

Stone Ledge Farm

Home Owner Association Quarterly Newsletter



A MESSAGE FROM THE PRESIDENT

By Michael Childers

Spring is almost here, and winter is gone. The snow hit our budget hard this year. We have incurred snow removal costs of \$16,500. Our snow removal team did a decent job but certainly needed some better attention in the cul-de-sac areas. The cul-de-sac area is not a good place to pile snow, but I found it a little ridiculous blocking the mailboxes. However, after a lot of complaining, the contractor came back out with a front loader and moved most of the snow from blocking the mailboxes.

I did research to see if there were any regulations concerning blocking mailboxes. What regulations that were available were no help. They say that they are allowed to plow as close to the curbs as they see fit. Also, they are not responsible if they knock down your mailbox.

The government suggests that we go to Amazon to purchase a temporary mailbox that sticks in the snow in an area where the mail carrier can deliver your mail. Going forward the board will stay on top of it during bad winter weather.

Our annual meeting was rescheduled to April 10 at 7 o'clock at the Fern Creek community center. We sincerely apologize for the need to reschedule so many times. As soon as the Fern Creek Community Center was available, they began renovations and the meeting had to be rescheduled once again. We are confirmed for April 10.

Regarding annual dues, we recently had to file six liens on homeowners and one foreclosure. Most of our community pays timely and the homeowners sincerely thank you. For 2025 the board has temporarily suspended the \$100 late charge and implemented an 8% late fee. The intent was to help the homeowners.

Newsletter Highlights

A Message of from the HOA President

Stone Ledge Farm Annual Financial Report

Stone Ledge Farm Gets a Digital Upgrade

Board member update

Upcoming Events

Quick Information

Website: [Slfhoa.com](http://slfhoa.com)

Email: Slfhoa@gmail.com

Bylaws:

<http://www.slfhoa.com/wp-content/uploads/simple-file-list/Stone-Ledge-Farm-By-Laws.pdf>



Kentucky regulations permit HOA's to charge interest and a late fee. There is no limit set on that late fee.

Our dues are actually due by January 1st of every year. The Treasurer actually gives you until February. And only charging the late fee after the March 15 deadline of every year. Homeowners that are past due 30 days, are referred to attorneys per bylaws. Typically, this would be the end of January of each year.

This process is very expensive for the homeowner. The process looks like this. The Attorney sends a letter to the homeowner that a lien is going to be filed costs \$90. Then there are filing fees and attorneys fees and of course there's going to be fees to release the lien which could cost between \$350-\$400. So if the homeowner is still owing their dues after the March 15 deadline and being notified, this is when we were applying the \$100 late charge and of course, after that if the dues wasn't paid and we have not been contacted then we have no other choice, but to go forward with the liens. So our intentions were to save you money instead of going into this legal process.

In the future, we will most likely go back to the hundred dollar late charge so make an effort to try to understand this process so you don't get caught up in this legal mess. Remember a lien on a property is the only way your HOA can protect its interest.

Many homeowners that were late get very upset with the treasurer for not forgiving these late fees when contacted. The treasurer did not have the authority to forgive any late fees, unless it was presented to the board at a meeting. At that time you at the mercy of nine board members. Going forward, a resolution by the board was made to allow the treasure the authority to forgive any fees, providing there was not a pattern of being late in your payment history. So in the future the treasure has this authority and your payment history shall be the deciding factor. If anybody is wondering what all the new markings on the streets are, this is AT&T installing the infrastructure for high speed cable, which is long overdue.

So happy New Year 2025 and we hope to see everyone at the annual meeting where we will go over your deed restrictions and the changes we need to make going forward.

Your Board of Directors

Michael Childers, President
Joe Guffey, Vice President
Kim Burkhead, Treasurer
Steve Thornton, Secretary
Don Culver, Architect Committee
Connie Raymer, Member at Large
Amy Taylor, Member at Large
Brent Taylor, Webmaster
Dave Slaughter, Newsletter Editor

Your Government Contacts

Metro Councilman Kevin Bratcher – 502-574-1122
State Rep Chris Lewis - 502-564-8100
State Senator Aaron Reed – 502-564-8100
US Representative Morgan McGarvey – 202-225-5401
US Senator Rand Paul – 202-224-4343
US Senator Mitch McConnell – 202-224-2541



Stone Ledge Farm Residents Association Profit & Loss January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Late Fee	3,450.00
SLFRA DUES	56,350.00
Total Income	59,800.00
Gross Profit	59,800.00
Expense	
Adjustment to Late Fee	2,450.00
BOARD EXPENSES	
Hall Rental	254.40
Licenses & Registrations	15.00
Total BOARD EXPENSES	269.40
COMMON AREA MAINTENANCE	
Entrance Lighting Maintenance	2,544.00
Fountain & Irrigation Maint	490.40
Lawn Care & Landscaping	26,745.92
Snow Removal	5,250.00
Total COMMON AREA MAINTENANCE	35,030.32
INSURANCE	
Umbrella and D&O	606.69
Total INSURANCE	606.69
OFFICE EXPENSES	
Ads & Signs	97.59
Decorations	3,348.10
Office Supplies	85.94
PO Box Rental	182.00
Postage & Mailing Supplies	146.00
Website Hosting	127.07
Total OFFICE EXPENSES	3,986.70
PROFESSIONAL FEES	
Special Assessment- Attorney	-4,011.25
PROFESSIONAL FEES - Other	50.00
Total PROFESSIONAL FEES	-3,961.25

STONE LEDGE FARM GETS A DIGITAL UPGRADE

As you all have noticed, AT&T is performing fiber construction in the neighborhood. This is a huge upgrade for our community and will offer us multi-gigabit connectivity to the internet and offer an alternative to Spectrum.

They have provided us with contact information during this construction period should we encounter any issues while they are here. They anticipate to be completed within the month of March or April. A flyer from them is expected with the exact date.

They have also offered to have a launch event for our community in the future. The board has suggested a tent to be set up near the bridge of the common area for more information about the services they will provide us.

This is an exciting opportunity for all of us when they complete construction to have higher speed internet and hopefully more reliable service for Stone Ledge Farm.



Volunteer for the HOA Board of Directors

Nominees are now being accepted for 2024 board members. The board consists of 9 members that meet once a quarter. We encourage you to consider nominating yourself or someone you think would be a good representative for our neighborhood. Submit your nominations to mail@slfhoa.com. Sitting as a board member not for you? That's ok, we have many committees that need your expertise. Reach out to the board and volunteer for your area of interest.

Here are some committees that are always in need for help

- Fountain Maintenance
- Holiday decorations
- Accounting
- Festival and gathering planning
- Common area debris clean
- Spanish translation of the Newsletter

UPCOMING EVENTS

- **Saturday May 10, our annual Neighborhood Yard Sale. This is a rain or shine event so clean out those basements and garages.**
- **April 10 at 7:00pm, Annual Neighborhood meeting. Fern Creek Community Center.**