

Rabbit Run Homeowner's Association, Inc.
Proposed Budget
for Fiscal Year 2010-2011



Rabbit Run News

Fall 2010

The Newsletter of the Rabbit Run Homeowner's Association

www.rabbit-run.com

CHANGES

INCOME		
Rec. Center Dues (363 @ \$348)	\$126,324.00	\$0.00
HOA Dues (411 @ \$96)	\$39,456.00	\$0.00
Rental Income	\$4,000.00	\$1,000.00
Interest Income	\$500.00	(\$500.00)
TOTAL INCOME	\$170,280.00	
OPERATING EXPENSES		
Contingency	\$0.00	\$0.00
Insurance	\$5,900.00	\$100.00
Grounds Contract	\$27,500.00	\$800.00
Management Fee	\$32,779.00	\$955.00
Add'l. Labor	\$200.00	(\$300.00)
Bookkeeping	\$6,600.00	\$0.00
Pool Contract	\$29,850.00	\$0.00
Pool Maintenance and Supplies	\$1,500.00	\$0.00
Holiday Lighting	\$1,000.00	(\$1,500.00)
General Supplies	\$2,000.00	\$0.00
Postage	\$800.00	\$0.00
Printing/Reproduction	\$1,500.00	\$0.00
Prof. Fees - Accounting	\$4,000.00	\$0.00
Prof. Fees - Legal	\$3,000.00	\$0.00
Repairs and Maintenance	\$4,000.00	\$0.00
Grounds Maintenance	\$1,500.00	(\$2,500.00)
Security	\$3,000.00	\$0.00
Taxes	\$5,800.00	\$0.00
Telephone	\$1,200.00	\$0.00
Social Events	\$2,500.00	\$0.00
Utilities		
Gas	\$1,500.00	\$0.00
Cable	\$1,000.00	\$300.00
Garbage Pick Up	\$350.00	(\$100.00)
Electric	\$5,500.00	\$0.00
Water	\$5,000.00	\$0.00
Web Site	\$400.00	(\$200.00)
Capital Improvements	\$6,901.00	\$3,045.00
Future Replacement Fund	\$15,000.00	\$0.00
	\$170,280.00	

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

Neighborhood Yard Sale is Sept. 25!

If you weren't able to participate in our neighborhood's spring yard sale in May, you have another opportunity to clear out those closets and garage sales in 2010. Our next neighborhood yard sale is Saturday, Sept. 25, and sponsored by the Rabbit Run/Stonewall Woods Neighborhood Association.

Ads and signage will be placed for the sale, so all you have to do is be ready to sell items at your home that day. We typically have very good traffic for this fall event, so please use extra caution when walking or driving around the neighborhood that day.

Nominations for Rabbit Run Board Members Now Being Accepted

The Rabbit Run Homeowner's Association is now accepting nominations for 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 and activities.

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 board member to learn more about this important activity, and plan to attend the next board meeting on Sept. 27. A list of current board members is available in this newsletter and on the association's website, www.rabbit-run.com.

Annual meeting is Monday, Sept. 27

Make plans now to attend the Rabbit Run Homeowner's Association annual meeting on Monday, Sept. 27, at 6:30 p.m. at the recreation center on Fort Harrods Drive. All members are welcome to attend.

Proposed 2010-2011 budget

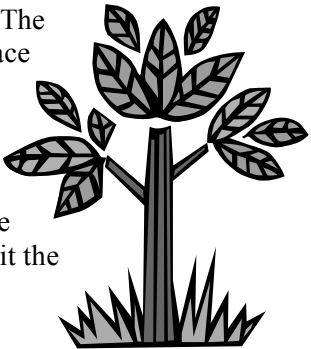
The proposed Rabbit Run Homeowner's Association 2010-2011 budget is included in this mailing. Please review this budget and contact any board member before the Sept. 27 meeting if you have questions. Board members will vote on the budget during the Sept. 27 annual meeting.

Are Your Street Trees in Good Shape?

Help keep Rabbit Run looking good and keep it safe for motorists and cyclists by regularly trimming your street trees. Also, any street tree removed from your property should be replaced.

Chapter 17B of the Code of Ordinances, which regulates street trees in Fayette County, is administered by the Lexington-Fayette Urban County Government. Street trees are regulated due to the potential of affecting road usage. 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, replace it with a suitable species. For detailed information about street trees and the suitable species, call 258-3451 or visit the LFUCG Web site at

www.lexingtonky.gov.



Pay annual membership dues over time

Rabbit Run members are welcome to make partial payments on the 2010-2011 dues now, but please note that all dues must still be paid by Nov. 1, 2010. 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. Members receive a special mailing in October announcing the collection of 2010-2011 dues. It is very important to pay dues by the deadline to avoid late charges and interest.



Maria Gnas, Realtor

Keller Williams Bluegrass Realty

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Living in and proudly selling OUR neighborhood!



Visit with Santa on Sunday, Dec. 5

Make plans to visit the Recreation Center on Sunday, Dec. 5, to enjoy refreshments and take photos of the kids or grandkids with Santa. Bring your camera and/or videocamera to capture the moment!

Thank You for Picking Up after Pets

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. Thank you!

Let's Keep Our Sidewalks Safe

Is the sidewalk in front of your home uneven or breaking up? Please help keep Rabbit Run sidewalks safe by replacing or repairing broken or uneven sections of sidewalk in front of your home.

2009-2010 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 members for Nov. 1, 2009 through Oct. 31, 2010 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

The board meets the fourth Monday of each month. If you see or talk to a board member, be sure to thank them for their service to our neighborhood!

Interested in renting the recreation center?

The Rabbit Run Recreation Center is available for rental by Rabbit Run Homeowner's Association members only. 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.

These little acts of courtesy go a long way in keeping our exercise room a pleasant and clean place to work out. Thanks for your cooperation!



Are You Moving Away?

If you are moving, please make sure you 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. We'll miss you!

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.

No Trailers, Grills or Cars on the Street, Please

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. 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 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.

Get Rabbit Run Updates by E-Mail

If you have not been receiving our periodic Rabbit Run E-News and would like to, please submit your e-mail address to rabbit.run@insightbb.com. The Rabbit Run e-mail and mailing lists are never shared with other individuals or organizations; they are only used for official Rabbit Run communications.

Support for Our Grieving Neighbors

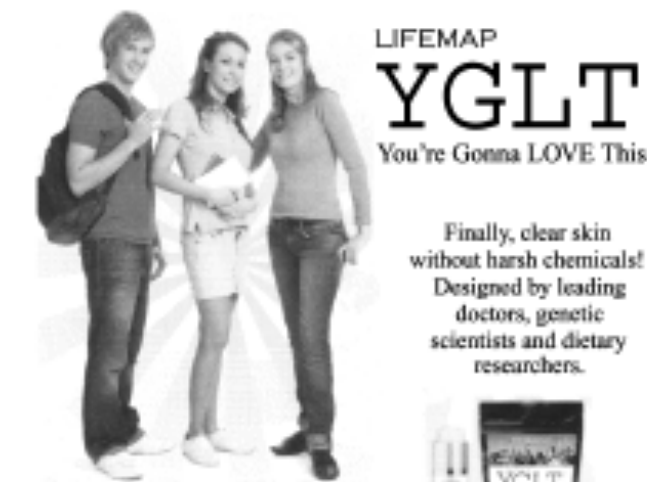
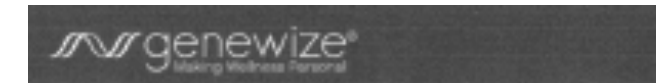
Rabbit Run Homeowner's Association members in good standing may use the recreation center for family gatherings after a funeral or visitation for no charge, if the room is not already reserved for another event. We hope this gesture provides some comfort to neighbors during times of loss.

Are you planning to install a fence?

Please remember if you are making plans to install a fence that our homeowner's association's by-laws state that you should submit the type of fence you are considering to the Rabbit Run Homeowner's Association board for review, along with proof that you have obtained a city permit to construct a fence.

Keep Trash Bins Out of Sight

Please remember to store trash and recycle bins out of sight between collection days, rather than at the curb or in the driveway. This helps keep our neighborhood a more attractive community. Thanks!



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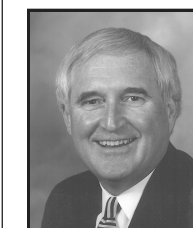
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