



from the
Spring Creek
Homeowners Association

HELPFUL NUMBERS

SPRING CREEK HOMEOWNERS ASSOCIATION –
email: webmaster@springcreekhomeowners.org
www.springcreekhomeowners.org

TRASH & RECYCLING –
Republic Services (formerly Industrial Services)
502-638-9000
www.republicserviceslouisville.com

UTILITIES –
LG&E (Louisville Gas and Electric)
502-589-1444
www.lge-ku.com

Louisville Water Company
502-583-6610
www.louisvilleky.gov/LWC

MSD (Metro Sewer District)
502-587-0603
www.msdlouky.org

SAFETY/ EMERGENCY –
Emergency - 911
Louisville Metro Police Department
502-574-7660
www.louisvilleky.gov/metropolice

Harrod's Creek Fire and Rescue
502-228-1351
www.hcfd.org

Call Before you Dig - 811
www.call811.com

MOTOR VEHICLE LICENCE AND REGISTRATION –
Jefferson County Clerk's Office
502-574-5700
<http://www.jeffersoncountyclerk.org>

LOUISVILLE METRO COUNCILMAN — DISTRICT 16
Kelly Downard
City Hall
601 W. Jefferson Street
502-574-1116

MAILBOXES –
Duggins Co.
502-966-5774
www.dugginsco.com

Dear New Neighbor,

Congratulations on your new home and welcome to the neighborhood! We hope you will enjoy being part of our lovely community. We know that moving to a new home can be very stressful and sometimes a little confusing. We hope the following information will be a helpful tool for answers to questions you may have and direct you to the right places for more information.

When you purchased your home, you should have been informed that Spring Creek is a deed restricted community. You may ask yourself, “What exactly does this mean?” “What is a home owners association or sometimes referred to as a hoa?” We hope this brochure will provide a quick over-view and guide you to where you can find more information on things like local services, homes association information, and ways to get involved in your community and meet your new neighbors.

We encourage you to go to our website and register your contact information so you can receive and view information about upcoming events and news about what’s going on in the neighborhood.

*Again, we welcome you and hope to get to know you.
Best of luck as you settle in to your new home!*

The Spring Creek Welcoming Committee

Spring Creek Homeowners Association at a glance

What is a Homeowners Association and why do we need them?

Homes Associations are very common these days and found in most residential communities across America. Initially, a homeowner association is a corporation formed by a real estate developer for the purpose of marketing, managing, and selling of homes and lots in a residential subdivision. Once a community is developed and a predetermined number of lots are sold off, the developer will typically transfer financial, legal and ownership responsibilities of the organization to the homeowners. Association boards are composed initially of developer-appointed members, then of a mix of appointees and homeowners elected at the annual meeting. The responsibility of these board members is to maintain the common areas and enforce the governing documents. The officers and the board may also create committees, such as an architectural control committee, landscaping and beautification committee, and social and community affairs committee, just to mention a few.

When you become a homeowner in Spring Creek or other neighborhoods with a Homeowners Association, membership is automatically a condition of purchase.

A reputable real estate agent and title company should always inform a perspective buyer if a property is “deed restricted” or has a “homes association”. The buyer should always have the opportunity to review the covenants and restrictions before entering into a contract.

So if your wondering, “Why does our neighborhood need a an HOA and how does it benefit me, the home-owner?” The truth is, if you take pride in home ownership, there are a lot of benefits to having an HOA. The rules and regulations are established for the sole purpose of maintaining high property values and safety within the community. This in fact, is what draws many buyers to purchase a home within an HOA community. In fact, an HOA is to protect property owners from other neighbors who chose to make changes to their property that will have a negative effect on the market value or safety of the neighborhood. In addition some other benefits include maintenance and landscaping for the common areas, snow removal for the streets, , insurance for commonly owned structures and areas, mailing costs for newsletters and other correspondence, employment of a management company (if designated), legal council, and any other items delineated in the covenants or agreed to by the board of directors.

You are invited and encouraged to attend the monthly meetings, which are held on the first Thursday of the month. We want our community to be a desirable place to live. We are glad you have chosen us as your neighbors and we look forward to growing our community with you.



Meetings:

Meetings are held bi-monthly on the first Thursday of odd months (Jan, Mar, May, July, Sept, Nov). at 7 PM at Springdale Church on Springdale Road. All residents are invited to attend to meet their neighbors, ask questions, voice concerns, and to get involved in their community.

Elections:

An annual Homeowners Association meeting is held in March to elect new board members. All residents (homeowners) are invited to attend and cast one ballot per household.

Dues:

Annual assessments are made on January 1st each year. Dues for 2013 are \$300. Dues are used for things like maintenance and landscaping for the common areas, snow removal for the streets, insurance, administrative and legal costs. The financial report is available at each monthly meeting.

Contact Information:

webmaster@springcreekhomeowners.org

Trash & Recycling Pickup:

Trash Service is included in your homeowners association dues and provided by Republic Service (formerly ID or Industrial Disposal).

Trash pickup is once a week on Fridays; all items must fit in the Industrial Disposal standard bin. A second bin can be obtained by calling Industrial Disposal.

Recycling is an additional charge; pickup is on Wednesday, every other week.

Lawn waste pickup is an additional charge. Pickup is every Monday from April 1st through December 31st and Christmas trees only the first two weeks in January. Contact Republic Customer Service for fees and more information to participate in the recycling and yard waste programs : 502-638-9000

Social Events:

The subdivision has had two long standing social events, involving the whole family:

- Halloween block party prior to trick-or-treating
- July 4th Independence Day parade in the morning

We hope this list will grow with the help and enthusiasm from new residents and committees. Please check the website:

www.springcreekhomeowners.org for community building opportunities and small groups that may be forming.

Deed Restrictions -

Spring Creek Subdivision is a deed restricted community. The complete documents are available on the website at : **www.springcreekhomeowners.org**

Partial list of deed restrictions*

- Lots are for private, single family residential purposes only
- No trailer, motorcycle, vehicle (commercial, recreational vehicle, boat) or inoperable vehicle shall be kept on any lot or on the street for more than 24 hours within a given month
- No detached garages, carports or sheds
- Only dogs, cats and household pets can be kept on lot (no reptiles, livestock or poultry)
- No outside clothes lines
- No above ground swimming pools
- Duty to maintain lot
- Approval and compliance of fences
- Approval of construction
- Trash containers must be stored in a location not visible from the street.
- Trailers, boats, truck, or any other vehicle, except an automobile cannot be parked on the street for more than 24 hours.
- Satellite dishes shall not exceed four feet (4') in diameter; must be in rear yard only with landscaping screening from the street. Approval for anything other than non-standard small satellite dishes, or front yard placement, must be approved by the Homeowners Association.
- Each household's mailbox should be uniform; Duggins Co. supplies the standard mailbox and can be contacted at 502-966-5774 or on-line at www.dugginsco.com for replacement and repairs.

** Please take the time to view the covenant section of our website for the full document of deed and restrictions for the Spring Creek subdivision at **<http://springcreekhomeowners.org/covenants>**. Even if you are not the homeowner, you will need to be aware of all restrictions.*

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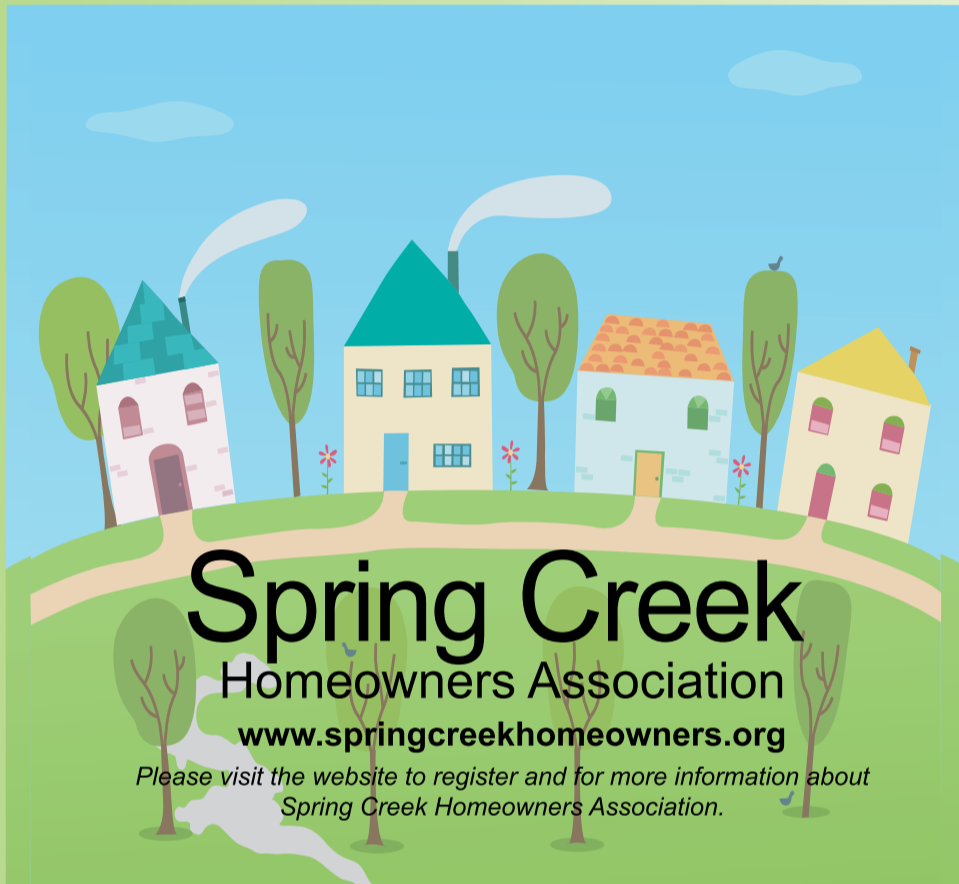
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502-574-1116
www.louisvilleky.gov/MetroCouncil/Members/16/

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Spring Creek

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*Please visit the website to register and for more information about
Spring Creek Homeowners Association.*