



Adams Run HOA P.O. Box 91003 Louisville, KY 40291
Website: www.adamsrunhoa.com

Welcome to Adams Run,

One of the most prestigious and sought after communities in Fern Creek!

Developed in the year 2000 our 345 homes offer a variety of floor plans. Showcasing elite fountains, beautifully landscaped center islands and common grounds, as well as sidewalks on both sides for walkers/joggers, bikers and dog walkers.

Adams Run is a "deed restricted" community in which residents pay annual dues for a board of directors to manage the payments of lighting, landscaping of the common areas and protecting the investment of purchasing your home.

Our Mission Statement is to maximize the property values over time and to provide efficient and effective administration of the HOA assets.

We welcome prospective and new owners to Adams Run.

We think your investment here will fit your style and equity growth over time. The community is located off Beulah Church Road south of the Gene Snyder Freeway and Cedar Creek Road on the other end. There are 3 main entrances/exits and several courts off the main streets. Convenient access to I-265 and I-65.

The residents of Adams Run would like to thank you for choosing our community for your home.

HOA Board Member Contact Information

(No Phone # Available ~ Email Only)

President ~ Terry Campbell <mailto:president@adamsrunhoa.com>

Vice President ~ Terri Davenport <mailto:vp@adamsrunhoa.com>

Treasurer (Interim) ~ Terri Davenport <mailto:treasurer@adamsrunhoa.com>

Secretary ~ Open Position

Deeds ~ Tom Neukam <mailto:deeds@adamsrunhoa.com>

Grounds ~ Kristi Hoar, Jackie Smith, & Phen Hong <mailto:grounds@adamsrunhoa.com>

Communications ~ <mailto:communications@adamsrunhoa.com>

Members @ Large ~ Carl Jones & Nelson Davenport

Website ~ <mailto:webmaster@adamsrunhoa.com>

Non-Board Member that handles finances and title, closing information

Finance Manager ~ Arden Hagele <mailto:finance@adamsrunhoa.com>

HOA Meetings With Homeowners

HOA meetings are held about every 2-3 months at the Jefferson County Central Govt Center 7201 Outer Loop 40228 @ 7 p.m. (Room A)

Due to Covid-19 Virtual meetings will continue until further notice.

Dates of upcoming meetings:

Sept 12th 2021 @ 5:30 p.m.

Thursday Oct 14th (annual meeting) 7 p.m.

** If a homeowner has an item for new business at a meeting, please contact a board member! **

2021 Events

- Community Yard Sale ~ Saturday June (TBD for 2022)
- Republic Services Junk Pick up day ~ Thursday after the community yard sale June (TBD for 2022)
- Republic Services Fall Junk Pick up day ~ Oct 21st
- Junk Day Pickup Guidelines 2021 ~ <http://www.adamsrunhoa.com/guidelines2021.pdf>

Trash Service ~ Yard Waste ~ Recycling Service:

Adams Run Home Owners Association is contracted with Republic Disposal for a discounted rate on services for residents of Adams Run.

We encourage residents to take advantage of the service although it's not a requirement. A "one time" fee of \$52 is due in advance which covers the first quarter of service plus a setup fee/administrative fee on new accounts. www.republicservices.com

Information is as follows:

Type of Service	Cost Per Quarter	Pick Up Day
Residential Trash Pickup	\$36.75 with 2 cans	Monday
Yard Waste Pickup	\$47.02 per season	Tuesday (April - Dec)
Recycling Pickup	\$13.57 with 95 gal can	Every Other Wednesday

Homeowner Resources

A list of "commonly asked questions" regarding pools, sheds, fences, etc. can be found at <http://www.adamsrunhoa.com/faq.pdf>

A list of general and governmental resources that may be helpful to a homeowner can be found at <http://www.adamsrunhoa.com/resources.htm>

An explanation of the documents and deeds committee can be found at www.adamsrunhoa.com/deeds.htm

To download a property improvement form and [email](#) back to the deeds dept. <http://www.adamsrunhoa.com/request-form.pdf>

Have a complaint? Download, print and email form to deeds@adamsrunhoa.com <http://www.adamsrunhoa.com/complaintform.pdf>

CC&Rs:

Just in case you didn't receive a copy of the rules and regulations for your section, They can be downloaded or printed from the website at www.adamsrunhoa.com/ccr.htm
A link to the sections and lot numbers on following page. You can find your section and lot # on your closing info or at www.pvalouky.org by searching for your address.

Adams Run is divided into 10 sections. Eight sections from Beulah Church Rd to Cedar Creek Rd and the remaining two sections across Cedar Creek Rd.

A map of the front of the neighborhood lists the streets and the respective sections.
<http://www.adamsrunhoa.com/map-west-cedarcreek.jpg>

[Section 1-A Lots 1-5, 55-59](http://www.adamsrunhoa.com/sec1.pdf) <http://www.adamsrunhoa.com/sec1.pdf>

[Section 1-B Lots 6-54](http://www.adamsrunhoa.com/sec1-b.pdf) <http://www.adamsrunhoa.com/sec1-b.pdf>

[Section 2 Lots 60-101](http://www.adamsrunhoa.com/sec2.pdf) <http://www.adamsrunhoa.com/sec2.pdf>

[Section 3 Lots 102 & 103, 132-164](http://www.adamsrunhoa.com/sec3.pdf) <http://www.adamsrunhoa.com/sec3.pdf>

[Section 4 Lots 165-214](http://www.adamsrunhoa.com/sec4.pdf) <http://www.adamsrunhoa.com/sec4.pdf>

[Section 5 Lots 215-257](http://www.adamsrunhoa.com/sec5.pdf) <http://www.adamsrunhoa.com/sec5.pdf>

[Section 6 Lots 258-291, 293](http://www.adamsrunhoa.com/sec6.pdf) <http://www.adamsrunhoa.com/sec6.pdf>

A separate map lists the streets across Cedar Creek Rd from Long Rifle and the respective sections.

<http://www.adamsrunhoa.com/map-east.jpg>

[Section 7 Lots 294-309](http://www.adamsrunhoa.com/sec7.pdf) <http://www.adamsrunhoa.com/sec7.pdf>

[Section 8 Lots 310-368](http://www.adamsrunhoa.com/sec8.pdf) <http://www.adamsrunhoa.com/sec8.pdf>

Newsletters & Dues Assessments

The annual newsletter is sent out in September with the dues invoice and homeowner information contact form to be returned with dues payment by Oct 15th of the current year.

Social Media

Adams Run has a "members only" Facebook Group and a "members only" group on Nextdoor.com to help homeowners stay informed and up to date on events, news, etc. If you have FB and/or Nextdoor accounts, look us up and request to join in. Most of the information from the HOA website is also on the Facebook Group page.

We hope you enjoy your home in Adams Run and please contact a board member for your HOA needs.



Adam's Run Homeowner's Association

P. O. Box 91003
Louisville, KY 40291

Volume 15, Issue 1

September, 2021

From our President

BOARD MEMBERS

President

Terry Campbell

president@adamsrunhoa.com

Vice President

Terrri Davenport

vp@adamsrunhoa.com

Secretary

secretary@adamsrunhoa.com

Treasurer

Terrri Davenport

treasurer@adamsrunhoa.com

Grounds

Jackie Smith, Chair

grounds@adamsrunhoa.com

Carl Jones, Assistant

Documents & Deeds

Tom Neukam, Chair

deeds@adamsrunhoa.com

Communications

Gale Yates
communications@adamsrunhoa.com

Board Member

Nelson Davenport

I want to thank the 2021 HOA board for all the support and time they gave this year to the Adams Run Homeowners. It has been a great year, and your time and hard work did not go unnoticed. Thank You.

It's been said that we never get a second chance to make a good first impression. Research supports the adage, "first impressions matter"! Whether it's one second or one minute, or three, most people form their first impression very quickly; and they're hard to reverse. I believe this holds true for opinions about our subdivision as well. We're all busy, and things come up, and we can't always get to everything but there are a few properties that, quite frankly, look unkempt; this reflects poorly on your neighbors and the entire subdivision. It's regrettable that all homeowners (and residents) don't take pride in their properties.

Consider taking a short excursion through the neighborhood, your neighborhood, and maybe ask yourself how your home and property compares with the others around it and throughout the neighborhood? What kind of neighbor are you? Maybe you're someone who never got around to removing some left over construction materials from around your house or you've let your lawn and landscaping go? Refuse, tall grass, weeds, and critters roaming through it all is for country-living or a development that is not deed-restricted. Look at your property through your neighbor's eyes and those passing by. What do you see, hear, and experience?

People who park cars on our already narrow streets make it more constricted when automobiles are parked on both sides, especially in a cul-de-sac. It makes it difficult for the school buses and city service vehicles to pass through and makes it impossible to see if there is someone backing out of their driveway or darting across the street. Sidewalks are for pedestrians, not cars! Yards are not a parking spot for your car, or any type of trailer. Inoperable vehicles, like those with flat tires or windows busted out, degrades the integrity of the neighborhood and shows lack of respect for neighbors. You don't have to be 'that' neighbor that no one wants to live by. The New Year provides the perfect time to start fresh! AND BE A GOOD NEIGHBOR.

We encountered a few snafus This year that delayed the completion of the (damaged front entrance). It was a comedy-of-errors but the short-and-long of it (mostly the long) is that the driver that hit the front entrance and damaged it did not have insurance. It took a long time to just find out who damaged it, and when we did, we found out they had no insurance. To file a claim with the HOA insurance, we had to get contractors to just quote the project, let alone do the project. Well that's all behind us and the front entrance should be repaired soon. Sorry it took so long !!!!

We encourage all homeowners to attend our meetings and join us in managing our diverse, wonderful group of residents. The best way to help your community is to volunteer with your homeowner's association. It has been my pleasure to serve as your HOA President this past year.

Terry Campbell, President

**Adam's Run
Board Member
Election
Meeting
October 14,
2021, 7 p.m.
via Zoom**

(see Adams Run Facebook for
Zoom link)

Board Members Needed!

The Board is made up of homeowners just like you. Being a Board member doesn't take a lot of time, and can be rewarding as you see real, positive change within the community. We especially encourage you to join if you haven't been happy with how the Board is managing the community!

The primary role of the Board is to enforce the association rules. We enforce the rules with two goals: to keep property value up and conflicts down. Most of the business decisions made at each board meeting have a direct impact on the property values of our community.

Becoming a board member will give you a voice in the HOA. Consider joining today!!!

Documents & Deeds Report

Adams' Run is a "deed restricted community"

This means that the developer of our subdivision attached certain restrictions to the properties that "run with the land." There are 10 distinct sections in our community and the restrictions, contained in the "Declaration of Covenants, Conditions and Restrictions" (CCRs) are slightly different for each section. You can download a map showing which section your home is in, and the CCRs for that section on our website (www.adamsrunhoa.com/ccr.htm).

Although most of the provisions in the CC&Rs pertain to the actual building of homes in the subdivision, such as square footage, types of materials, etc., there are provisions regarding such things as fences, outbuildings, permitted animals and such. You should have been provided a copy of the CCRs when you purchased your home, but if not, you can download from the above link.

A couple of points to remember:

1. The HOA did not create the CCRs, the developer did. They can be changed, but only by an affirmative vote of 75% of the homeowners.
2. There are provisions to allow for enforcement of the CCRs. Should you feel you have a complaint concerning a resident, please complete the complaint form located at <http://www.adamsrunhoa.com/complaint-form.pdf>. If at all possible email it to the Deeds email address (deeds@adamsrunhoa.com) to avoid delays. The HOA is not a governmental unit. Some complaints might be more appropriately handled by Louisville Metro, since it could be a code violation, but not covered by the CCRs.

Property Upkeep

As a property owner/resident you are expected to maintain your property. This includes the easements, even if it is outside your fence. We understand that this has been a very strange year, and we are at that point in the year where no one really enjoys doing yard work, but PLEASE keep the weeds down. In the event of a flagrant violation, the HOA does have the right under the CCRs to do this maintenance and to bill you for it.

Improvement Requests

If you desire to make an improvement to your property, and it is permitted under the CCRs for your section of Adams' Run, please complete the improvement request form <http://www.adamsrunhoa.com/request-form.pdf>. Again, emailing to the Deeds email box will greatly expedite the process.

Tom Neukam, Deeds Chairman

Communications Report

Welcome new residents/homeowners. Adams Run HOA has a private Facebook group page and a group page on Nextdoor.com. All homeowners are invited to become a member for community updates and information. Residency will be verified for membership.

The HOA website address: www.adamsrunhoa.com
Adams Run Annual Yard Sale was held on Saturday June 5th and was quite a success this year. Thanks to all who participated.

Grounds Report

Jackie Smith

The grounds committee has been pushing ahead with making improvements to our landscaping and surrounding common areas. There is still a lot of work to be done, but we continue to work closely with our landscaping company with these efforts. We also have expedited issues, as we become aware, and see that they are timely resolved.

We have improvements in the works for our irrigated and non-irrigated islands and are currently addressing some areas in our islands for grass regrowth.

As the world has been impacted in so many ways due to COVID, we were also affected by this as we searched for a contractor to complete brick repairs at our main entrance due to being damaged earlier this year. Availability of crews and supplies have affected contractors, and as a result, they have been unable to either take on new work or could not access resources needed in a timely manner. With that said, we were finally able to obtain a contractor, and the repairs are slated to start soon. Once the brick work is completed, landscaping is not far behind.

With fall fast approaching, we would like to remind everyone to dispose of your leaves appropriately. If you are unsure of the county guidelines, access the LouisvilleKy.gov website. You can also mulch leaves by mowing over the leaves. The mulching process can help the leaves break down quickly, putting nutrients back into your soil. However, make sure the leaf material left behind blends with the turf, and does not cover the blades of the grass causing the lawn to suffocate. We also ask all residents to be mindful of your neighbors when relocating your yard waste, and refrain from blowing or placing your leaves, grass clippings, and other yard waste, into the road and the surrounding landscaped island areas that the HOA has serviced throughout the year.

Lastly, we would like to thank those residents that we see picking up random trash from our sidewalks, common areas, and roads, and we thank you for putting in the time and effort to do so! We encourage all residents to work together and do their part in helping to keep our neighborhood looking great!

Finance Report

I am proud to announce that this year, we were able to stay within our budget. Your invoice for current HOA dues is included with this newsletter. PLEASE remit them on time. Late or nonpayment results in increased effort and expenses for your neighbors and yourself, as additional fees will be assessed when appropriate. If you do have questions regarding dues, please contact us at finance@adamsrunhoa.com.

This is just a reminder the HOA Board needs you. I am currently serving in dual roles as Vice President & Treasurer. We need more folks to show an interest in maintaining the neighborhood and your investment. Please consider joining us. There is plenty of room for everyone.

Terri Davenport

Republic Services had a "Junk Pick-Up Day" on June 10th. Their Fall "Junk Day Pick-Up" is scheduled for Oct 21st. (For Republic Services customers)

The annual meeting for election of officers and board members will be Oct. 14th @ 7 p.m. Please make an effort to attend this important meeting and consider becoming an HOA board member.

Gail Yates, Communications



Adam's Run

Homeowners' Association

2021 – 2022 Dues Invoice Notice

MAILINGNAME
ADDRESS
CITYSTATEZIP

Invoice	Amount
Adam's Run Homeowners' Association Dues for the 2021-2022 Fiscal Year	\$175.00
Past due balance (dues, certified mail, 1% per month late payment interest, lien fees, etc.)	PREVIOUS BALANCE
Total Amount Due	TOTAL DUE

The balance is due by October 15, 2021

Based on the current Board's policy, the Association has the option of taking homeowners to Small Claims Court should their balance exceed \$50.00. This includes homeowners who have had liens placed on their homes due to previous lack of payment. Small Claims Court fees will add at least \$105.00 to the balance due to the Homeowner's Association.

Arrangement for payment plans can be made by contacting the accountant at the address below. Please include a phone number where you can be reached by the Finance Manager, if needed. Any questions about your balance should be sent to the PO Box listed below or to

Please send your payment to:

Adam's Run Homeowners Association
PO Box 91003
Louisville, KY 40291

Thank you in advance for your prompt attention regarding this notice.

Adam's Run Homeowners' Association

Adams Run Homeowners Association
P.O. Box 91003 Louisville, KY 40291
Email: finance@adamsrunhoa.com Website: www.adamsrunhoa.com

Home Owner Information Update:

Please complete the Homeowner Information Form and return with your annual dues payment. Your information is confidential and will be used for the sole purpose of contacting the homeowner in case of an emergency or HOA correspondence.

Home Owner's Name:

Property Address:

Home Owner's Mailing Address, if different from property address:

Phone #:

Email:

Emergency contact person, if different from homeowner:

If you rent your property, please list tenant's name: _____

If using a property management company, please list name, phone # and/or email address of your contact person:
