

Churchill Downs HOA Neighborhood News

Volume 2, Issue 2

2nd Quarter, 2003

Development Update for Churchill Downs

Many of you have noticed the Metropolitan Planning Commission signs on Secretariat Blvd. The three acres behind 1529 to 1605 Secretariat have been purchased by Huber Properties and are being subdivided into 8 lots. The concept plan approved by the MPC calls for duplex or townhouse style development of 2 units per lot. This land had been previously zoned for up to 16 units per acre (potentially more apartments) so the 5 units per acre is more in keeping with existing neighborhood density.

The HOA has been negotiating with John Huber to insure development is in keeping with the neighborhood. These lots will be mandatory dues paying members of our HOA subject to our covenants and restrictions. An auxiliary HOA will be created, with separate dues affecting only these 8 lots, limiting them to 2 units per lot and providing for maintenance and upkeep of their landscaping and common areas. Manufactured housing and out-buildings of any type are prohibited.

All documents will be reviewed by our own HOA attorney before final MPC approval.

Home Security While Away on Vacation

Vacation should be a pleasant experience. Take a few simple steps to reduce the possibility of a burglarized home while you are away.

One or two days before you leave:

1. Notify your newspaper to put your subscription on hold until the date of your return.

2. Notify the post office to put mail delivery on hold until your return.

3. Ask a neighbor to check for mail

and papers in case your instructions weren't followed.

4. Put valuables in a safe deposit box and don't leave cash in the house. Have easily sold items (TV, appliances, computers) engraved with an id number.

5. Notify local police or sheriff's department of your departure and return date. Give them a contact name and number for

emergencies.

6. Make arrangements to have the grass cut, leaves raked, or the walk and driveway shoveled in winter.

7. Move all ladders, tools, lawn implements, garbage cans and yard furniture to the garage.

8. Arrange with your block

Twenty-three Steps to Safeguard Your Home While on Vacation!

captain, neighbor or relative to watch your house. Give them a key and contact number where you can be

reached.

9. Make sure any broken windows, window locks and door locks are repaired.

On the day you leave:

10. Plug in timers to turn on lights and radio at appropriate times.

11. Unplug electrical appliances such as TV, irons, washer, dryers and fans to prevent possible damage from electrical storms.

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Neighborhood Notes

HOA Dues Notice

Annual Homeowners Association fees were due April 1st. To date approximately 52% of owners have paid their dues. Please pay your dues in a timely fashion.

"Derby Party"

Come meet your neighbors at our first annual Kentucky Derby block party at the neighborhood pool, Saturday May 3rd, 4:00-6:00. Bring a covered dish and chairs for your family. Soft drinks and desert will be provided. Call Alice Elkins, 560-9848, if you have questions or would like to help.

Neighborhood Concerns

- "Please Slow Down." We hope everyone has noticed our new 25 mph speed limit sign at the subdivision entrance. There have been complaints about speeding. With warm weather and school soon to be out there will be more children playing outside. We would prefer not to have speed bumps installed like some subdivisions.

- "Newsletter Information." If you have some interesting information, news, or anything you think would be of interest to the neighborhood contact

2003 Neighborhood Directory Response

One of the priorities established for 2003 was creation and distribution of a neighborhood directory. To date only a dozen or so homeowners have responded. Please keep in mind that this information is for purposes of getting to know our neighbors and supporting the Neighborhood Crime Watch. It is not to be used for business solicitations of any sort. Those who do not send in additional information will have names and addresses **only** printed. If you have not sent in your information please complete the form on the back of the newsletter ASAP. We hope to have the directory out by the end of May.

Crime Watch Update

Carson Day, 470-8888 or e-mail cday@worldnet.att.net Our Neighborhood Crime Watch is going strong. Thank you to everyone who is participating and keeping a vigilant eye open for crime. There have been a couple of incidents over the last two months where the sheriff's department has been called. Both involved a young teenaged boy from the Seattle Slew apartments. One report stated the boy was "assaulted" by a peer and another report was for suspicious activity. This particular child is apparently known for making trouble in our commu-

Parents should always know where their children are and with whom they are associating !

nity. Parents, make sure you know with whom your child is associating.

Speedy methods for relaying crime information to our residents are still being considered. One idea involves the residents calling an answering service provided by our association with a pre-recorded message describing the crime.

Another is posting the information on a web site that residents can check at their leisure. We will stick with the current method for now of posting incidents in the quarterly newsletter and having residents contact their block captains for current information.

The Crime Watch Program is dedicated to keeping our community safe. Most importantly, the mission is to keep our children safe. There is power in information so arm your families with this web site:

http://www.ticic.state.tn.us/SEX_ofndr/search_short.asp

This is just one of the many sites that track known

Home Security

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12. Set the thermostat to 85 in summer and 50 in winter.
13. Close your fireplace flue.
14. Be certain all gas appliances are in good order and pilot lights are on.
15. Turn off water to clothes washer to prevent possible damage from a broken hose.
16. Turn off ringer on the phone so it cannot be heard outside. Do not leave a message on the answering machine that you are away on vacation!
17. Close all windows and doors. Lock them and place wooden dowels in all sliders so they cannot be slid open.
18. Make sure drapes, shades and curtains are in their normal daytime position so that neighbors and police can see inside.
19. Be sure any vehicle left in the driveway is locked. If you take your only car ask a neighbor to park in your driveway.
20. Lock the garage door and turn off power to the garage door opener.
21. Make sure the last person out checks for appliances left on, sets the alarm and locks the door.
22. Walk around the house checking all doors and windows.
23. As you pack your luggage check for ID tags to insure they

Roof and Chimney Maintenance

The roof and chimney of a home are often taken for granted and overlooked when it comes to home maintenance.

Roof: 40% of the exterior of your home is the roof. It protects the rest of the house and should be inspected periodically. The attic should be properly ventilated to eliminate heat and moisture. Damaged or missing shingles should be replaced. If it's about 20 years old, or older, it should be re-roofed. Flashings, especially around chimneys, should be inspected for leaks. Moss, mold and mildew can shorten the life of your roof. If heavily shaded roofs are growing moss you can purchase inexpensive solutions that will kill the moss and clean the shingles.

Chimney: Prior to using your chimney for the first time you should have it inspected and cleaned. If you use your fireplace on a regular basis a professional chimney sweep should check it once a year for creosote buildup. A chimney fire fed by creosote generates tremendous heat which can spread to surrounding walls. Masonry chimneys should be inspected for cracks in the mortar and liner. The damper should be checked for proper operation and kept closed when not in use.

Neighborhood Directory Form: Please complete, clip out and mail by April 30th to Carson Day at 1533 Secretariat Blvd. or you may e-mail the information to cday@worldnet.att.net

Last Name _____ First Name _____
 Spouse _____
 Address _____ Occupation _____
 Home # _____ Work # _____ Emergency # _____
 E-Mail _____
 Address _____
 Children Names & Ages _____

 Hobbies/Family Intrests _____

