



RED-IT

Issue #2

May 1, 2023

Residential Engagement and Dialogue Information Tool

RED-IT

The purpose of the RED-IT is to not only share information with owners in the Red Water Property Owner's Association (RWPOA), but also engage residents. You may pick up your copy at one of the two flyer boxes located at the front or back entrance of the subdivision. If you would like to receive the RED-IT electronically, please send your email address to rwha42076@gmail.com.

Covenants/Restrictions

The proposed amendment to the covenants and restrictions sent out in December 2022 did not receive 51% of the owner votes, therefore, did not pass by a narrow margin. The existing covenants and restrictions remain in effect. You may obtain a copy of the covenants at the Calloway County Courthouse.

Annual Assessments

Annual assessments (dues) are due the 1st day of January each year. To date, only 60% of owners have paid their 2023 assessments. Dues are needed to cover our RWPOA expenses (lawn maintenance, taxes, insurance, post office, banking, and legal fees, etc.). The 2023 budget has not been finalized due to the 40% uncollected 2023 dues. If you have not paid your 2023 or previous years' dues, please send check to P.O. Box 74, New Concord, KY 42076. Not sure if you have an overdue fee? Contact Phyllis Gingrich at 931-801-2081 or send an email to Red Water at rwha42076@gmail.com.

Spring is Here

It's time to spruce up the common areas in the neighborhood. The board has already taken care of the front entrance. The flower beds have been weeded, the brick has been pressure washed, and the signage has been painted. But there's still a couple of items that need attention: the dock needs pressure washed and the low hanging tree limbs on the road down to the boat launch/dock need trimmed. We're looking for folks to take care of these. Please let us know if you can take care of this. "It takes a village".

Several owners in Red Water have already begun to tidy up their properties: flower beds mulched, filled with flourishing blooms, lawns mowed; shrubs/trees trimmed. Thanks for leading the way. It's noticeable and much appreciated.

As reminder, our covenants state owners are responsible for maintaining lots in a neat attractive condition to include, but not limited to painting, repairing and caring for roofs, gutters, downspouts, building surfaces, trees, shrubs, grass, walks, and other exterior improvements. Rubbish, trash, dumping, or unsightly items are not permitted on lots. Please do your part, we all benefit from a well-maintained community.

Recycling

Halls Waste Management will pick up metal and aluminum (bag separate from your regular trash). You can also drop off the following items at Lowes: rechargeable

batteries, cell phones, CFL bulbs, plastic bags, and plastic garden containers.

HOA Community Facts

An October 2022 report shows the average annual assessment fee for a single-family home in the US is \$3000. On average, HOA home values were 4% higher than comparable homes not in an HOA; other reports show as much as 15% higher values. Fifty-three percent (53%) of all homeowners in the US live in HOA communities. Eighty-two (82%) of newly constructed homes sold in 2021 were part of HOAs. The best home improvements to maximize your ROI was surprisingly dominated by exterior features: cleanliness, yard care, new garage door, roof, new/updated exterior siding/paint. *Source: ipropertymanagement.com.*

Neighborhood Watch

Ms. Cathi Lapp has stepped up to be the Neighborhood Watch coordinator. She will be reaching out to the owners in Red Water with more information in the coming weeks. Thank you Cathi for helping to make our neighborhood a safer place to live.

Board Members Needed

Want to make a difference? Contact us at 210-842-6836 rwha42076@gmail.com.