



Rabbit Run News

Summer 2010

The Newsletter of the Rabbit Run Homeowner's Association

www.rabbit-run.com

Pool Season is Here!

The Rabbit Run pool will open for the 2010 season on Saturday, May 29. **Pool passes for members are enclosed with this mailing to those who submitted a pool pass form this spring.**

All members wishing to use the pool this summer will need to present **one** of their family pool passes to the pool attendant upon entering the pool area, so be sure to keep your pool passes handy. For security purposes and to ensure that only dues-paying Rabbit Run Homeowner's Association members access our facilities, please understand that you must present your pass in order to be permitted to the pool.

Please note in the enclosed Rules and Regulations document that the board voted to change the minimum age of children who may visit the pool unaccompanied by an adult. Children must be 12 years or older to use the pool without someone at least 16 years old accompanying them. This is more aligned with most other pools in the area, including Fayette County Public Pools, which requires children to be at least 13 to visit the pool by themselves. The pool will be managed this year by Lexington Pool.

Rules and Regulations Enclosed

Enclosed with this newsletter is your annual Rabbit Run Rules and Regulations handbook. Please review this booklet and keep it throughout the year. It serves as a good reference guide for questions you may have about your Rabbit Run membership.

Upcoming Rabbit Run Events

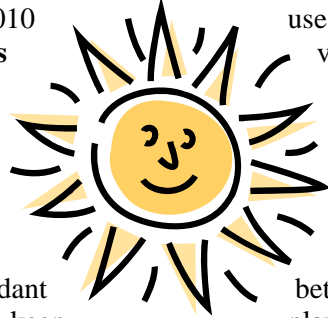
Rabbit Run strives to host events that bring our neighbors together. Remaining 2010 events include:

Independence Day Parade	July 4
Summer Cookout at the Pool	July 10
Pool Pizza Party	August 13
Visit with Santa	December 5

Watch your newsletter and the Web site for updates on these and other Rabbit Run activities.

Rabbit Run Facilities Get a Facelift!

Our recreation center and other facilities were starting to



show their age as well as wear and tear from frequent use, so this spring the Board of Directors approved various upgrades. If you haven't seen the inside of the recreation center lately, you'll want to check it out. The floors in the hallways and bathrooms have been updated, and the bathrooms have a new look, too.

Also, our playground area is being updated and expanded so our young neighbors have an even better place to play. A portion of the cost for this playground update was covered by a neighborhood grant from the city.

Our tennis courts will undergo some improvements this year, and common area landscaping and sprinkler systems are also on the list this year.

We hope members are pleased with the investments being made in Rabbit Run facilities. The intention is to keep Rabbit Run looking great for our members' enjoyment and so that our neighborhood continues to be regarded as an attractive place to live.

Feeling Stressed? Try Yoga!

A yoga class is now being offered at the Rabbit Run Recreation Center, and Rabbit Run members can participate at a discounted rate. If interested in participating, contact Jessica Lichaa at 553-4682 for more information. Beginners are welcome!

Pay Annual Membership Dues Over Time

Especially in these difficult economic times, spreading out the annual Rabbit Run dues payment may make this annual requirement go a little easier on your budget. Remember that members are welcome to begin making partial payments on the 2010-2011 dues now. All dues must still be paid in full by Nov.1, 2010.



Maria Gnas, Realtor
Keller Williams Bluegrass Realty

859-229-2295

Living in and proudly selling OUR neighborhood!



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 mandatory payment of \$444. All members will 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 fees and interest charges. Thanks to all of our members who make an effort to pay their dues on time each year!

Do You Need A New Recreation Center 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 send an e-mail to rabbit.run@insightbb.com. Keys are \$15 each, and can be provided to you within three to five business days. It is important to notify the management company at the same e-mail address listed above as soon as you realize a key is lost so that the key can be deactivated. This is important for our facilities' security. Thanks for your cooperation.

Interested in Renting the Recreation Center?

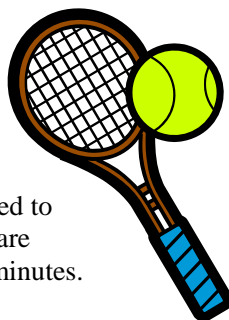
The Rabbit Run Recreation Center is available for rental by Rabbit Run Homeowner's Association members for parties or group meetings. Reservation fees range from \$25 to \$75. A \$200 refundable deposit is also required. Both payments must be received before the recreation center is considered reserved, 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. 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!

Tennis, Anyone?

The tennis courts are available to members and their guests for tennis or basketball. The courts are not available for events such as tennis or basketball tournaments. For tennis, singles are limited to 60 minutes of playing time, and doubles are allowed a maximum playing time of 90 minutes.



Please refer to the enclosed rules and regulations for additional information.

For the safety of residents and the upkeep of the tennis and basketball court areas, please keep pets outside of our tennis and basketball court fence. Thank you!

Please Help Repair Broken Sidewalks

Is there a sidewalk in front of your home that is uneven or breaking up? If so, this poses a hazard to walkers, runners, cyclists and others. Please help keep Rabbit Run a pedestrian-friendly neighborhood by replacing or repairing defective sections of sidewalk in front of your home.

Are You Planning a Fence?

Please remember, if you are making plans to install a fence, 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.

Deed Restrictions on Website

Learn more about the deed restrictions for your area in Rabbit Run by visiting www.rabbit-run.com and clicking "Deed Restrictions" on the home page.

Please Pick Up After Your Furry Friends

Let's work together to make sure Rabbit Run is a courteous, pet-friendly and environmentally friendly neighborhood by picking up after our pets and disposing of waste properly. Thank you for your cooperation.

Don't Forget To Trim Your Street Trees

Even more neighbors will be out walking, running and riding bikes during warm weather. Make sure your street trees are trimmed appropriately so that those walking and riding bikes won't be harmed by low-hanging branches, and delivery vehicles won't be blocked.

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.

Do You Garden or Want to Learn More About Gardening?

The Gardening Angels meet at the Rabbit Run Recreation Center the first Monday of each month at 7 p.m. All ages are welcome and both men and women are in the group. An interesting program is presented each month by experts in the areas of native plants, lawn care, attracting wildlife, and much more. For more information, contact Carol Rush at 223-8966.



Avoid Parking Trailers and Grills on Street; No Bikes and Toys in Front Yard

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, heavy equipment, etc. As a reminder, please also avoid parking vehicles on the street other than for short-term occasions, such as during parties, and remember to bring in garbage and recycling bins promptly and store them out of neighbors' sight.

You are also asked not to store bikes and toys in the front yard. These little acts go a long way in helping us keep Rabbit Run an attractive neighborhood for all. If you own a home in Rabbit Run but rent it to someone else, please be sure to convey this information to your tenants. Thank you.

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 at the recreation center. All members are invited to attend. Minutes of each meeting are posted on the website before the next month's meeting, so that members can stay current on board activities. If you are interested in becoming a member of the board, contact any current member for more information. We appreciate the volunteer service our board members provide to the Rabbit Run community.



at Beaumont Centre

Baptist Internal Medicine Group at Beaumont has been serving the Beaumont and surrounding communities since the practice opened in January 2007.

Primary care from the name you trust - Baptist.

Carol Mitchell, MD
Chitra Raghavan, MD
Sarah Grimm, PA-C

Baptist Internal Medicine Group
at Beaumont Centre
3151 Beaumont Centre Circle, Suite 100
Lexington, KY 40513

To schedule an appointment, call (859) 219-4120

TRASH CAN CLEANING



As Low As
\$5.75
Per Cleaning

866.765.9935

www.CleanACan.com





Masterpiece Cabinets

*Turn your dream Kitchen into a
beautiful reality*

808 Comanche Circle

Call *Mark English* at 859-396-2636

For a free in-home consultation

Featuring all-wood cabinetry
made in America

Kitchens-Wine Bars-Bath-Bookcases-
Desks-Home Office

Your Dream Kitchen is waiting for you

Have a safe and fun summer!