

To All the Residents of The Colony:

This report is the result of the letter to all of us, dated 9/29/60, and signed by Julian Knippenberg, Howard Bost, and Anthony Smerda. The meeting was held on October 3rd at the home of Charles Thorne.

Twenty-nine Colony-ites were at the meeting representing twenty-four families. A number who could not be there sent word that they wished to be included in the vote of the majority on anything, within financial reason, decided on for the purpose of settling the additional cost of putting the street lights in working order, as per the above letter.

Julian Knippenberg presided as Temporary Chairman of the meeting and reported that the bill for repairing the lights was \$2100.00 odd - much more than expected, with a statement showing additional breaks due to the building of new houses.

The first item for discussion was to determine if it is advisable to form an association for the general good of the residents of the Colony, not only in taking care of the cost of the street lights, but for other things that may arise.

A motion was made and seconded to form the "Colony Associates" and a nominating committee of Tony Smerda, Sonny Cloud, and Frank Purdy were appointed. Additional nominations were to be accepted from the floor.

The following officers were elected: Chairman: Charlie Thorne; Vice-Chairman: Paul Whittaker; Treasurer: Frank Werner; Secretary: Pat Thorne.

A motion was made and seconded to ask Julian Knippenberg and Darrell Hancock to serve as "legal advisers", which they agreed to do. They have started negotiating with the gas company to ascertain what it will pay in the way of its liability for the breaks in the electric lines. Go over the Allen-Hicks bill in an effort to reduce it due to the very large increase over their original estimate; and check into the legal entity of the Colony, Inc. at the present time in an effort to ascertain the legal owners of the street light system as well as the water system.

It was agreed that the Colony Associates, including all residents not present, but wishing to join the endeavor, pay the agreed cost of putting the lighting system into working order as soon as possible, collecting the additional money necessary from Colony residents. It was further decided that personal contact with all Colony residents was advisable and a Contact/Committee was appointed as follows:

Harold Stivers, Chairman; Frank Werner, Priscilla Shinkle, Bill Clark, Steve Reardon, Vernon Pennybaker, Dick Young, and Sonny Cloud.

It is hoped that through these notes and personal contacts made by the above committee that all residents of the Colony will have full information as to what has been accomplished, what is proposed to be done in the future, and the cost of settling the bill for the street lights. These contacts will be made as soon as the results of the meetings with the gas company and Allen Hicks give us a definite cost on the entire undertaking and the per household share.

It was further suggested that the association needs up-to-date plats of the entire Colony, with names and addresses of all owners of lots as well as homes. It is felt that lot owners should be approached on bearing their share of the cost of putting lights in working order, in view of the fact that having street lights definitely increases the value of the property.

It was suggested that something might be worked out to include a street light assessment, with the cost of the purchase of a lot to include a proportion of the cost of putting them into working order, and giving purchasers information as to the small yearly cost of maintenance to each Colony home owner.

It was observed that residents of the "back loop", now without lights, are not getting the same benefits from the street lights, and that the cost of extending the lights should be investigated.

It is felt that the formation of the Colony Associates can make their influence felt, and can work together for various improvements and benefits of the Colony, i.e.:

- (1) An effort be made to get a fire house nearer to the Colony, in an endeavor to cut down on the present high insurance rates. (According to Knip, the County is looking for lots for new fire houses at the present time.)
- (2) Make note of the proposed extension of the Belt Line and use all possible influence in zoning which will be beneficial to the Colony.
- (3) As noted above, investigate the legal ownership of the lighting system as well as the water system, and as to whether the Colony, Inc. is still in existence legally.

Those present at the meeting of October 3rd included:

Mr. and Mrs. Charles Thorne	Mr. James Rainey
Mr. Stephen Rardin	Mrs. William Kranz
Mr. Harold Stivers	Mr. Frederick McHargue
Mr. W. E. Sallee	Mr. Vernon Penneybaker
Mr. Chester Osborne	Mrs. Thomas Shinkle
Mr. Anthony Smerda	Mr. Paul Whittaker
Dr. Howard Bost	Mr. James Cloud
Mr. Julian Knippenberg	Mr. and Mrs. Darrell Hancock
Dr. and Mrs. Robert Copelan	Mrs. Lee Palmer
Dr. and Mrs. Loren Carlson	Mr. Frank Werner
Mr. Frank Purdy	Mrs. Lawrence Goodman
Mr. Richard Young	Mr. William Clark

Those unable to attend but expressing their interest in becoming members of the Colony Associates, should such an organization be decided upon included: Mr. and Mrs. Clarence Malone, Mr. and Mrs. William Marble, Dr. and Mrs. Noble Macfarlane, Mr. and Mrs. Roland Price, and Mr. and Mrs. Hal Price Headley.

Further developments since the meeting are as follows:

1. The gas company has received in writing our desire for its payment of damages done to lights when installing lines, and have declined to act on it voluntarily. It means that suit will have to be filed in our behalf.
2. The KU Company has advised in writing that an allowance in maintenance charge will be made for the three months period when the lighting system was not operating due to the overly-long time involved in making repairs.
3. The Fayette County Fire Department has advised that they have checked the Colony fire-plugs, and found that the plugs on the Werner and Bost property were not in working order, could not be opened, and that the plug on the Werner property was not working two years ago. Furthermore, the Colony, Inc. was so advised with no action taken. There was no mention as to the working order of the plug on the Hancock property. The plug on the Purdy property was found to be in working condition. By this report,

It is very evident that those responsible should see that these plugs are repaired as necessary, just as quickly as possible. Without them, the homes are not adequately protected against total fire loss.

In the event you have mislaid the bulletin reciting the cost of repairs, which was dated 9/29/60, the portion relating to such is reproduced as follows:

1. Contract with Kentucky Utilities amounts to \$166.86 per year. This includes electricity and four replacement bulbs per light fixture each year.
2. Our agreement with Allen-Hicks Electrical Engineering Corporation called for furnishing and installing the light fixtures for \$450.00; and for repairing the system at a cost from \$85.00 to 125.00,
3. After starting the work Allen-Hicks found that the wiring system was virtually destroyed by numerous cuts and breaks resulting from tapping on to utilities for new residences. There were ten such breaks. The cost of repairing these was \$1,095.00.
4. In addition to the \$1,095.00 referred to in Item 3, Allen-Hicks has billed an additional \$1,049.59 for the balance of work required to put the system into operating condition.
5. Assuming that all forty-five families now residing in the Colony contributed equally, this would amount to \$48.00 per family to pay off the entire \$2,144.59.
6. If we are successful in recovering the \$1,095.00, then each of the forty-five families sharing equally, would contribute \$24.00.

Any recovery from the gas company will have to be acted upon by the Associates, (1) as to whether the money is to be refunded in equal amounts to those contributing, or (2) to retain as a fund out of which other community improvements may be made which will benefit all residents.

Respectfully submitted,

  
C. C. Thorne  
Chairman