



**WOLF TRACE HOMEOWNERS ASSOCIATION, INC.**  
*Prospect, Kentucky*

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***Wolf Trace Update***

***June 20, 2007***

Hello Wolf Trace Neighbors!

The Board of Directors would like to provide an update to the community about our activities and upcoming endeavors. We hope to begin providing quarterly updates to keep everyone informed. Please remember to check out the web site for Wolf Trace at [www.wolf-trace.com](http://www.wolf-trace.com) for Board contacts and additional neighborhood information.

We are excited to first introduce Debbie Tamez (5726 Waveland Circle) as our new Board Member. In April, the Board appointed Debbie to fill the vacancy created when Emily Mendonca resigned in November 2006. Debbie definitely brings enthusiasm to the Board, and she has volunteered to make the rounds of the neighborhood as she personally encourages folks to get involved with one of our committees. Welcome aboard Debbie!

Since the Homeowners Association just began self governance in late August of last year with a beginning bank account balance of zero, our first orders of business were establishing budgets, setting the annual assessment, and establishing our financial footing. We are proud of everyone that we can now report all 2006 assessments have been paid and all but three homeowners have paid the 2007 assessments.

Some folks may wonder what the Board really does in addition to collecting assessments. Well, we meet on the second Monday evening of each month with the intent of diligent fiscal management and advancement of a safe and prosperous neighborhood for all. A brief summary of some of the activities and accomplishments to date include:

- Establishment of 2006 and 2007 budgets and associated assessments and collections
- Solicited proposals, reviewed, and executed an annual contract with KY Realty for HOA management and support services
- Solicited proposals, reviewed, and executed an annual contract with GroundMasters for landscape mowing and maintenance, irrigation maintenance, and snow removal services
- Performed fall trimming and mulching of the entrance landscaping
- Installed Christmas holiday lights at the entrance – thank you to Board member Nate Ferrell
- Worked with Ball Homes to get additional repairs of erosion around the pond
- Worked with MSD to get drainage channel improvements included in the upcoming neighborhood DRI projects for the channel behind the southern lots of Bingham View Court
- Posted basic information on the website [www.wolf-trace.com](http://www.wolf-trace.com) – thank you to J.R. Reed for voluntarily creating and maintaining our website
- Passed a resolution endorsing Rumpke as the preferred trash services provider – we continue to encourage everyone to use Rumpke so we will have only one trash vendor and thus reduce the number of large trucks on our streets

- Passed a resolution prohibiting door to door solicitation in the neighborhood – see the “No Soliciting” sign posted on the front entrance wall
- Planted flowers at the entrance – thank you to volunteer Jeanne Williams and her girls, and Board member Debbie Tamaz
- Pond maintenance – we’ve worked to address the algae, but the dry weather and heat are currently working against us
- Established Committees (please feel free to ask us about these and become a volunteer):
  - Landscaping/Grounds
  - Architectural/Site Standards
  - Communication/Website

We are also excited to report two primary upcoming activities and goals for the remainder of this year (*reasons for you to get involved with committees!*)

- 1) Preparation of a Landscape Master Plan for the common areas –  
Our intent is to have a comprehensive landscape plan prepared by a professional that addresses all the common areas of the neighborhood including the entrance, pond, and cul-de-sac islands. Our goal is to install new landscaping as funds are available, with the initial target being improvements around the pond and entrance area.
- 2) Development of Site Rules and Regulations –  
The Board’s intent for this initiative is to address issues and concerns related to site standards around the neighborhood. This will provide additional standards for items not specifically addressed in the current deed restrictive covenants. The goal is to provide a document with site parameters that will help us all adhere to neighborhood aesthetics that will continue to foster appreciation in our property values while maintaining our friendly neighborhood character. In case you would like to review the current Deed Restrictive Covenants, they are posted on [www.wolf-trace.com](http://www.wolf-trace.com).

As always, feel free to bring any and all concerns to the Board’s attention. Sydney Boroian with KY Realty is our primary contact, at 473-0003 or [slb@kyrealty.net](mailto:slb@kyrealty.net). Contact information for each of the Board members can also be found on [www.wolf-trace.com](http://www.wolf-trace.com). Thank you for the opportunity to serve.

Wolf Trace Board of Directors

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