

Village of Springmont Residents' Association
Owners Guide & Directory

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**SRA Owner's Guide
VILLAGE OF SPRINGMONT
Residents Association
General Information for Homeowners**

The Village of Springmont is a covenant-controlled community. Every homeowner is a member of the Springmont Residents Association (SRA). The Association has a seven-person Board of Directors including officers. The SRA Board has a representative on the Springhurst Community Association (SCA) Board. The SRA Board has contracted with Cornerstone Property Management, LLC, for administrative and property management services. Throughout the remaining document Cornerstone will be referred to as Property Management or Property Manager. **(Please refer to page eight for Cornerstone address, phone numbers and website.)**

Contact information is listed in the chart below:

President & Director	Ann Rosing	270-303-5385	amrosing@gmail.com
Vice-President & Director	Vicki Bell	502-541-1535	bell.vicki@outlook.com
Secretary & Director	Theresa Beam	502-386-5898	tbeam0217@gmail.com
Treasurer & Director	Andy Sorgel	615-489-3868	asorgel013@gmail.com
Director At-Large	Allan Bidwell	859-420-7279	abidwell1231@gmail.com
Director At-Large	Barbara Stratton	502-396-0115	barbbstratton@gmail.com
Director At-Large	Jim Westfall	502-640-4445	jimwestfall57@gmail.com
Cornerstone Property Mgr.	Melinda Eaton	502-384-9012	melinda@contactcornerstone.com
SCA Board Rep.	Ann Rosing	270-303-5385	amrosing@gmail.com
SCA Manager	Cheryl Shontz	502-425-4672	scamanager@outlook.com

The SRA Board has established the following three committees:

Finance	Andy Sorgel, Chair; Ann Rosing; Theresa Beam
Landscape/ Maintenance / Irrigation	Barbara Stratton, Chair; Jim Westfall; Alan Bidwel, Vicki Bell
Communications	Ann Rosing, Chair; Alan Bidwell; Barbara Stratton
Ombudsman*	Open

*The role of Ombudsman was established by the Board to provide an impartial intermediary who hears, investigates and assists residents to resolve questions, issues, and complaints. Through informal discussion, the Ombudsman will work with residents and all necessary parties to assist in resolution of stated concerns and issues in a solution-oriented manner.

This document is designed to inform and assist you, however, in the event of questions, the Declaration of Covenants, Conditions and Restrictions is the controlling document. While highlights have been taken from the covenants and bylaws, this compilation is not all-inclusive. The Association urges every resident to read and be informed about the Village Covenants and Bylaws of the Village of Springmont Residents Association. Documents are posted on the Cornerstone website: www.contactcornerstone.com under "Village of Springmont". You may also contact the Property Manager directly for copies

SRA Owner's Guide **Board Responsibilities**

- Prepare and approve an annual budget.
- Determine the need for Special assessments which require approval by two-thirds (37 unit owners) of the Residents Association voting members who vote in person or proxy at a meeting duly called for this purpose. Written notice shall set forth the purpose of the meeting.
- Make amendments to the Declaration of Covenants, Conditions and Restrictions, which require approval by 75% of voting members (42 unit owners).
- Maintain liability insurance for the Directors and Officers.
- Establish Board meeting dates and times; The Board may meet every other month.
- Conduct an annual meeting which shall be held in October of each year; an Annual Budget Report will be presented to residents.

Resident Activities/Alterations Requiring Board Approval

External alterations/improvements:

Homeowners are required to request approval, via application, from the Village of Springmont Residents Association Board prior to initiating any external alterations/improvements.

Application for Architectural Modification:

Homeowners can obtain a copy of the **Architectural Modification Application** form from the Property Manager and submit the completed application to the same. The Property Manager will forward the application to the Board for action and notify the homeowner of the final decision.

If you are making any changes to the exterior of your home or property or landscaping, Board approval is required before the work is undertaken for the following:

- Privacy screens, structures, hedges or fences (patio fences shall be 30 ft. in length and 15 ft. in width with height not to exceed four feet and placed only around the patio; the privacy fence separating the patios of two units shall not exceed a height of six ft.)
- **Tree removal — when removing a tree, stump grinding is required**
- Alterations to the outside of the unit including major landscaping, installing new landscaping, enlarging the patio or exiting garden area, re-routing irrigation lines
- Replacement of windows, exterior doors, and garage doors
- Attic fans for ventilation
- External lighting, including motion sensors (with the exception of holiday lighting)
- Use of bricks around trees
- **Installation of satellite dishes;** the Board has full discretion in determining the dish location and identifying the measures the Owner must take to minimize its visibility
(Satellite/Dish/Antenna cannot be attached to roof or any exterior part of residence)

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Property Prohibitions

Specific property prohibitions include:

- No unit may be occupied by a tenant or other person who pays rent to the owner
- No ornamental yard objects, statuary or sculptures, bird baths and decorative flags
- No temporary structures, outbuildings, trailers or tents or outside clothes lines
- No trailer, truck, motorcycle, boat, commercial vehicle, camper trailer or camping vehicle may be kept on any lot or parked on any street for a period in excess of 24 hours in any one calendar year
- No inoperable vehicle shall be kept on any lot, drive or public parking space at anytime
- No advertising signs or signs for any other purpose are permitted with the following exceptions: small security system signs (maximum of 140 square inches); no more than two political/issues signs posted during the period commencing two weeks before an election and ending one week following an election (not to exceed nine square feet each); one "For Sale" sign (not to exceed nine square feet); one "Open House" sign placed by a realtor at the entrance island from 9 a.m. to 6 p.m. on the day of the event; and yard/estate sale signs posted three days prior to and on the day of such sale
- No lot owner shall mow or cut grass or use mulch other than used by the landscape company
- No awnings, patio covers, window air conditioners, fans or skylights
- No security doors, including wrought iron doors
- No trade or business of any kind shall be conducted on any lot
- Outdoor Grilling:

Section 308 of the Louisville Municipal Code: Open Flames

1. Charcoal burners and other open flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction with the exception of:
 - a. Single family dwellings.
 - b. Where balconies and decks are protected by an automatic sprinkler system.
- **No satellite/ dish /antenna may be attached to roof or any exterior part of residence**

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Fees and Services to Homeowners

Village of Springmont:

The 2024 Springmont monthly association fee is \$335.00 and includes outside maintenance (including lawn and landscape services), snow and ice removal, care of the common grounds (including the mail hut), and the Master Insurance Policy. Also included is maintenance and repair of exterior brick, roofs, chimney caps, wood trim, walkways, roads, gutters and downspouts, and exterior painting (including windows, exterior doors and garage doors).

The monthly association fee is due on the first of each month and can be automatically deducted from your checking account (contact Property Management if you would like this service). Maintenance fees are considered late after 10 days (interest charges and late fees may be assessed).

The 2024 monthly association fee of \$335.00 is broken down as follows:

\$135.00	Ongoing Maintenance & Landscaping
\$ 76.00	Master Insurance Policy (building exteriors)
\$ 19.00	Property Management/Administration
\$105.00	Reserve Account for Capital Maintenance

Springhurst Community Association:

Village of Springmont residents pay an annual fee to the Springhurst Community Association. The fee for 2024 is \$940.00, which covers maintenance of all the common property within Springhurst including the entrance, signs and streets from Hurstbourne Parkway to the mail hut, maintenance of perimeter fences, electricity for Springmont's street lights and waste disposal services.

Trash Pick-up: Waste containers are provided by Industrial Disposal (Republic Services) with pick-up weekly on Wednesdays. In the event of holidays on Mondays, Tuesdays or Wednesdays (holidays include **New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day and Christmas Day**), waste pick-up will be rescheduled on Thursdays.

Trash containers are to be stored inside the garage and returned to the garage after being emptied by the waste company.

Optional Services: For an additional fee Republic Services (638-9000) offers recycle pickup and/or yard waste pickup. Contact Republic for fee schedule and to make private arrangements to receive these optional services. (Optional services are not included in the Springhurst annual fee).

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Owner Responsibilities

- **The Association:** Every owner shall be a member of the Springmont Residents Association
- **Tree Replacement:**
 - ♦ Residents must replace those trees next to their property that line the street as they die.
 - ♦ If a pear tree located along the main drive of Springmont dies, the owner is responsible for removing and replacing the tree.
 - ♦ Previously, the **replacement tree** had to be **Robin Hill Serviceberry**. However, due to increased cost and limited availability of this Tree, the SRA is researching other options. Residents will be notified once a replacement plan has been put in place.
 - ♦ When removing any tree, stump grinding is required.
- **Landscaping:** Residents responsible for landscaping around areas adjacent to the home and removal/replacement of dead plants
- **Termites:** Residents responsible for treatment for termites, if needed
- **Sewer and Water Lines:** Maintenance of sewer and water lines from the property line to the water meter
- **Garage Doors:** Garage doors must be closed at all times except when exiting or entering unless working outside in yard or patio, then, garage doors may remain open for short periods to provide access to the garage area
- **Parking:**
 - ♦ Street parking areas are for guests and other temporary parking and no resident cars should be parked on the street overnight
 - ♦ Extra court parking spaces are designed for guests, not habitual use by residents
- **Interior Window Treatments:** Drapes, blinds and window treatments must be white or lined in white so that they appear white from the exterior
- **Windows and Doors:** Residents responsible for windows, exterior doors, and garage door replacements
- **Private Contractors:** Homeowners using private contractors for any type of work should require evidence that the company or individual has required liability insurance in case of accident
- **Before You Dig: Remember before you dig contact Kentucky 811 to have underground lines marked free of charge — see page 7 "Before You Dig".**

Pets

- Only standard domestic pets are permitted and must be confined to the owner's lot or restrained by a leash — no pet is permitted to roam freely outside the home; this includes all pets, including **CATS** and **DOGS**.
- Owner is required to clean up after their pets while on any Springmont property
- Pet feces must be immediately removed and disposed of in a sanitary manner; no pet waste will be left on any property including the owner's property

SRA Owner's Guide

Insurance Requirements

- The Village of Springmont has established a Master Insurance Policy (MIP) that insures the external portions of each building unit. The MIP is funded through the monthly maintenance fee. The amount insured is established by the SRA Board and reviewed annually.

Owners are required to have a minimum coverage of \$120,000 for the interior of their residence. Their insurance agent must prepare a certificate of coverage, naming the Village of Springmont Residents Association, Inc. as an additional insured. That document must be forwarded to the Property Manager within thirty (30) days from the date of notice.

NOTE: The current minimum requirement of \$120,000 in coverage to be carried by the Owner on the interior may not be sufficient to restore your property to its current state. It's important that each Owner works with their insurance agent to determine sufficient coverage.

Springmont Water System

- The SRA is responsible for the water and irrigation systems within the Village of Springmont. SRA is also responsible for all sanitary sewers from the lot line to the Louisville and Jefferson County Metropolitan Sewer District sanitary sewer and drainage easement line. SRA has two fire hydrants within the Village and is responsible for annual testing and maintenance of the hydrants.
- The Louisville Water Company has four water meters located outside Springmont Place along Blossom Lane: two for potable water; one for irrigation; and one for the fire hydrants. These meters are read and the bill is sent to Property Management.
- **Water meters are located in the front of each homeowner's unit.** Residents must insure that **shrubs or plants do not interfere** with the reading of the meters. The residents' meters are read every two months and Property Management sends bills to the owners. The cost of the irrigation system is included in these bills. The water bills are due upon receipt to Property Management.
- **Water lines from the property line to the water meter and from the water meter to the home are the sole responsibility of the homeowner.** Should questions arise regarding the accuracy of water meter readings, it is recommended that residents be advised to have a plumber check the meter and internal plumbing within the unit for possibility of a leak. If the assessment of the plumber indicates that the water meter reading is inaccurate, it is recommended that residents be advised to present documentation to the SRA Board and the Board will forward the info to the Property Manager for correction. **The homeowner is responsible for repairs/replacement to pipes and water meter within property line and within the home.**

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VILLAGE OF SPRINGMONT RESIDENTS ASSOCIATION RESOURCE INFORMATION

Management:	Cornerstone Property Management, LLC 8003 Lyndon Centre Way, Suite 101 Louisville, KY 40222 502-384-9012 502-384-9170 (Fax) 800-673-0870 (After Hours Emergencies Only) www.ContactCornerstone.com Melinda Eaton, email: Melinda@contactcornerstone.com
Trash Service:	Industrial Disposal (Republic Services) 502-638-9000 Pick up date: Wednesday (specific holidays one day later; see listing on page 4)
Louisville Metro Police:	Division Eight 2927 Goose Creek Road Louisville, KY 40241 Emergency: 911 General Information: 502-574-2258 Report Suspicious Actions: 502-574-2111 (Ext. 5)
Fire & Rescue:	Anchorage Middletown Fire & EMS: Station 7 – Goosecreek 8412 Brownsboro Rd Louisville, KY 40241 502-586-2053 https://www.jeffcofire.com/content/districts/anchorage-middletown.cfm .
Metro Council Rep:	District 17 Councilman Marcus Winkler City Hall, 601 W. Jefferson St. Louisville, KY 40202 502-574-1117 marcus.winkler@louisvilleky.gov
MetroCall:	311 (Louisville Metro Information) www.louisvilleky.gov
Before You Dig	Contact Kentucky 811 to have underground lines marked free of charge. Phone 811; On-line using One Click option at: 811now.com

SECTION II TELEPHONE DIRECTORY

Found an Error?

Sometimes errors do occur.

If you find that any of the information contained in this directory is inaccurate or out of date, please let us know so we can correct our records and ensure that next year's edition is corrected.

If you have found an error, please take a minute to notify us of the necessary correction by contacting:

Melinda Eaton, Property Manager
Cornerstone Property Management Company
8003 Lyndon Center Way, Suite 101
Louisville, KY 40222
(502) 384 - 9012
melinda@contactcornerstone.com