

GREENBRIER LINKS



Greenbrier Association Newsletter

June 2018

President's Comments:

At the October 2017 GRI Business Meeting, neighbors were formally introduced to the Board's goal of unifying the entire neighborhood under a zoning application called an ND-1 Overlay. (Smaller lots are already protected under an Overlay established in March 2007). For a year prior to that, the GRI Board clearly communicated details of this plan to our neighbors for these reasons:

- 1) **The Board wishes GB residents to understand our original Deed Restrictions (DRs) were put in place to protect and preserve our neighborhood's character, and**
- 2) **The current Board's decision NOT to use Association funds to force compliance with these DRs leaves us no option but to turn to the city for enforcement of the three most troublesome and flouted restrictions on large lot properties:
Chain link fencing, above ground pools, and unattached sheds, garages or outbuildings.**

Per the city's mandate, a letter was sent to all large lot property owners in March 2018, including a petition and enclosed self-addressed stamped envelope. (Please see our website, gb-ra.com for specific addresses contacted.) 32% of homeowners responded to this petition; however, it also triggered a letter from a homeowner outlining reasons he opposed the Board's action and presenting the option of establishing a "design board" as an answer to this issue of non-compliance. This letter, sent to large lot property owners as well, stated the design board's purpose would be "well-written and thoughtful." However, details as to what design standards would be included, who would make decisions as to appropriate compliance, how the design standards would be enforced and what would happen if a majority of large lot owners refused to recognize this committee's authority, were not specified. As evidenced by calls to GRI Board members, this letter served to confuse some neighbors. It also fueled fears for others who thought LFUCG enforcement of the three DRs mentioned above meant invalidating the other DRs, or that homeowners would have to remove non-compliant structures currently on their properties, or that items such as kids' playsets would be forbidden, or that such an Overlay would take away homeowners' "rights"! None of this is true; further, Greenbrier has always been a Deed Restricted neighborhood. For years, signs marked "Deed Restricted" have been posted at our front entry, notices to that effect are sent to every realtor with an active listing in the neighborhood, and descriptions of the neighborhood's DRs are included in our Directories and on the gb-ra.com website.

City enforcement of the ND-1 Overlay would be simple: any structure needing a building permit would be prohibited from being built, as the building permit would be denied. Your GRI Board sees the ND-1 Overlay in Area 1 as a safeguard – especially now that the trend towards Accessory Dwelling Units (ADUs) – permitting so-called "granny flats" on single family properties – is gaining ground not only around the country but here in Fayette County. It appears that the vast majority of those neighbors who took the time to return the Board's petition was in favor of pursuing the ND-1 Overlay for their properties (44 -3). However, the Board needs a greater percentage of neighbors to respond if the petition drive is to proceed. Expect to hear more about this next step in the near future. Thank you!

Mariana Moore Marye,

Special Points of Interest

1. President's Comments
2. Spring GRI Members Meeting Minutes
3. News from GRI
4. Treasurer's Report
5. Book Club Information
6. Greenbrier Real Estate Snapshot
7. Traffic Measurement News

Contact Numbers

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GRI Website: www.GB-RA.com

Greenbrier Residents Association 2018 Board Members

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Note: All officers, directors and welcoming committee members volunteer their time and efforts to make Greenbrier a better place to live. We thank them for their service.



Spring GRI Members Meeting

By Sara Lee

The Spring Business Meeting of Greenbrier Residents, Inc. was held on April 9, 2018.

Speakers included: Roger Mulvaney from the LFUCG Traffic Management staff, Neighborhood Traffic Calming Section who spoke about possible ways of reducing speeding on Bahama Road; Kathy Plomin, our LFUCG council representative, who reported on some of the issues that are currently under discussion in our District 12; and Master Gardener Sarah Lee, who gave a brief presentation about the services provided by the Fayette County Extension Office, focusing on the "No "P" (phosphorus) on our Lawn" program. She also distributed free soil testing kits and other information.

Minutes of the last meeting were distributed by the Secretary, Sarah Lee. It was moved, seconded, and approved to accept the minutes with the corrections given.

Mariana Marye, Chairman of the Resident's Board, reported that: 44 signatures for the ND-1 Overlay Petition have been received. Mariana gave a summary of the proposal to create an ND-1 overlay prohibiting chain-link fences, above ground pools and detached structures in GB's larger lot properties. She recounted the actions to date and the response.

The Board is working on problems at the front entrance, including: fixing the drainage problem; getting the broken curbs replaced; replacing the old landscaping, and planting for summer. "Mock-ups" of two possible landscaping designs for the front entrance were shared.

Ben Allen gave a report on obtaining new security cameras for the front and rear entrances. These will give better photos with the ability to zoom in than our current analog cameras, which are being phased out by the security company at the end of this year.

DO YOU KNOW?

Greenbrier has an active Volunteer Residents Association Board (GRI) which invites you to visit their website to learn more neighborhood news! Log onto GB-RA.COM for more information. If you have questions or concerns click on the *Contact Form* to message us what's on your mind!



NEWS FROM GRI:

Our Greenbrier Residents Board (GRI), requested and received funding from the Lexington-Fayette Urban County (LFUCG) Council which will be used to beautify the front entrance. LFUCG's agreement with the GRI noted that, among other features, the GRI is an "organization enhancing the environment of Lexington". We certainly appreciate the Council's generosity!

Your GRI Board is currently working with the city, CM Kathy Plomin and Division of Water Quality to correct the drainage issue at the front entry which has plagued the neighborhood for more years than any of us can remember.

A short right hand turn lane exacerbates the problem as drivers coming into the neighborhood swerve to miss the inevitable potholes caused by water pooling in the low area behind the catch basin. Further the existing catch basin, which should be channeled and ditched to the open drainage area running parallel to Winchester Road, has never been connected. Even more dangerous is a large and somewhat hidden, open hole. This pit, some 3 feet deep and several feet across, lies in front of the wall on the east side of Bahama, and is usually filled with dirty water, debris and weird-looking critters. We warn everyone who mows, plants, or does any work whatsoever at the front entry to be aware of this hazard.

We hope to resolve the drainage issue by fall. Once that is finished, the next step will be seeking the city's help to repair the curb and gutter in that area. Again, we are grateful for the city's help in addressing these problems.

**ENJOY
YOUR
SUMMER!**
PROFILEBBAND.COM



New Neighbors?

Deer in the fairways, possums in the backyard, raccoons in the driveway, and don't even start with the snakes. What gives?

According to the US Forest Service, as reported in the NYT Magazine (1/21/18, p. 27), Greenbrier is part of a national phenomenon known as the "wildland-urban interface", or WUI.

The Forest Service maps the WUI each decade as part of its fire safety precautions. The last effort was in 2010, and it found that "one in three people lives in the WUI, and that it's among the fastest growing residential regions in the country." At that time, the WUI covered 10 percent of the map, running through the fringes of suburbs and areas beyond the 'burbs. As development pushes further and further from urban centers, critters must seek ways to integrate their lives into ours.

So, the next time you hear owls hooting from the fence line, don't worry, it's just nature calling!

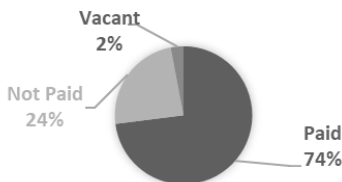


Traffic Measurement

Earlier in May, LFUCG's Division of Traffic Engineering agreed to install electro-magnetic battery operated traffic counters in Greenbrier. The devices were installed on Bahama Road at the front entry and at Bahama and Cayman Lane in an effort to capture traffic volumes and speeds during a 24 hour period. Right now, the data collected is being processed by LFUCG and we anticipate a report of findings sometime next month.

This information can be utilized to assist the neighborhood as we investigate viable options on how to better control this vexing situation of speeding that affects all residents of Greenbrier. The LFUCG traffic engineer, who has been providing assistance, realizes that more speed limit signs (25mph) are not the solution to our problem. During our Spring 2018 neighborhood meeting, he educated us on some of the traffic calming methods that are commonly utilized in the Lexington area. We will continue moving forward in the coming months in an effort to make the neighborhood a safer environment for all of us who call Greenbrier home.

HOMEOWNERS DUES PARTICIPATION



Our current 74% participation rate exceeds the high for last 5 years.

The Board and your fellow dues paying neighbors thank you for your participation.

Treasurer's Report

	2017 Actual	2018 Budget	Actual YTD
Beginning Balance	\$ 5,091.69	\$ 3,500.00	\$ 8,362.75
Income	\$ 20,610.13	\$ 17,500.00	\$ 19,335.66
Expenditures	\$ 17,339.07	\$ 18,500.00	\$ 8,369.24

As a reminder, your Dues pays:

- Front and Rear Entrance Maintenance (mowing, planting, electrical and irrigation systems)
- All new Lighting for the front entrance walls & trees
- Security Cameras for Improved Safety of All Residents
- Quarterly Neighborhood Newsletter printing and postage
- Holiday Decoration for both Front & Rear Entrances
- Greenbrier Website and Voice Mail and Message Signage
- Welcome Packets for New Residents
- GRA Ladies Spring Tea
- Neighborhood Garage Sale Advertising & Signs
- Greenbrier Neighborhood Directory

As we continue toward our goal of 100% of owners paying dues, I would like to invite those who haven't paid this year to email me with your thoughts on how we can achieve our goal for next year. Thank you!

A complete Treasurer's Reports with a breakdown of these items, listing the Annual Budget, and Year-to-Date expenses for each are available at every semi-annual GRI Members meeting. Also, feel free to email me at jschmidt1219@gmail.com with any questions or concerns.



The Greenbrier Book Club

By Marilyn Sidiun

The Greenbrier Book Club welcomes you to join us! We meet the 4th Tuesday of each month at the Greenbrier Country Club at 6PM except winter months when the club is closed. Please e-mail Marilyn (marilyn.s5000@gmail.com) if you have any questions.

SAVE THESE DATES:

Here is the list of books the GB Book Club will be reading over the summer.

JUNE 26: Little Fires Everywhere by Celeste

JULY 24: All Our Wrong Todays by Elan Masti

AUGUST 28: Rising Sea by Clive Cusler

SEPTEMBER 25: Georgia by Dawn Tripp



4th of July Extravaganza

WEDNESDAY, JULY 4th - 4:00-8:00PM. celebrate THE 4TH of July with the annual Greenbrier parade.

Meet at the cul-de-sac on Antigua at 3:30pm with decorated bikes, carts and scooters. Prizes and awards will be given out at the conclusion of the parade. The parade will begin at 4:00pm and will proceed up Antilles and around Bahama ending at the Club. All are encouraged to participate. At the Club, there will be inflatables, snow cones, pool activities and more. For those who cannot participate, come out and enjoy this great neighborhood tradition.

Questions? call Chris Thiel, Parademaster @ 294-9734

STOP DOING THAT!

Blowing grass clippings into the street is not only unsightly but against the law! Section 17-32 of the LFUCG Kentucky Code of Ordinances prohibits "sweepings" of any kind which may "clog up the gutters or dirty the streets" of our neighborhood. Your lawn service should be aware of this ordinance as well. Tell your service people to **STOP** blowing grass clippings and other debris onto Greenbrier streets! Help keep our sanity sewers and drains clear!



Our deepest sympathy to the family of Darlene Hovey, who passed away June 8th.



Welcome to Our New Neighbors

By Lynn Gaunce

Help make these new families feel welcome in our wonderful neighborhood.

Lori and Brian Wood - 2124 Antigua Dr.

Stephen and Jeanette Andrews - 3517 Antilles Dr.

Rusty and Cristi Cerniglia - 2242 Bahama Rd.

Robin and Nigel Taylor - 2017 Bahama Rd.

Jason (Jay) and Karen Trommer - 2081 Bahama Rd.

Jason and Molly Jo Newland - 2122 Bahama Rd.

Nigel B and Robbyn Taylor - 2017 Bahama Rd.

Jerry D and Debra L Kinzer - 3405 Briercroft Way

Jon Kelly and Kristina Johnson - 2109 Marquesas Lane

Penny Alderman - 3608 Montego Court

Phillip and Elizabeth King / Ward- 3500 Trinidad Court



GREENBRIER LADIES TEA

By Cyndy Powell

This was the 15th year that the GRI held its annual Spring Ladies Tea for our membership. Leslie Russ was this year's hostess and she provided a tasty and beautiful array of food to tempt her neighbors. Mimosas were a special treat! The Tea is always a great opportunity for newcomers to meet their neighbors as well as those of us who have lived here for years to mingle and catch up! Thanks, Leslie for showing us all such a good time! We are looking forward to next year's Tea, to be held in February at the home of Lynn Gaunce! Date and time will be announced.



Greenbrier Real Estate Snapshot

By: Ben Allen, Realtor/Greenbrier Neighbor

As of June 4, 2018 there are currently 7 homes for sale in Greenbrier. They are ranging from \$399,000-\$1,298,000 making the average list price \$714,571. There is currently one house under contract and waiting to close in mid-late July. Since January 1, 2018 there have been 6 homes sold between \$425,000-\$1,150,000 with an average sales price of \$585,093. The average consecutive days on the market for homes sold in the neighborhood are 185 days.



Garage Sale

By Cyndy Powell

The Spring Neighborhood Garage Sale was held on Saturday, April 28th. Around 20 homes participated, and the Sale was a huge success, not only with eager shoppers but neighbors happy to have cleaner closets! For neighbors who may have missed this event, we will have another Garage Sale sometime this Fall!

News From 12th District Councilmember

By Kathy Plomin

Dear Neighbors,

We are winding up our final weeks of 2019 Budget Preparation. This annual process starts early in the early calendar year and proceeds well into June, so all is completed prior the start of the fiscal year on July 1st.

I thought you might be interested in some of the highlights of the proposed 2019 budget:

- We anticipate a \$370.7 million **General Fund** budget, with 3.5% revenue growth over the previous year.
- 55.5% of our General Fund Budget is dedicated to **Public Safety**.
- We are proposing 25 new positions in our **Fire Department**.
- We've proposed investing in new cars and mobile computers for our **Police Department**, and we've included funding to assist with the cost of metal detectors for schools.
- Our new **convention center** is one of the largest economic development projects in the state. We have allocated Funds to support a bond of up to \$20 million for this project.
- We have proposed \$2.6 million for **Parks** projects around town.
- We have also proposed \$12 million for **paving**; \$850,000 for **traffic signals**; \$300,000 for projects that make our major roadways attractive; \$250,000 for **pedestrian safety**; \$150,000 to maintain our **trails**; \$100,000 for a **statue** to celebrate the history of women in Lexington; and \$25,000 for a public awareness campaign to help those caught in the web of the **opioid epidemic** find resources and services.

As always, I appreciate the opportunity to represent you on our City Council!

Best Always,

Kathy Plomin *12th District Council member Lexington-Fayette Urban County Government*



Duty called... they answered!

Fayette County has over 280 precincts, each of which has to be manned every Election Day by 4 people - 2 registered Democrats, 2 registered Republicans - 2 "judges", 1 "sheriff", and 1 "clerk". Greenbrier voters who went to the polls in the May primaries would have recognized these neighbors working the voting booths: Ana Maria Schmidt, Brenda Buntin, John Gardner, and Dan Miller. Recently, Brenda shared some of her thoughts about serving as our precinct's "Clerk" for more than 10 years.

Poll workers are appointed by the Board of Elections under the auspices of the County Clerk. Not only are they re-appointed each year, but they must undergo several hours of mandatory training each year by an official knowledgeable of Kentucky election laws. Poll workers must be at their precinct, Macedonia Church, by 5:30am, to get everything ready for the first voters, who are allowed to start voting at 6am. (The voting machines themselves have already been delivered to the precinct)

As Clerk, Brenda is responsible for picking up the green precinct books, recording absentees and determining the eligibility and identification of all voters. She can also challenge a voter who may not be living in the correct precinct to ensure that only eligible voters cast their vote - the number of voters MUST jive with the number of votes cast in the precinct.

No poll worker can leave the premises while on the job, which makes for a very long day. At 6pm precisely, the "sheriff" will stand behind the last person in line and cut off further voting from anyone who attempts to get in line. If someone shows up at the door at 6:01pm, they will not be allowed in the booth. After the voting closes, all votes in the precincts are tallied, approved, printed and posted on the doors for the public to see. Further, someone from the media is at the polling place to call in the results to radio and TV stations.

Brenda said the Greenbrier precinct, with over 400 registered voters, averages a 60% turnout in elections, more than most! A Greenbrier resident of 33 years, Brenda finds work at the polls exciting, but says: Seeing neighbors and friends coming to vote is the best part of the job!



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