4-6 observation areas selected from:
 - Entrance Area from Versailles Road into Colonial Drive
 - John Alden Lane Area between Colonial and New Colony
 - Lower Colonial (from John Alden to before Mayflower)
 - Lower Standish (from John Alden to before Mayflower)
 - Mayflower (mid point to middle Colonial)
 - Mayflower (mid point to middle Standish)
 - Upper Standish around to upper Colonial
- Choose a "Watcher Home" in each area with a "wider view" where at least one of the residents are more often at home as well as spend some time outside and/or are walkers.
- Ask these Watcher Homes to participate in this program and report any unusual vehicle or foot traffic or circumstances to either of two persons in the Colony willing to volunteer as Neighborhood Watch Captains (Either or both of these might be Watchers too)

- Watch Captains will be provided instructions and information on how and to whom to contact and notify Lexington Police's Neighborhood Watch Unit of observed unusual activities.
- The Watch Captains will be introduced to New Colony's Watch Captain(s) to discuss possible coordination. They will be identified to their Old Colony neighbors who are "walkers" in case they observe unusual activities.
- The Board has decided that to ensure availability and confidentiality, each Watcher Home and Watch Captain will be supplied with an unlisted cell phone by Residents, Inc. for use with this program so their home telephones will remain separate. In addition, each Home Watcher and Watch Captain will be paid \$50 twice a year to be used toward partial deferment of the cost of their ISP (internet service provider) expenses as long as each agrees to maintain an email address and monitor email at least once a day for all routine communications on this Watch Program.



The Colony Neighborhood Association (Residents, Inc.)
2009 Annual Meeting Thursday, June 18 @ 7:00 PM St. Raphael's Episcopal Church

Agenda

Meeting Call to Order by President

Recitation and Acknowledgement by Director-at-Large Carin Lovell of changes in the Residents of Our Neighborhood since the last Annual Meeting. Plan to circulate an up to date Directory of Residents after this meeting.

Minutes: Director & Secretary Ellen Tunnel will read the minutes from the 2008 Annual Meeting followed by Call for Additions or Corrections & Acceptance.

Activities & Actions During the Past Year

Lighting: Director & Vice President Mike Hart will explain progress since our last Annual Meeting.

Landscaping: Director-at-Large Jock Shaw will report on landscaping activities since our last Annual Meeting as well as on matters related to Lexington's hosting of the 2010 World Equestrian Games.

Colony Picnic & Yard Sale: Director-at-Large Dana Moloney will express our gratitude to the O'Briens for hosting last summer's picnic and announce date and place for this summer's event. In addition plans for a Colony wide yard sale will be discussed.

Treasurer's 2008/2009 Report: Director & Treasurer Linda Birk will present the treasurer's report including a statement of sources and uses of funds (including dues amounts) for the past year versus planned budget presented last year.

Treasurer's 2009/2010 Financial Plan and Projections: Director & Treasurer Linda Birk will present the coming year's financial estimates and plans.

NEW BUSINESS

Annual Election of Directors & Officers: The following slate is put forward by your current Board for 2009/2010:

Officers & Directors

Mike Hart for President & Director
Bill Taylor for Vice President & Director
Linda Birk for Treasurer & Director
Ellen Tunnell for Secretary & Director

Non-Officer Directors-at-large

Jock Shaw for Director-at-large
Tom Wade for Director-at-large
Carin Lovell for Director-at-large

Nominations invited from the floor to be added to the above slate followed by voting and certification of results.

Neighborhood Watch: Bill Taylor will describe concept for Colony implementation of this City sponsored security and safety program.

Urban Forester: Carin Lovell will report on advice for maintenance of our trees.

Survey Results: Bill Taylor will summarize results from the survey among Colony households made after the last Annual Meeting.

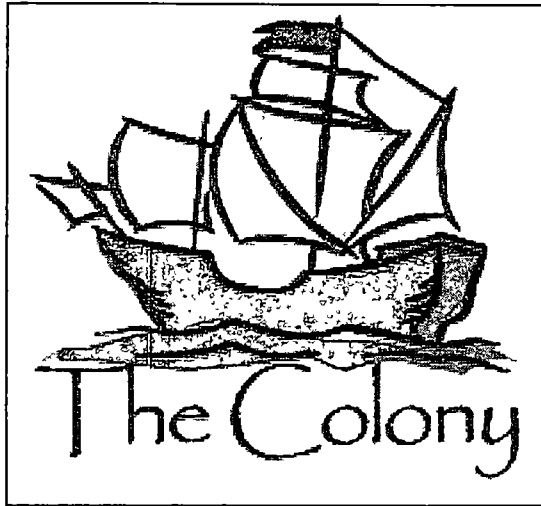
Introduction of newly enacted "ND-1" Zoning Overlay: Bill Taylor will discuss possible use of this new "zoning overlay" as insurance that the basic characteristics of our Neighborhood will be enriched rather than degraded. The steps taken to date by your Board will be reviewed.

Formation of a "ND-1" Study Committee: After gaining advice from the City and knowledgeable community persons Bill Taylor will discuss the Board's decision to form a separate ND-1 Committee. ND-1 Overlay Zoning will be described and members interested in joining as a member of this committee will be sought.

Snow Plowing & Ice Salting of Colony Streets: Mike Hart will describe his efforts to determine City codes and policies related to plowing and salting streets in neighborhoods like ours containing speed humps on the streets.

New Business from the Floor:

Motion to Adjourn:



2008 Annual Meeting of Residents, Inc.

June 26, 2008 at 7PM

St. Raphael Episcopal Church
AGENDA

- Meeting Called to Order
- Acknowledgement of Residents Lost / Welcome to New Residents

- Report by Secretary (Carin Lovell)
 - Read and Approve Minutes of 2007 Annual Meeting
 - Directory Update – Information needed from Dues Notice Reply
- Financial Report by Treasurer (Linda Birk)
 - Current Condition, 2007 Fund Receipts and 2007 Expenditures
 - 2008 Budget and Dues Increase Necessary for 2008
- Report on Activities and Actions for the Past Year by Members of the Board
 - General Statement on 2007 Efforts and Progress (**Bill Taylor**)
 - Street & Entrance Lights (**Mike Hart**)
 - Entrance Light Problems – New Colony Sharing
 - Street Light Repairs / Plans to Replace – Move Lights
 - Possible Use of City Grant Match Programs for Funding
 - Landscaping & Neighborhood Appearance (**Jock Shaw**)
 - Year Round Maintenance of Four New Areas + Entrance
 - Versailles Corridor efforts toward World Equestrian Games
 - City Regulations & Services – (**Ellen Tunnell**)
 - City Services versus Private Contractors
 - City Monitoring for Code & Permit Compliance
 - Annual Picnic & Interest in Collective Yard Sale (**Dana Maloney**)
- Election of Coming Year's Board of Directors
 - Call for Members Interested in Serving
 - Presentation of Proposed Directors/Officers Slate
 - Floor Nominations & Vote
- New Business Items
 - Discussion of Survey delivered with Notice of Annual Meeting
 - Other New Business
- Adjourn



**URBAN COUNTY
COUNCIL**

Fifth Floor
Government Center
200 East Main Street
Lexington, KY 40507
(859) 258-3200

[Main Council Page](#)

At-Large Council

Jim Gray
(Vice Mayor)

Linda Gorton

Chuck Ellinger



COUNCIL DISTRICT 11

Peggy Henson

do you want to visit?



Related Links

[Citizens Advocate's Office](#)

[Council Clerk's Office](#)

On January 22, 2008, Mayor Newberry appointed Peggy Henson to serve as the 11th district Council Member. Mrs. Henson fills the unexpired term of Richard Moloney, who was appointed by Governor Steve Beshear to serve as the Executive Director of the Office of Housing, Buildings and Construction in Frankfort.

Mrs. Henson, who was born and raised in the district, has been active in the community for more than twenty years. She is past-President of the Cardinal Valley neighborhood association and served on the Valley Park board. For many years, Mrs. Henson organized various children's activities in Valley Park. She is a graduate of the Citizens Police Academy, Class of 2000.

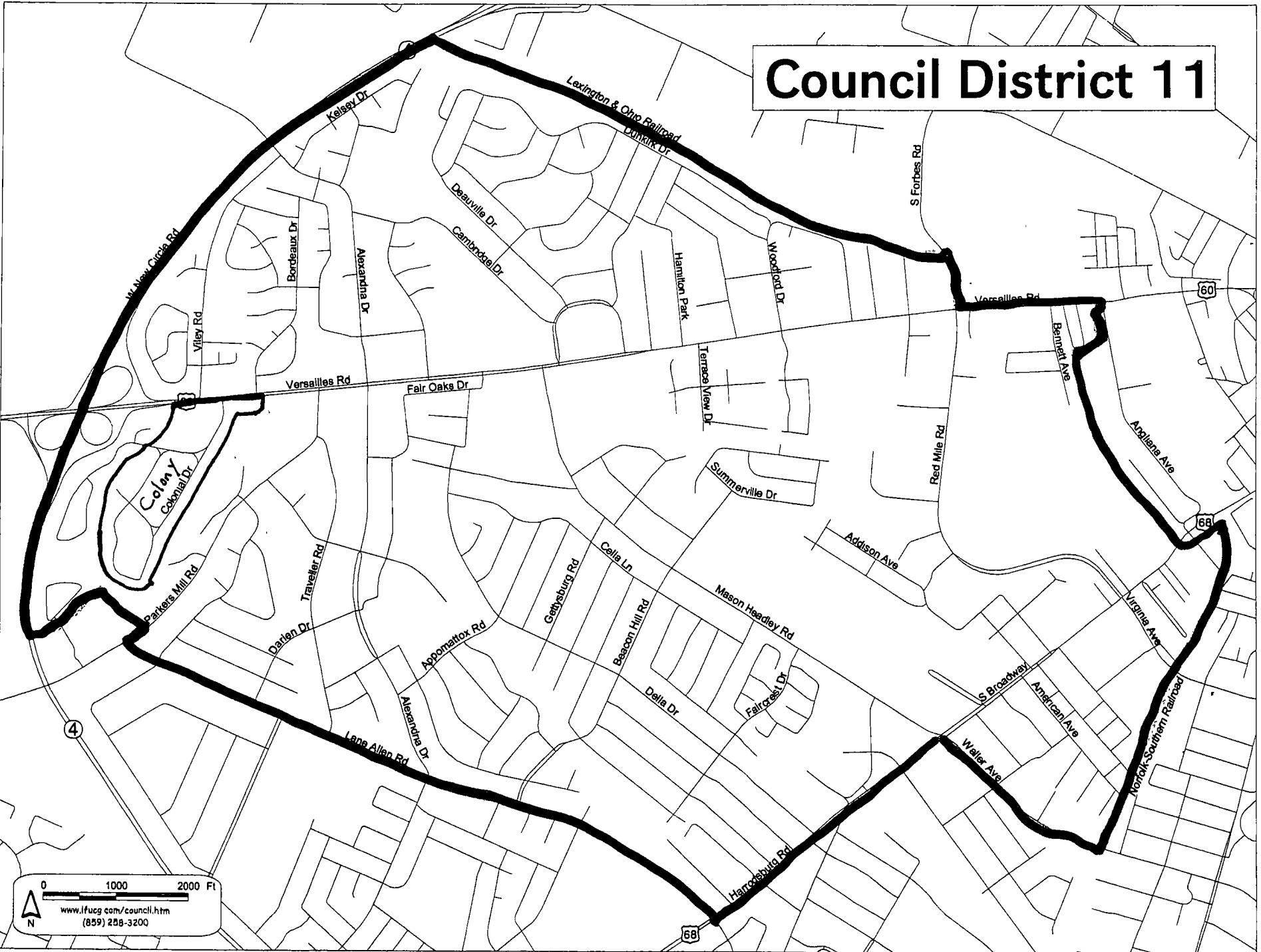
Mrs. Henson is currently the Assistant Director of Job Placement Division at Employment Solutions, an agency that helps individuals overcome barriers to employment and achieve their full work potential. She has been employed in several different capacities at the agency for twenty years.

Mrs. Henson is married, has two adult daughters and four grandsons.



**Neighborhood Associations
in the District**

Council District 11



Atlas

LFUCG: GIS Section

0 1000 2000 Ft

www.lfucg.com/council.htm
(859) 258-3200

Old Colony Residents, Inc
2008-09 Treasurer's Report

Statement of Financial Condition

Assets

Bank balance 5/29/09	\$3649.97
Fund balance (bank-\$1000 emergency)	\$2649.97

Reconciliation

Bank/Fund balance 5/31/08	\$1646.94
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Income

Dues (49 households/69%)	\$6050.00
Social Member	\$ 50.00
New Colony	<u>\$ 260.00</u>
	\$6360.00
Total (balance + income)	\$8006.94

Expenses

	<u>Budgeted/Actual</u>
Fixed/recurring	
Lighting/KU	
Entrance \$20/mo	\$240/\$243.14
Street lights \$48/mo	\$600/\$558.29
Board insurance	\$562/\$562
KST/filing fee	\$04/\$04
P.O. Box	\$68/\$70
Variable	
Landscape maintenance	\$2,000/\$570
Picnic	\$200/\$128.83
Duplication, supplies	\$90/\$90
Electrical (light poles)	\$1,500/\$2030.71
Emergency	\$1,000/00
Miscellaneous (gift card)	00/\$100
	<hr/>
	\$6266.00/\$4356.9

Old Colony Residents, Inc
2009-10 Proposed Budget

Assets

Fund balance (5/29/09)	\$2649.97
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Expenses

Fixed/recurring

Lighting/KU

Entrance \$20/mo	\$240
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Street lights \$48/mo	\$600
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Board insurance	\$562
-----------------	-------

KST/filing fee	\$ 04
----------------	-------

P.O. Box	\$ 70
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Variable

Landscape maintenance	\$3,000
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Electrical (refurbish poles)	\$750
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Snow removal	\$1,500
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Duplication, supplies	\$250
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Picnic	\$200
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Good Neighbor fund	\$250
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Emergency	\$1,000
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Miscellaneous	\$200
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	\$8626
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Residents, Inc.
COLONY NEIGHBORHOOD ASSOCIATION
Thursday, June 18, 2009
Handout for Annual Meeting

Neighborhood Watch Plan

Colony Unit 4 (New Colony) has adopted a Neighborhood Watch program sponsored city wide by a unit of the Lexington Police Force. Many of you have seen the sign as you enter on Colonial. Last year, a representative of the Police Force outlined this program to us. Unfortunately, this meeting was only lightly attended. Since then, your Board has discussed various ways the Old Colony might implement an effective Watch program. Here is a summary of our conclusions.

First, the Colony benefits from a single entrance/exit for vehicles. This by itself is some deterrence for vandals and burglars. Also, we have a number of homes with at least one person at home much of the weekday daytime. Importantly, some of these homes have wide fields of view as far as observing unusual vehicle or foot traffic. In addition, a fair number of our residents are "walkers" morning and evening. These folks have an opportunity regularly to notice unusual circumstances. Our overall plan proposed for discussion is outlined below.

- Divide the Colony up into 4-6 observation areas selected from:
- Choose a "Watcher Home" in each area with a "wider view" where at least one of the residents are more often at home as well as spend some time outside and/or are walkers.
- Ask these Watcher Homes to participate in this program and report any unusual vehicle or foot traffic or circumstances to either of two Watch Captains in the Colony (Either or both of these might be Watchers too)
- Watch Captains will be provided instructions and information on how and to whom to contact and notify Lexington Police's Neighborhood Watch Unit of observed unusual activities.
- The Watch Captains will be introduced to New Colony's Watch Captain(s) to discuss coordination.
- The Board plans to approach prime candidates to become Neighborhood Watchers and/or Captains in the near future.

Residents, Inc.
COLONY NEIGHBORHOOD ASSOCIATION
Thursday, June 18, 2009
Handout for Annual Meeting

ND-1 Introduction

What is ND-1?

- An ***overlay*** to current zoning
- Is neighborhood driven
- Is **not** historic preservation

Purpose of ND-1?

- Protect distinctive character of Lexington's older neighborhoods
- Provide means less rigid and intrusive than Historic Preservation or CC&Rs
- Neighborhoods self-define "*parameters key to their character*" but compliance is integrated into FLUG permitting process
- "*parameters key to their character*" must be objective and unambiguous
- Architectural review is **not** required.
- Fosters pride & desirability of our neighborhood
- Is tailored by and for our neighborhood
- Protects & Enhances property values if carefully & reasonably defined

What characteristics in The Colony could ND-1 protect?

- Character and scale
- Open spaces and green spaces
- Architectural integrity

The following is a sample list of "*parameters*" which after careful study and discussion our residents might consider as important to "Protect the distinctive character of The Colony" as one of Lexington's older neighborhoods.

- Lot Size
- Lot Coverage Percentage
- Height Increase Limits for expansions or re-builds
- Prohibit separate garages or outbuildings
- Setbacks: front, rear and sides
- Prohibit / Allow Sidewalks – Walking Lanes - On Street Parking
- Neighborhood Maintained City Owned Areas & Street Lighting

How would ND-1 affect the individual Colony homeowner?

- Does not restrict choice of construction materials
- Affects only the exterior of new construction/additions
- Does not increase taxes
- Does not affect choice of paint color
- ND-1 standards become part of the normal FLUG permit process

Your Board of Directors has:

- Sought Advice from FLUG Officials overseeing ND-1 Requests
- Sought Advice from Neighborhood Leaders Who Have Navigated this Process
- Concluded Our Neighborhood must have a dedicated Committee of its Residents to study, meet with and educate all property owners, discuss and, ultimately, put any ND-1 proposal to a vote among the Colony property owners

Colony ND-1 Committee (10 Members)

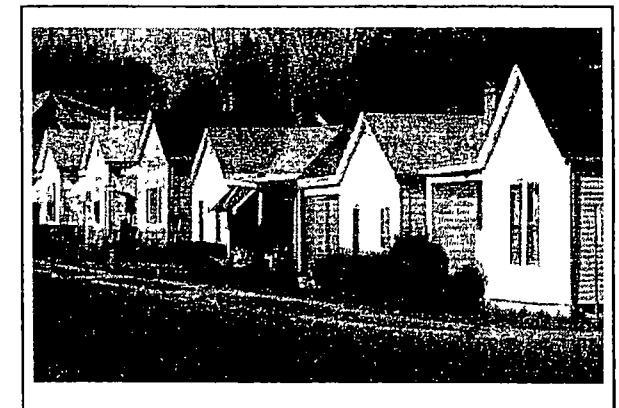
- BOD Members serving on Committee
 - Bill Taylor, Chairman
 - Mike Hart and Jock Shaw
- Pre-Selected Residents
 - Chapman Burnett, Paul Johnson & Tony Houston
- Searching for at least Four (4) other Homeowners to serve.
- Estimate this to be 4 to 6 months or more Activity



NEIGHBORHOOD DESIGN (ND-1) OVERLAY ZONING

Neighborhood Conservation Zoning

Lexington, Kentucky



What kinds of things can the ND-1 Overlay Zone regulate?

1. Exterior building materials
2. Roof lines and shape
3. Repeating elements
4. Landscaping requirements
5. Minimum window & door openings
6. Front building features
7. Garage doors
8. Lot widths
9. Building orientation
10. Building heights
11. Building setbacks
12. Rear yard building set backs
13. Accessory structures
14. Bulk plane (main face of building)
15. Off street parking design

It is important to note that the above list is eligible items only. An actual ND-1 District may include as little as 2 or 3 items that are critical and effective in conserving neighborhood character.

Contact Information

Division of Planning- 859-258-3160 or email
Rachel Phillips at rphillip@lfucg.com

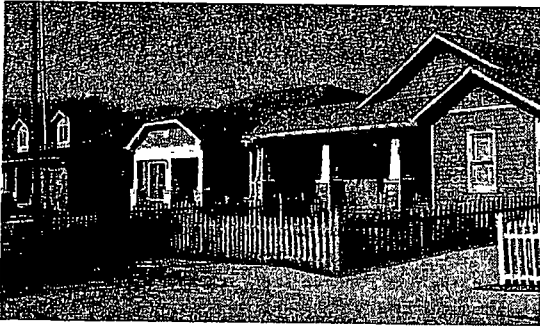
Div. of Historic Preservation- 859-258-3265
Or email Bettie Kerr at bettiek@lfucg.com



**Lexington-Fayette
Urban County
Government**

Introduction

Preserving and protecting the character of neighborhoods has been an ongoing process within the Lexington Fayette County Government for many years. Over 14 historic neighborhoods encompassing 1,900 homes are currently being protected by utilizing a Historic Preservation (H-1) Overlay Zone. These areas are typically 50 years or older and subject to design guidelines and special design review requirements. However, the city now has a second option called ND-1 overlay zoning, which can be made part of the normal building permit process by adopting specific, measurable design standards customized to a particular neighborhood's needs



What is "Overlay Zoning"?

Overlay zoning is somewhat different from normal zoning. It is a set of additional regulations that "overlay" the underlying zoning already in place. As an example, an existing R-1 lot would have all of the current uses and rules remain in place, except as modified by the overlay zone, such as modified building setbacks or heights, etc. Please see the complete list of potential ND-1 rule changes on the other side of this brochure.

Purpose of ND-1 Overlay Zone

The purpose of the ND-1 is to give neighborhoods the ability to adopt design standards to conserve and protect the character of your neighborhood, impose regulations on how new home construction and/or additions will look.

Goals of ND-1 Overlay Zone

The goals for the ND-1 Overlay Zone are:

- Designate areas to be regulated.
- Create design standards that will protect the unique character of a neighborhood.
- Encourage the adaptive reuse of existing buildings and ensure that new construction is in harmony with the surrounding area.
- Discourage environmental conflicts of new construction.
- Foster civic pride of the neighborhood's past.

The Neighborhood's Role in Creating an ND-1

The neighborhood acts as the primary lead in creating an ND-1 overlay. Working with the LFUCG Divisions of Planning and Historic Preservation, the neighborhood is responsible for creating a design analysis of the proposed overlay area. The analysis will lead to proposed design standards to conserve the area's character, based on the past, present, and estimated future conditions.

How Does a Neighborhood Create an ND-1?

Any neighborhood can initiate an ND-1 study as described in Article 29 of the City Zoning Ordinance. The process begins with a visit to the LFUCG Historic Preservation Division to discuss possible H-1 overlay designation as an assurance that the neighborhood has complete information about available programs. The neighborhood would subsequently decide whether to proceed with the ND-1 study. Then, having decided to proceed with ND-1, the neighborhood would complete the required design studies and analysis; and subsequently petition the LFUCG Planning Commission or Urban County Council to initiate an overlay zoning application.

The initiation process requires significant neighborhood support (usually in the form of a petition with a minimum of 51% of owners' signatures). With the initiation petition approved, the city's Planning staff, with some neighborhood assistance, would then prepare and process the actual application through the required public hearings. Final passage of the overlay zoning would likely take 6 to 9 months from the date of initiation. Please see the 2-page Planning handout, "Steps in Requesting ND-1 Overlay Zoning," [sic] for a more complete explanation of the public hearing process.



May 30, 2009 – Resident's Inc. Board of Directors Meeting

Home of Bill Taylor

Meeting was called to order at 9:10am. Present were Jock Shaw, Bill Taylor, Mike Hart and Ellen Tunnell. Coming in later were Carin Lovell and Linda Birk.

Bill Taylor started the meeting with congratulations to Mike Hart on completion of the street light project and then moved to the speed hump and snow removal issue. Mike Hart has discussed the issue with the city and feels that we can come to a resolution by working with the city and having some conversation with the correct people in LFUCG.

Bill stated that in the annual meeting we will discuss the ND1 proposal as an alternative to covenants and deed restrictions. Jock and Mike informed us that the city will be imposing new code enforcement regulations ~~that will cover some issues that were previously ND1 options which will alleviate some of the process in choosing and petitioning for ND1 options in our neighborhood.~~

Mike suggested that the board appoint a separate ND1 committee that works on that project separately from the Board of Directors. ~~Again, the city will take some of the burden of ND1 choices off of us because new Code Enforcement regulations will go into effect June 1.~~

The suggested ND1 Committee is as follows: Bill Taylor, Mike Hart, Jock Shaw, Paul Johnson/Tony Huston/Tom Wade/Chapman Burnett.

The new contact at LFUCG for ND1 is Rachel Phillips. Mike Hart discussed the new outline of procedure to accomplish the ND1 which will be handled by the ND1 committee.

Carin Lovell and Linda Birk arrive at the meeting.

It was determined that the 2009 Annual Neighborhood Association meeting will be June 18. Carin will give Ellen church information to secure the meeting place.

5/30/09 continued -

As presumed incoming President, Mike Hart has asked that we initiate a policy of BOD meetings the second Saturday of every month starting in July. With this in mind, the next regular meeting of the BOD is scheduled for Saturday, July 11. Location is to be determined.

Mike Hart excuses himself from the meeting.

The minutes were read and accepted with revisions/corrections.

The board decided an ^{smiley face} asterick in the directory will indicate "members in good standing." We will mail annual meeting notices with dues paying strip and directory as soon as possible.

Things to cover in the annual meeting were discussed. Among those were: changes in the neighborhood and recognition of those who've passed/moved or are new neighbors.

Also, Carin brought up the point that a Colony wide yard sale was discussed in the last annual meeting, but no date was set.

We'll query the general meeting about who might host the annual picnic.

Also, the Neighborhood Watch has seen no progress. No street captains have volunteered and we've not seen interest from neighborhood residents. For the next meeting, we'll move to get this going and will ask for volunteers at the general meeting.

Jock Shaw reported that landscaping is still going well with the current landscaping and maintenance contractors he is working with. Also, that the city's 2010 plans for corridor enhancement is still in the works. Trees have been and will continue to be planted along Versailles Road.

Linda reported that the D & O insurance has been renewed at the rate of \$562, ~~and that snow removal for Colony streets is in the budget.~~

The board discussed inviting New Colony resident's to the Annual Picnic again as has been done every year.

With no further business, the meeting adjourned at 11am.

Resident's Inc. Board of Directors – Meeting Minutes
July 11, 2009

Meeting was held at 9am at the home of Ellen Tunnell. Present were Mike Hart, Ellen Tunnell, Carin Lovell, Bill Taylor, Tom Wade, Jock Shaw.

It was moved and seconded that minutes not be read as they were read at the 6/13/09 meeting.

Treasurer's Report: Linda Birk not present.

Old Business:

Welcome to new Director, Tom Wade. Thanks to Bill for staying on board.

Snow removal: Mike Hart will get with Michael Harrison to write letters for an August 11 meeting at the city where snow removal plan initiative will take place. We are not looking for priority removal, just to get back on the list of streets to be plowed.

Carin has notes from the time period that humps were going in and humps were not to be a problem according to the city at that time.

ND-1 Report: ND-1 Committee is to have ten members.

Tom Wade
Bill Taylor
Jock Shaw
Chapman Burnett
Walt Whitlow
Tom Smith
Paul Brett Johnson
Roger Lyon

It was suggested that Yolanda Demaree and/or Jean Sandifer be asked to join the ND-1 committee.

There is a step by step procedure from the city available for the committee to follow.

Jock Shaw reported that money is still in place for implementation of the Versailles Road Corridor Project. Planting is scheduled for October. K.U. will allow for banners to be hung over the viaduct featuring ~~horse~~ seven foot horse farm silks. Fence painting is also scheduled for the fall.

New Business:

Bill Taylor suggested that Mike Hart go to a July 15 meeting with the Mayor. Also, the city will be bringing back the "Match Program" with an 8/17 deadline. Board members pondered possible uses for the match/grant.

Picnic: Dana Maloney has expressed willingness to still help with the picnic. The picnic committee members are: Tom Smith/Host, Mike Hart, Dana Maloney, Carin Lovell

Discussion of the recently installed speed limit sign relayed that it is too high, the city road department are the ones who installed it, and that the stop sign needs to be moved. Jock suggested that we call Peggy's assistant, Marion, to get it moved.

Carin discussed the Directory and suggested that the absolute deadline for association dues and directory changes is August 1.

Meeting adjourned.

The Colony Neighborhood Association
(Resident's, Inc.)

Board of Directors Meeting, 7-11-09

AGENDA

- **Call to Order**
- **Minutes**
- **Treasurer's Report**
- **Old Business** - Jock Shaw, Corridor Project update
Snow removal
ND1 Update/Discussion
Other old business
- **New Business** - Picnic
Speed limit sign
Other new business
- **Date of next meeting set**
- **Adjournemt**

Resident's Inc. Board of Director's Meeting
August 8, 2009

The meeting was called to order at 9:00am at the home of Mike Hart.
Present were Ellen Tunnell, Mike Hart, Carin Lovell, Linda Birk, Tom Wade, Bill Taylor and Jock Shaw.

The minutes from the previous meeting were read and approved.

Linda Birk, Treasurer, reported that the current bank balance was \$7,979.00.
Of the 72 residents, 38 had paid to date. It was suggested and unanimously agreed that, as treasurer, Linda has the authority to negotiate with residents who call to ask for a reduced rate.

Jock Shaw reported that there was no new information regarding the Corridor's Project.
All plans are still a go, but have not begun.

President's Report:

Regarding the speed limit sign at the entrance of The Colony...Mike Hart has spoken with Brad Frazier of UKFUCG Traffic Engineering to determine how and where to move the sign. It is expected to be moved since it is totally ineffective in its current location as no one can see it as they drive into The Colony.

The light poles are in the process of being re-furbished. As of this date, two poles are being sanded and primed in preparation for the final coat of "Keeneland Green."

Regarding snow removal, Mike reported on his attendance to the Mayor's meeting on July 15. From that meeting, it appears that The Colony is on the list for snow removal in the third tier of priority. He is lobbying for our position to be moved up to second tier for the salting of our streets by the city. The city is currently developing a comprehensive snow plan. Mike Webb is the commissioner of Public Works, the body in charge of snow removal. Kevin Wentz is his associate. Both are aware of our concerns regarding the lack of snow removal in the Winter of 09 and the urgent need to clear our streets upon subsequent snow events.

Mike reports that the city is looking at the current speed humps to be converted to "table tops." City Councilperson, Peggy Henson has offered to pay for reflectors for the speed humps. Carin Lovell pointed out the need for re-doing the illuminating stripes as wear and tear as resulted in their no longer being visible.

Old Business:

Bill Taylor reports that progress on the ND-1 project has been slow. He is trying to get the whole project organized before getting the whole committee together. In order to quickly survey the individual characteristics of property in The Colony, his wish list is for a map of the development with the "footprint" of the home on the lot, etc offering information on its set-back distance from the street and the height of the home.

Jean Sandifer has accepted her position on the ND-1 committee.

Bill Taylor brought up the CC&R's for the four houses of Part 3 that are facing Colonial Drive and that, in that document, the four houses facing Colonial Drive off of the Chinquapin development are designated are part of The Colony.

Mike Hart suggested that Tom Wade head up a new by-laws committee effective the first of the year.

Jock Shaw suggested that the ND-1 committee used a realtor's print out of lots and houses to scale which includes selling prices.

The board agree to consider paying Roger Lyon a small stipend for collecting and putting together elements of the ND-1 Information required to get the project started.

New Business:

The picnic will be held 9/27 at the home of Tom Smith and Rodney Day from 5-8p. Committee members are Carin Lovell, Yolanda, Rodney Day, Tom Smith and Mike Hart.

Yolanda has agreed to be our social chairman.

The directory will be hand-delivered within days.

Howard Musgrove and Randy Daniel was suggested as strong prospects for spearheading the Neighborhood Watch.

The Next meeting will be held on 9/12 although Mike Hart will not be here. Bill Taylor is to run the next meeting unless he is not available, at which time we'll wait until October.

The yard sale is scheduled for August 22.

Meeting is adjourned.

Resident's Inc. Board of Director's Meeting
October 10, 2009

The meeting was called to order at 9:00am at the home of Linda Birk. Present were Linda Birk, Carin Lovell, Bill Taylor, Mike Hart, Ellen Tunnell and Jock Shaw.

The minutes from the previous meeting were read and approved.

Treasurer, Linda Birk reported a balance of \$7,831.04.

The Picnic was discussed and deemed a big success. Ellen Tunnell requested that Styrofoam plates be replaced with products more environmentally friendly in order to increase the neighborhood's attempt to be green. Linda followed this with a suggestion to expand upon a greener approach when planning for next year's picnic.

The Yard Sale was discussed and deemed a success and something that should be organized on an annual basis.

The Directory seems to be in good shape. Mike Hart suggested a letter at some point for those who have not paid. Perhaps the letter would actually go to all resident's as an update on how their dues money is being used.

In his report, President Mike Hart reports a conversation with KU arborist Mike Canfield who has offered his services regarding protection of any green ash trees in the Colony at a very affordable rate.

He also reports that the light poles' re-painting project is complete and look great thanks to Leuke Lovell. Additionally, Mike reports that the speed limit sign at the entrance has been moved one foot back and was planted deeper so it's not so high and is now more visible.

In New Business: Lawn maintenance company, McGee Springs, has provided us with a good estimate for annual upkeep of the islands and entrance should we find ourselves re-visiting that issue next year.

In other new business, Carin Lovell made the board aware of water problems facing homes at the end of Colonial Drive upon heavy rain. Severe water is pouring between her home and her neighbor, Chip Richardson. Chip blames it on resident Sally Miller's newly sealed drive-way, however, after investigation by Carin and discussion, it was determined that the water flow is actually coming from much further up the street. This issue was generally deemed to be out of the realm of the Board's responsibilities and that street engineers are the ones who should be called in.

Jock Shaw reported going to Councilperson Peggy Henson's meeting. He suggests that we keep Peggy informed of our ND-1 efforts and to keep her involved in the process.

Regarding the ND-1 Project:

Bill Taylor presented documents he has developed so far for the project. He asked that Board members review these and give input at the next meeting. He asks that the board be his "focus" group to help carve out what should be taken to the bigger ND-1 committee.

Jock reports that the Corridor Project is all a go and that we'll soon see action in the way of newly planted trees and painted fences along Versailles Road.

The meeting was adjourned.

Meeting of Residents, Inc. Board of Directors

November 16, 2008 @ 4PM

Home of Linda Birk

{Last Meetings Agenda For Your Information}

Agenda

- **Bill Taylor**
 - Call Meeting to Order
 - Minutes of Last Meeting?
 - Mention Success of Picnic
 - Reminder of Neighborhood Watch Meeting and Follow-through?? (See copies of emails Below)
 - Mention Email Reports on Meeting in Mayor's Office and ND1 Option (See Below)
- **Linda Birk**
 - Update on Dues Compliance, Expenditures versus Budget (effects of energy saving bulbs used in entrance lights), Current Bank Balance.
 - Projected Balance going into next Annual Meeting in May?
- **Mike Hart**
 - **Lighting Agenda Action Items at Beginning of Year** – recommendations for use of two idle lamps at entrance. Repair or replace damaged light in front Lawrence House. Repairs to other street lights. Update.
 - **Report and Plans going forward until Next Annual Meeting**
 - Discussion of Energy Saving, Self Ballasted Bulb Use in Street Lights?
 - Placement of a new light at rear of Colony
- **Jock Shaw**
 - Update on Landscaping (cost and satisfaction) of Common Areas
 - Update on 2010 Versailles Road Project
 - Mention of Friction with New Colony Neighbor? Resolution?
- **Ellen Tunnell**
 - Report from recent Neighborhood Assoc. Meeting?
 - Webster/Voisnet Wall Completion and Rental Unit Maintenance Activity?
- **Bill Taylor**
 - Discussion of ND1 Option instead of pursuit of CC&Rs for Colony.
 - Comments to recent Emails
 - Comments from Prof. Carpenter on preserving character of Colony.
- **Any Other Business**
- **Ajourn**

Resident's Inc. -
Old Colony Board of Director's Meeting
November 21, 2009

Meeting brought to order at the home of Ellen Tunnell at 9am. Present were Mike Hart, Carin Lovell, Jock Shaw, Bill Taylor, Linda Birk and Ellen Tunnell.

Minutes from the previous meeting were read and approved.

President Mike Hart clarified that The Colony is on the snow removal plan as outlined by the LFUCG web-site. We are on the list as Tier 3 in level of priority for street clearing in the event of a major snow or ice event.

Jock Shaw noted that the beautification project on Versailles Road is well under way with fences painted, trees planted, plants placed in the median. More plantings are likely to be placed as time moves on.

Treasurer Linda Birk reports that the current bank balance is \$7649. Kentucky Utilities bills have gone down considerably with the new light bulbs currently in use. Additionally, we are receiving payments from the New Colony to those fees.

Bill Taylor reported that to date no progress or change has occurred in the ND-1 project since the last meeting. To review, Bill is working to get "set-back" distance, frontage, percent coverage and so forth of each property in The Colony. He stated that most, if not all, of this information is available on the PVA web-site at FayettePVA.com. (The Colony designation on that site is reference number 093.)

Bill's went over his list of needs to get the project moving, including an outline of each house, proportion of the footprint of the house against the lot, and an aerial view of the neighborhood. Percent coverage, or footprint, is very important to protection of the character of the neighborhood. Jock suggested that an aerial view will provide us with much needed perspective and may serve to streamline the process with the assistance of a draftsman to interpret the information.

Ellen Tunnell volunteered to print out necessary information from the PVA web-site. Linda Birk volunteered to help get that information onto a spread sheet after the holidays. Mike Hart will contact the LFUCG contact person and will invite her to attend the January Board meeting.

Carin Lovell asked that ground lights pointing up to "The Colony" entrance be installed so that people can see the sign at night. Mike responded that some wiring will have to be done to accomplish this and that project may have to wait until spring.

With no further business, the meeting was adjourned.