

Lexington Village



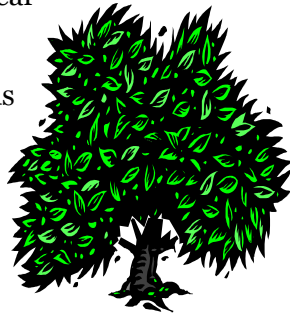
Community Newsletter

Spring 2011



Spring has Sprung...

Spring is just around the corner. Fertilizer should be applied by April. Water thoroughly following application. Shrubs and flowers will soon show signs of new growth after the winter chill. Encourage new growth by a hard cut on shrubs if they have lost all their leaves and appear dead. Before you replace them, give them a few weeks to see if they will recover. Finish the beds with a layer of mulch to retain moisture and minimize weeds. The mahogany trees in the swale at each home are the residents' responsibility to maintain. Please take a look at your tree and arrange to have it uplifted if necessary. Branches overhanging the sidewalk are a danger to pedestrians and bikers.



Spring Brings Butterflies...

Planting gardens with flowers that attract butterflies is a natural way to attract these lovely creatures to your yard, garden, patio, or even window sill. Not only do brightly colored butterflies contribute aesthetically to any yard, but they are also effective crop and flower pollinators. Your butterfly garden will also attract birds and other wildlife.



How to Create a Butterfly Garden:

Landscaping even the smallest areas will provide habitat for many butterfly species. You can create suitable habitat for butterflies in your yard by selecting the appropriate flowering plants. Not only will you attract beautiful butterflies, but your yard also will be filled with colorful flowers throughout spring, summer, and fall. Creating butterfly gardens is easy and fun; learn how to spice up your yard to attract butterflies by visiting this link. Copy and paste it in your search bar.

<http://www.ca.uky.edu/entomology/entfacts/ef006.asp>

Lawn & Landscape Debris...

If you employ the services of a lawn and landscape company to service your property, or decide to do the job yourself, it is your responsibility to clean up any debris in the roadway and swale. **Debris may not be placed at the curb any earlier than the day before a scheduled removal**, which is Friday for Madison Green communities. When you contract with a lawn company, please advise them debris may not be left curbside any day other than Thursday for Friday collection. If the debris is left curbside for a period longer than 12 hours after the end of the maintenance, Century Management will arrange for a cleanup and the property owner will be billed for their labor costs. We all want to enjoy a beautiful, well maintained community.

General Up-Keep...

Please store trash cans out of view from the street. Cans left in front of garages are not permitted and may be subject to a violation for continued non-compliance. Swales and sidewalks in front of the homes are to be maintained by the resident. Privacy hedges are not to exceed 6'. We suggest you trim to 5.5' to avoid having to trim weekly.

Basketball Hoops...

The portable hoops may not be placed or stored any further down the driveway than halfway between the garage and the sidewalk.

Exterior Modifications...

Please remember that **ANY** exterior modifications to your home, including painting it the original color, must first be approved by your village ARC and then by the Master Association ARC. The Master Association has revised the rules and procedures. The revisions are available on line at madisongreen.net or at the club.



Not all color schemes displayed in the clubhouse have been approved for use in your village. Black or Red FRONT doors are OK; however, the garage door must match either the body or the trim color when Red or Black front doors are used.

Community Website:

Compliments of Madison Green...

The Madison Green Master Association has given each Village a "Hot Link" on their website. You may visit madisongreen.net and click on "Village News". There will be a hot link for your village. Just click and see what is posted your village. If there is no hotlink, there is nothing posted. We will be posting newsletters, meeting notices and other useful information regularly.

Sidewalks and Mahogany Trees...

These two do not play well together. During a recent inspection of the neighborhood, a few areas were noted where the tree roots have begun to lift the sidewalks. If you notice that the sidewalk in front of your home is beginning to lift, please let us know about it. We will add it to the list of areas scheduled for repairs. Email to dianaforordering@centurymanagement.com

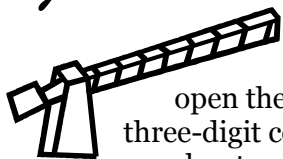
Parking...

When parking on the street, please limit parking to the front of your home and do not park directly opposite of a vehicle parked on the other side. Emergency vehicles will not be able to get through.



On street parking should be used only to accommodate temporary overnight guests and daytime visitors. Utilizing the residential parking spaces, such as your driveways and garages is encouraged. If a vehicle is parked in front of a mailbox the postal workers will not deliver the mail. The PBSO patrols all the villages in Madison Green nightly and have issued warnings and citations for vehicles parked over the sidewalk.

Gates...



Each resident should have a four-digit gate code to open the gate from the key pad and a three-digit code associated with a phone number to open the gate remotely for your visitors. Gate openers are \$40 and may be purchased from the Association through Century Management. Your personal four-digit code should **not** be shared with anyone. If you have a lawn service, housekeeper, babysitter, etc, we can assign codes to those vendors, which can be disabled immediately if you terminate one contractor without affecting any others. If you share your code with all your vendors a new code would have to be issued to you and none of your other vendors will be able to gain access until they contact you for entry. If you have been using a code given to you by your realtor, one day, it may not work. Periodically, the system is purged of codes that are not associated with a resident or an approved vendor. Call CMS for a code if you need one.

Maintenance Fees...

The 2011 maintenance fees are \$173 per quarter for your village. Master Association dues are \$307.50 per quarter. Please do not combine your dues. The Master Association fees must be paid separate from your Village dues. Village dues must be mailed to the address on the coupon you received in the beginning of the year. If you need a coupon, call Diana or Julie at Century Management. If you are having financial challenges, please call Century and speak to Diana about payment arrangements to avoid collection and legal fees. The Association is aggressively pursuing collections and will file a lien and subsequent foreclosure.

Welcome New Residents...

We have a few new residents in our community. If you see a new face, stop and say hello and introduce yourself.

Year-End Recap of Finances...



The Association's Accountant has completed the year-end financial compilation, which details revenue and expenses for 2010. A copy is available upon request. The year end reflects a positive cash flow due to the unanticipated purchases of foreclosed homes and short-sales. All outstanding fees & fines were collected on each of those properties, which improved the financial position of the Association.

Lexington Village Board of Directors

Derek Zimmerman - President

Ken Ecker - Vice President

Rick Hineman - Secretary

David Schenkelberg - Treasurer

Dave Sorkin - Assistant Treasurer



Compliance Committee members;

Stephanie Raifman

Frank Katen

Chuck Harper



Century Management Services, Inc.

561-798-8477 (o) 561-798-7488 (fax)

8:30am to 5:30pm

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