



IEHA Newsletter

www.ironworksestateshomeownersassociation.com

Spring 2016

Highlights of this Issue:

- Annual Meeting
- Spring Picnic
- Shelter Cleanup
- Yard Sale
- Contracts awarded
- Shelter Use
- Improvement Plans
- Fountain Repair
- Creek Boat Ramp

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The Newsletter of the Ironworks Estates Homeowners Association

IEHA Annual Meeting!

- Annual Meeting May 15th 5:00 pm (Special Guests)
- Spring Picnic May 15th 4:00 pm
- Yard Sale May 21st 8 am to 2 pm
- Neighborhood cleanup is 9 am, May 14th

Yearly Homeowner Association dues of \$100 are for the fiscal year beginning July 1, 2016. Send to IEHA, PO Box 1044, Georgetown, KY 40324

Congrats to the Holiday lighting contest! Our neighborhood was well lit with Christmas Spirit this year!

- 1st Place – 101 Southwind Court
- 2nd Place – 116 Southwind Court
- 3rd Place – 100 Lakeview Drive

Short Story Contest!

A generous neighbor has offered to donate money to be awarded to a youth in the neighborhood who writes a short story. The story should be about overcoming a school challenge. The winning entry will receive \$50 and be published in the next newsletter. Entries must be received by a board member by July 30, 2016. No more than 3 pages. Good luck young writers!

If you are a published, let Jim McGuire know and he will publicize your work. Jim just published his first book, a political thriller entitled "The First Coronation," by Carlton James. It is about politics, espionage, corruption and terrorism. On Amazon by June!

Odds & Ends

- A long Winter is finally over. Please remember to blow your grass clippings off the street and onto your lawn! Keep your neighborhood looking good!
- Please let a Board member know when you notice someone new moving into the neighborhood. We'd like to welcome them and invite them to participate!
- If you see any suspicious activity around our neighborhood, please contact the Scott County Sheriff's Office. (502) 863-7855 or 911
- Please visit the IEHA website for many items of interest. Copies newsletter, By-Laws, Covenants and other information is available as well. For website entries and information, please contact board member Jamie Woods at JPKMWOODS@yahoo.com.
- Andre Butler has again won the mowing bid for the shelter area. Neighborhood youths have been hired to maintain the landscaping at each entrance and the shelter area.
- Thank you David Wagoner for, once again, getting our second lake fountain working again at no cost to us. Your board has been working hard to insulate the power cables for the lake fountains, all of which keeps our lake healthy.
- Asian carp have been released in the lake to help control the algae problem.
- More rubber mulch to be added to swing set area.
- The Board has been in contact with a security company and is currently trying to schedule a Q & A session with them.

Covenants VS By-Laws

Jim McGuire

I recently reviewed the Covenants applicable to my property. The first thing that jumped out to me was that no garage or structure housing a vehicle can be built on my property unless it is attached to my home. This means stand-alone garages violate the Covenants. What does this mean? What if I decided to build a stand-alone garage? The IEHA could, but will not take legal action against anyone violating these Covenants. Any neighbor can bring a case to county court. If successful it will a) cost legal fees, b) force me to tear down the offending structure, and c) possibly require me to pay the neighbor's legal fees. Even in the absence of a lawsuit it would mean a cloud will be present on the property when I go to sell it. If in doubt, contact your board. The board cannot change a Covenant, which is essentially a promise to which each homeowner agreed when they bought their property, but the board can advise and provide a valuable opinion that your project does NOT violate the Covenants.

By-Laws are rules set out to govern the operation of the IEHA. The membership CAN change By-Laws. To see both Covenants and By-Laws, see your IEHA website.

Now for sheds, barns, and other outbuildings. In my review of the Covenants applying to my property, there is no restriction on any of these structures except for possible property line off-sets. This means there are rules as to how close to your neighbor's property line you can build a structure. The simple way to address this issue is to check your property off-sets and be friends with your neighbors. My shed sits very close to my neighbor's property line however, it is a temporary structure (can be hauled off by truck) and my neighbor assisted me in deciding where I should put it. We both agreed the location of his shed was fine with me as well.

Where does this leave a homeowner if he or she wants to build on their property? Recently, a neighbor checked with his neighbor and then asked the board for approval for a large garage addition. The board provided a form expressing our belief the project met the requirements of the Covenants. A little effort will legally protect him from future problems!

Neighborhood Security

Please be on the lookout for anything you see that is unusual. Our best defense from burglars and other crimes is being observant! If you see anything out of place or suspicious, please call the Scott County Sheriff's office at 502-863-7855 or 911 for emergencies. **WATCH OUT FOR YOUR NEIGHBOR & WE'LL WATCH OUT FOR YOU!**

Submissions to "Notes from Your Neighbors" are welcome and can be sent to Michael Gulley at...
kygulley9293@yahoo.com

...or to Jim McGuire at...
mmmjcm3@bellsouth.net.

Home-based business? Youth who can do odd jobs around the neighborhood? Let us know.

Notes from your Neighbors

Mobile Automotive Paint Repair Service

Paint By Numbers, Inc.
Tony Leis
(859) 312-0807 - Free Estimates

House and Pet Sitting

Carrie Riggs
128 Elkhorn Drive
(859) 221-1208 (cell)

Mowing

Tyler McCallister
145 Elkhorn Drive
(502) 868-7641

Eric Varner

> Varner's Lawn Service
> varnerslawnservice.com

The I.E.H.A. Board does not indorse any listed business or person listed.

Shelter Use

The shelter is available to all association members. Members have use of the picnic tables, fireplace and activity equipment. Contact James Rice, IEHA Board member to reserve it, and get a key to the water facet, outdoor toilet and electrical access box. 502-863-2921. Remember, the shelter is there for our use, but please clean up after you have used it.

**Ironworks Estates Homeowners Association
Proposed 2016-2017 Budget**

Income	Proposed 2016-2017 Budget
Dues	\$12,900.00
Interest	\$25.00
Total Income	\$12,925.00

Expenses	Proposed 2016-2017 Budget
Lake improvements	\$1,000.00
Mowing of common areas	\$2,900.00
GMWSS-water	\$150.00
KU – electric	\$2,350.00
Porta-Potty	\$100.00
Repair/maintenance	\$1,000.00
Newsletter/dues stamps/supplies	\$600.00
Filing fees for state/tax preparation \$100.00 Scott County Clerk filing fees \$100.00 Insurance-property/common areas/board	\$2,000.00
Yard sale ad	\$50.00
Landscaping-subdivision entrances, \$1,250.00 shelter area	
PO Box Rental	\$100.00
Picnics	\$450.00
Safe deposit box rental \$50.00 Web page maintenance fee \$200.00	
Christmas decorating contest	\$150.00
Special Projects	\$5,000.00
Total Expenses	\$17,550.00

Ironworks Estates Homeowners Assoc Newsletter

To submit articles for the newsletter, contact a board member, or mail your article to:

IEHA
PO Box 1044
Georgetown, KY 40324

Or

EMAIL:
Jim McGuire at
mmmjc3@bellsouth.net

All submissions must include your name and address.

About Our Association ...

Association Website:

www.ironworksestateshomeownersassociation.com

The IEHA is a non-profit corporation that was formed in February of 1977. The purposes for which it was formed and the activities which it should carry on are:

- To own, occupy, manage, maintain and regulate recreational and other facilities in the Ironworks Estates Subdivision.
- To promote, work and foster improvement of the neighborhood known as Ironworks Estates.

- To pursue charitable purposes for which no private, pecuniary gain or profit is to be derived.
- To exercise all of the corporate powers set out in Chapter 273 of the Kentucky Revised Statutes.

Every property owner in Ironworks Estates is a member of the association. Annual dues are \$100.

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