

## Winter 2008 NEWSLETTER

BROOKS OF HICKORY HOLLOW COMMUNITY ASSOC., INC.  
P.O. Box 436266, Louisville, KY 40253  
Website: [www.bhhca.org](http://www.bhhca.org) Email: [AskTheBoard@bhhca.org](mailto:AskTheBoard@bhhca.org)

**SNOW REMOVAL – PLEASE VOTE!:** We do not currently have snow removal. It was requested at the annual meeting that we have another vote on this issue. We determined the best bid was from someone that lives in Fincastle who does Fincastle's snow removal. If you received an email ballot, you may vote by email. Otherwise, please return the enclosed ballot no later than December 31, 2008. It is important that you vote because, if passed, a dues increase of \$30 per year will occur and apply to every homeowner whether they are in favor of snow removal or not. We are requiring a clear majority of 60% of the votes in favor of snow removal to pass because it involves a dues increase.

**CHAIN LINK FENCES ARE NOT ALLOWED!:** Chain link fences – whether vinyl coated or not - are NOT allowed in the Brooks of Hickory Hollow per Article II, Section 2.5 of the Declaration of Covenants, Conditions and Restrictions. A recent physical inspection of the subdivision identified all properties with chain link fences. After consulting an attorney, the board has mailed a letter to those homeowners offering an opportunity to request a temporary waiver to homeowners. ([Click here to read more on this hot topic](#))

Please be advised, no more chain link fences can be installed in the Brooks of Hickory Hollow and ALL existing chain link fences must be removed no later than December 31, 2015. Any chain link fence installed that was not identified in the inspection and given a written temporary waiver from the board, must be removed at the owner's expense. Please let your neighbors, and especially new homeowners, know they are not allowed to install a chain link fence.

**TRASH COLLECTION:** We have a contract with Industrial Disposal (ID) for community-wide trash collection until 2009. Yard waste and recycling are optional. Trash service includes (2) free 95-gallon carts. 1 large item per week and small items outside the cart (bags/broken down boxes) will be picked up. 3 ft. should be left between carts and mailboxes so the automatic lift has room to operate. Please store trash carts in your garage or back of house so they are not visible from the street. Curb appeal is very important!

**RULES REMINDERS:** You can view the Declaration of Covenants, Conditions & Restrictions at <http://www.bhhca.org/ByLaws.htm>.

Please be a good neighbor by . . .

- Only parking in your driveway or garage. Lawn and street parking is not allowed. Only TEMPORARY GUESTS may park on the street for a few hours. We have had reports of fender benders and near misses because of cars being parked on the street. Our streets are not wide enough for parking and you put your neighbors and yourself at risk of an accident by doing so. Lawn parking is against the law and subject to enforcement by Jefferson Co.
- Picking up after your pets on walks. No one wants your pet droppings and it's also

against the law.

- Not parking boats, trailers, jet skis, campers, motor homes, or commercial vehicles anywhere on your property unless kept in a closed garage. If it doesn't fit in your garage, you can't keep it in the subdivision!
- Not putting anything in the ditches or creeks. It's a hazard and against the law.
- Keeping all areas of your property trimmed and attractive. This includes ditches and behind fences. Per Louisville Metro Government, it is against the law to let grass/weeds get higher than 10 inches. Such violations are subject to civil and/or criminal penalties and fines ranging from \$100 to \$1,000, the cost of the correction, and jail time.

FAQs:

1. How do I get a street light fixed? Call LG&E at 589-1444. You will need the address of the home next to the light when you call. We pay a flat rate per street light whether the light is working or not, so please take time to report problems to LG&E. There is no extra charge for repairs – they are included in the flat rate.
2. What should I do about a house that has tall grass? You can report it to the board and we will send a letter to the homeowner or you can report it to Louisville Metro government for enforcement by going online at <http://louisvilleky.gov/> or calling Metro Call at 311.
3. Why doesn't the board do something about the yard on my street that hasn't been mowed? Chances are no one has advised the board. Board members don't drive around looking for violations. We rely on the homeowners to bring their concerns to the board. Once a complaint is received, a letter is sent to the homeowner asking them to correct the problem. It may also be reported to Louisville Metro government for enforcement.
4. What are annual dues paying for? They pay for BHHCA expenses. The biggest expense is our LG&E bill for street lights - about \$11,000 per year. We also have expenses for a mail box, website, dues billing and collection, newsletters, postage, envelopes, yard sale, maintenance of front entrance landscaping and lights, vandalism, etc.
5. I called/ emailed one of the board members a week ago and haven't received a reply. What should I do? Like you, the board members have jobs, families, and sometimes go on vacation. We try to reply within a day or two. If you don't receive a timely reply, contact another board member for assistance.
6. My realtor/builder told me rentals aren't allowed. Why do I see rentals in the subdivision? Contrary to what you may have been told, rentals are allowed as long as they are to single families. However, renters must abide by all the rules of BHHCA and the owner is responsible for any violations.

7. How much are BHHCA annual dues compared to nearby communities?

Brooks Hickory Hollow \$90

Bay Colony \$125 City of Fincastle \$330\*

Bluegrass Fields \$125 Craig's Creek \$160

Brownhurst Manor \$125 Eagles Cove \$ 90

Brownsboro Glen \$200 Hickory Hollow \$100

Chamberlain Place \$200 Silver Creek \$216

\*Fincastle is a "Sixth Class City". This is the average per home paid as property taxes.

THANK YOU FOR HELPING MAKE THE BROOKS OF HICKORY HOLLOW A  
GREAT PLACE TO LIVE!

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