



Rabbit Run News

Fall 2009

The Newsletter of the Rabbit Run Homeowner's Association

www.rabbit-run.com

Interested in serving on the board?

The Rabbit Run Homeowner's Association is now accepting nominations for new members on its board of directors. The Rabbit Run Board of Directors is a group of Rabbit Run Homeowner's Association members who voluntarily serve on the board to assist with planning and approving the association's annual budget, overseeing members' compliance with deed restrictions and covenants of the association, investigating complaints from members pertaining to noncompliance, overseeing landscaping and maintenance of common areas, and reviewing applications from members for structural improvements, landscaping plans, or other changes.

Board meetings are held at 6:30 p.m. on the fourth Monday of each month at the Rabbit Run Recreation Center. For more information on becoming a board member, please contact any current member on the board to learn more about this important activity, and plan to attend the next board meeting on Sept. 24. A list of current board members is available in this newsletter and on the association's website.

Annual meeting is Monday, Sept. 28

Make plans now to attend the Rabbit Run Homeowner's Association annual meeting on Monday, Sept. 28, at 6:30 p.m. at the recreation center on Fort Harrods Drive. All members are welcome to attend.

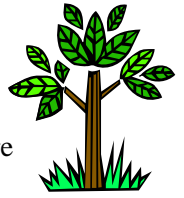
Sheriff Kathy H. Witt to attend October board meeting

Fayette County Sheriff Kathy Witt has agreed to be a guest speaker at our Oct. 26 board meeting. She will present information about the current statutes relative to sex offenders as well as preventive measures parents and children may take in order to protect children. The Office of the Sheriff's Sex Offender Compliance Unit will also be present to address any questions you may have.

We ask that you send an e-mail to rabbit.run@insightbb.com by October 19 if you plan to attend this meeting so that we can make sure we have sufficient seating for everyone.

Be aware of threat to ash trees

Street trees in Lexington neighborhoods, including Rabbit Run, add to the beauty of the community. Unfortunately, a number of street trees in our community are threatened by the emerald ash borer. The emerald ash borer (EAB) is a very small but very destructive beetle. Metallic green in color, its slender body measures a half-inch long and one-eighth-inch wide. The average adult beetle can fit easily on a penny. The adult beetles nibble on ash foliage but cause little damage. The larvae (the immature stage) feed on the inner bark of ash trees, disrupting the tree's ability to transport water and nutrients.



It is extremely difficult to determine whether an ash tree is or is not infested with EAB because tree decline is usually gradual. Early symptoms of an infestation might include dead branches near the top of a tree or wild, leafy shoots growing out from its lower trunk. D-shaped exit holes and bark splits exposing S-shaped tunnels are significant signs of the EAB.

Pesticides can serve as a control measure for the EAB, but they are not cures. Homeowners with ash trees should use Bayer Advanced 12 Month Tree & Shrub Protect & Feed. This application should be used in early fall and then in the spring. You can buy this pesticide at stores such as Lowe's, Home Depot, etc.

If you wish to hire a professional to treat older or larger ash trees, the homeowner's association has made arrangements to get group pricing from Mr. Green Thumb. For more information call Mr. Green Thumb at 806-2846, ask for Frank and mention Rabbit Run. Treatment of all the ash trees on private property is the responsibility of each homeowner. This includes the trees between your sidewalk and the street. For more information on the EAB visit the following web sites:
www.emeraldashborer.info
www.KyStateEnt.org
www.KY-CAPS.org
www.kyisatree.org

Street tree maintenance reminder

Chapter 17B of the Code of Ordinances, which regulates street trees in Fayette County, is administered by the Lexington-Fayette Urban County Government's Urban Forestry Program. Street trees are regulated due to the

potential of affecting road usage. However, the ownership and maintenance of street trees are the property owner's responsibility. The city does not maintain, plant or replace street trees except on government property.

If a street tree is removed for any reason, property owners are required to replace the tree with a suitable species. Violation of the ordinance could mean a citation. Please be sure to replace any street trees that are damaged or have been removed. For detailed information about street trees and the suitable species, call 258-3451 or visit the LFUCG Web site at www.lexingtonky.gov.

Proposed 2009-2010 budget

The proposed Rabbit Run Homeowner's Association 2009-2010 budget is included in this mailing. Please review this budget and contact any board member before the Sept. 24 meeting if you have questions. Board members will vote on the budget during the Sept. 24 annual meeting.

Voting location back in Rabbit Run

Rabbit Run will once again serve as a voting location in Fayette County. The recreation center will host all voters who live in Rabbit Run who have been voting at Stonewall Elementary School. Those who have been voting at the lodge off Harrodsburg Road will continue to vote there. We are still working to bring voting at the Rabbit Run Recreation Center back for all residents of Rabbit Run. Voters should receive a notice in the mail a few weeks prior to the primary election next May indicating any voting location change.

Visit with Santa on Dec. 6

Make plans to visit the Recreation Center on December 6 to enjoy refreshments and take photos of the kids or grandkids with Santa. Bring your camera and/or videocamera!

Do you want Rabbit Run updates by e-mail?

In addition to our quarterly newsletter that is mailed to members homes, Rabbit Run residents who have provided the management team their e-mail addresses receive periodic updates by e-mail, too. If you wish to receive Rabbit Run E-News, let us know by sending an e-mail to rabbit.run@insightbb.com.

A few facts about stormwater runoff

There has been a lot of talk in recent years about stormwater management. Stormwater runoff occurs when water from rain or snowmelt flows over the ground. Impervious surfaces



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like driveways, sidewalks and streets prevent stormwater from naturally soaking into the ground. As stormwater flows across surfaces, it can pick up debris, chemicals and other pollutants and then flow into a storm sewer or directly into a natural body of water such as a lake or stream. Anything that enters a storm sewer system is discharged – untreated – into our area's waterways.

Polluted stormwater that makes its way into waterways can harm aquatic plants and animals, create health hazards and result in waterways that are more difficult to treat for use as drinking water. You can do a variety of things to help manage stormwater runoff, such as never pouring chemicals, paints or solvents into the ground or in storm drains; picking up after your pet; collecting rainwater in rainbarrels for future use and more.

For more information visit

www.lexingtonky.gov/environmental/ and follow the links to "stormwater."

Attention, pet owners!

Please make every effort to make sure our four-legged residents do not do un-neighborly things like getting into other neighbors' flowerbeds or leaving pet waste behind when taking walks. Picking up after your pets is not only the neighborly thing to do, it is environmentally friendly. We appreciate Rabbit Run pet owners' cooperation. If you have cats, please make sure they aren't creating problems for your neighbors. We have had complaints of outside cats going into people's flowerbeds and leaving waste and causing damage.

Are your sidewalks safe for pedestrians?

Is the sidewalk in front of your home uneven or breaking up? Please help keep Rabbit Run a pedestrian-friendly

neighborhood by replacing or repairing defective sections of sidewalk in front of your home.

2008-2009 Board Members

Members of the Rabbit Run Homeowner's Association board of directors are your neighbors who volunteer to serve on the board and make Rabbit Run an even better place to live. The board meets the fourth Monday of each month.

The board members for Nov. 1, 2008 through Oct. 31, 2009 are:

John Elias, President	224-0288
Bob Simpson, Vice President	224-3738
Maria Gnas, Secretary	229-2295
Richard Potts, Treasurer	223-2190
Linda Bunting	223-5795
Gordon Doyle	224-1305
Billy Smith	296-2410
Kelly Stone	223-3732
Don Vittitow	245-5125

Interested in renting the recreation center?

The Rabbit Run Recreation Center is available for rental by Rabbit Run Homeowner's Association members for parties or group meetings. Reservation fees range from \$25 to \$75. A \$200 refundable deposit is also required. Both payments must be received before the recreation center is considered reserved, and a rental agreement form, which is found on the Rabbit Run website, must be completed. To reserve the center, please contact the management company via e-mail at rabbit.run@insightbb.com or call 312-3710.

Exercise room etiquette

When using the exercise room at the Recreation Center, please remember that shirt and shoes are required, children under 16 must be supervised at all times, and machines should be wiped down after use. Remember, too, to wipe your shoes off before using the machines. Thanks for your cooperation!

Are you moving out of Rabbit Run?

If you are moving, please leave your Sonitrol key(s) for the new resident, and e-mail the name and address of the new resident to rabbit.run@insightbb.com so that we can update our records.

Do you need a new Sonitrol key?

If you have lost your plastic Sonitrol key — the plastic key that allows you access into the recreation center and tennis courts — or need an additional key, please call Jorge at 312-3710. Keys are available for \$15 each. It is

important to notify the management company as soon as you realize a key is lost so that the key can be deactivated. This is important for our facilities' security.

Pay annual membership dues over time

Will spreading out your annual Rabbit Run help with your budget? Members are welcome to make partial payments on the 2009-2010 dues now, but please note that all dues must still be paid by Nov. 1, 2009. Checks should be made payable to Rabbit Run Homeowner's Association and forwarded to RRHA, P.O. Box 911143, Lexington, KY 40591-1143. Association dues are \$96 per year and Recreation Center dues are \$348 annually, for a total payment of \$444.

All members will receive a special mailing in October announcing the collection of 2009-2010 dues. It is very important to pay dues by the deadline to avoid late charges and interest.

Please avoid parking trailers, grills, etc on street or in driveways and yards

Please remember that our Covenants, Codes and Restrictions do not allow parking of non-vehicle items on the street, in driveways, or in yards. This includes trailers, large grills, recreation vehicles, etc. There have been complaints recently and we remind residents of the CCRs and appreciate all residents' cooperation. As a reminder, please also avoid parking vehicles on the street other than for short-term occasions, such as parties, etc. Thank you.

Rabbit Run newsletter accepts advertisements

Advertisements are accepted for the Rabbit Run News, which is produced quarterly. Rates and sizes are listed on the website in the newsletter section. If you are interested in placing an ad, send an e-mail to rabbit.run@insightbb.com.

Jeff Briggs

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Rabbit Run Homeowner's Association, Inc.
Proposed Budget
for Fiscal Year 2009-2010

INCOME	
Rec. Center Dues (363 @ \$348)	\$126,324.00
HOA Dues (411 @ \$96)	\$39,456.00
Rental Income	\$3,000.00
Interest Income	\$900.00
TOTAL INCOME	\$169,680.00
OPERATING EXPENSES	
Contingency	\$0.00
Insurance	\$5,800.00
Grounds Contract	\$26,700.00
Management Fee	\$31,824.00
Add'l. Labor	\$500.00
Bookkeeping	\$6,600.00
Pool Contract	\$29,874.03
Pool Maintenance and Supplies	\$1,500.00
Holiday Lighting	\$2,500.00
General Supplies	\$2,000.00
Postage	\$800.00
Printing/Reproduction	\$1,500.00
Prof. Fees - Accounting	\$4,000.00
Prof. Fees - Legal	\$3,000.00
Repairs and Maintenance	\$4,000.00
Grounds Maintenance	\$4,000.00
Security	\$3,000.00
Taxes	\$5,800.00
Telephone	\$1,200.00
Social Events	\$2,500.00
Utilities	
Gas	\$1,500.00
Cable	\$700.00
Garbage Pick Up	\$450.00
Electric	\$5,500.00
Water	\$5,000.00
Web Site	\$600.00
Capital Improvements	\$3,831.97
Future Replacement Fund	\$15,000.00
	\$169,680.00

Last FY there was + \$9,000.00 in Add'l. Income - this should cover any contingency needed.