



Winter 2022

[www.silveroaksneighborhood.com](http://www.silveroaksneighborhood.com)  
[board@silveroaksneighborhood.com](mailto:board@silveroaksneighborhood.com)

## *The Silver Oaks Leaf*

### **Silver Oaks Homeowners Association Newsletter**

#### **Neighborhood Upkeep Reminders**

The board would like to remind all neighbors of some neighborhood upkeep restrictions. Upkeep falls under DCCR Article V Section 6A and 6B Duty to Maintain.

##### **Mailboxes**

All mailboxes should be in good repair. Wooden mailboxes posts and newspaper boxes should be painted black with no exposed wood or flaking paint. Metal mailboxes should be free of rust and have doors that stay closed.

If your mailbox is in need of replacing, please contact Duggins' Co. The mailboxes are steel prime coated and finish coated in gloss black Rustoleum and cost \$240.00 (includes installation and removal of old mailbox.)

Duggins' Co, Inc.  
1116 Ulrich Ave  
Louisville, KY 40219  
(502) 966-5774  
[sales@dugginsco.com](mailto:sales@dugginsco.com)

##### **Siding**

All siding should be free of green algae on any side of the home. There are several local businesses that specialize in pressure washing and cleaning. If you are looking for references, the neighborhood Facebook group is a great place to start.

##### **Weeds and Landscaping**

In the neighborhood DCCR, Article VI, Section 6A states: *No weeds, underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot.* If your yard has a lot of weeds or your landscape beds are getting over grown, please take some time as the weather warms to take care of your landscaping.

In previous years, the board has asked the neighborhood to concentrate on these areas each spring. If your home falls in any of the above categories, the board requests you complete the needed repairs/clean-up by May 1st. After that date, we will address any issues with the individual homeowner.

##### **Annual Homeowner Meeting**

We have not held an in-person Annual Homeowner Meeting since March, 2019 due to the pandemic. We will be scheduling a meeting for April, 2022. Be on the lookout for a future mailer announcing the date and time, as well as a way to suggest any DCCR changes and to nominate a homeowner to serve on the HOA board.

**Reminder**– Annual Homeowner Assessments are due by March 15th!

## FROM THE BOARD

### Officers needed!

The HOA requires volunteers from the neighborhood to operate. If you are interested in serving, please contact us at [board@silveroaksneighborhood.com](mailto:board@silveroaksneighborhood.com).

### Volunteers needed!

The effort to annex Silver Oaks in to Jeffersontown will have to be restarted as several homeowners have moved. We will have more information available at the annual meeting in April. If you are interested in helping, please contact email [silveroaksjtown@gmail.com](mailto:silveroaksjtown@gmail.com).

### Neighborhood Restrictions Reminder

If you haven't done so recently, be sure to review the DCCR for a refresher. Here are a few quick points to remember!

#### Article V Section 3C. Restrictions on Vehicles and Parking

- a. No bus, mobile home, trailer, camper trailer, camping unit, camping vehicle or boat shall be parked or kept on any Lot or on any street in the Subdivision, except:
  - i. when vehicle is parked or kept within a garage, or
  - ii. when vehicle is parked or kept temporarily for the purpose of loading or unloading, and is in the Subdivision for no more than two (2) consecutive days (any portion of a day constitutes a day).
- b. No commercial vehicle shall be parked or kept on any lot, unless housed in a garage, or on any street in the Subdivision between the hours of 4:00 p.m. and 6:00 a.m. except when used as part of a temporary construction or repair activity on the lot. "Commercial vehicle" is defined as a vehicle meeting any one of the following characteristics: classified as a "class 4" commercial truck or higher class by the Department of Transportation Federal Highway Administration; being designed to carry more than nine (9) passengers, including driver; being designed to carry business equipment on or in exterior racks or bins, or mounted tool boxes; being designed with signage for a commercial or private business.
- c. No vehicle, motorized or otherwise, including, but not limited to, those set forth in C.a and C.b above, shall be parked overnight on any street or right-of-way of the Subdivision, and no such vehicle shall be parked at any time except on a street, on a legal driveway or in a garage.
- d. No vehicle determined to be objectionable or unsightly by the governing body of the Association, and no vehicle which is inoperable, shall be parked at any time on any street or any portion of a lot except in a garage.
- e. There shall be no habitation of any vehicle parked anywhere in the Subdivision.

You can find a copy of the amended Declaration of Conditions, Covenants and Restrictions, which contains these and other important rules on our website [www.silveroaksneighborhood.com](http://www.silveroaksneighborhood.com).

Please remember that we all agreed to these restrictions when purchasing our homes. Hopefully none of them are a surprise.

If you are interested in changing any of the rules, please reach out to the board to suggest amendments and attend the annual meeting to vote on the changes.

#### Helpful Contacts

LMPD: Emergency 911, Non-emergency 574-LMPD  
MetroCall: 311  
LG&E: 589-1444  
Waste Management: 966-0117  
District 20 Metro Councilman Stuart Benson: 574-1120  
Duggins' Co (mailboxes) (502) 966-5774

#### SOHA Contact Information

Silver Oaks Homeowners Association  
C/O Mulloy Properties, LLC  
PO Box 436989  
Louisville, KY 40253-6989  
(502) 618-5900  
[www.silveroaksneighborhood.com](http://www.silveroaksneighborhood.com)  
[board@silveroaksneighborhood.com](mailto:board@silveroaksneighborhood.com)  
[cstinson@mulloyproperties.com](mailto:cstinson@mulloyproperties.com)

#### Silver Oaks Homeowners Association Board

Keith Hyatt  
Craig Nunnelley  
Corey O'Brien  
Adam Shaw  
Julie Wolford

All board members are volunteers elected from the neighborhood.

Keep up with your neighbors by joining the neighborhood Facebook group (not administered by the Silver Oaks HOA Board)

[www.facebook.com/groups/SilverOaksNeighborhood/](https://www.facebook.com/groups/SilverOaksNeighborhood/)

## FROM THE BOARD

### Welcome New Neighbors!

We've welcomed several new families to the Silver Oaks Neighborhood recently. If you are one of our new neighbors and have any questions, please feel free to reach out the board. Our contact information is below.

### Waste Management

The board has received feedback from several neighbors about Waste Management. The board has spoken with our WM account rep and we have shared the concerns with them. As with a lot of business, the pandemic has caused staffing issues, which has resulted in service interruptions.

To make sure the neighborhood was receiving the best service, we requested bids from the companies that provide trash removal in Louisville and the board has decided to sign a new service agreement with Waste Management. Both Rumpke and Republic have been on bi-weekly yard waste and recycling pick-up for several years and WM will make their temporary service change permanent.

With the permanent change to bi-weekly recycling, WM will be replacing all of the small green recycling totes with 96-gal totes. If you already have a WM provided 96-gal recycling tote, the additional cost of the tote will now be included with the recycling service. WM will handle swapping out the small totes for the 96-gal totes over the next few months. WM has also agreed to waive the \$8.50 service fee for not having paperless billing and autopay that some of you have been seeing on your bills.

Mulloy will be sending a neighborhood address list to our WM account rep to update all accounts. If you do not see the new rates on your June, 2022 invoice, please contact WM customer service directly to make sure you are on the Silver Oaks Neighborhood rates.

Description	New Agreement	Old Agreement	
96 Gal Tote Refuse	\$37.50	\$32.25	
Yard Waste Bi-Weekly Service	\$6.00	\$10.50	
96 Gal Tote Bi-Weekly Recycling	\$10.50	\$16.50	
15 Gal Tote Recycling		\$10.50	
<b>Total New Charges</b>	<b>\$54.00</b>	<b>\$53.25</b>	Small tote recycling
		<b>\$59.25</b>	96-gal tote recycling

The new agreement is a \$0.75 increase every three months for homeowners with all 3 services and the small green recycling tote and a \$5.25 decrease every three months for homeowners with all 3 services and the 96-gal recycling tote.

### Nature Trail Cleanup

Several neighbors have commented on the neighborhood Facebook group that the nature trail needs to be cleaned up. If anyone is interested in volunteering to head up this effort, please email the board. In previous years, we have partnered with Operation Brightside Neighborhood Cleanup. Brightside will provide all the materials for the clean-up and do a special pick-up of the trash bags after the event.

The volunteer would need to pick a date for the clean-up, register the neighborhood for the clean-up with Louisville Metro, get the word out to get volunteers to help with the clean-up and pick-up the supplies from Operation Brightside before the event.

## FROM THE BOARD

### Common Area Rules

**Section 14. Rules for Common Areas.** The Association is authorized to adopt rules for the use of the common areas, and such rules shall be furnished in writing to the lot owners.

A copy of the following rules can be found on the Silver Oaks Neighborhood website.

#### Silver Oaks Common Area Rules

##### ARTICLE I - Maintenance

All maintenance to be performed on the common areas in the Silver Oaks Neighborhood shall be performed by the Association. No lot owner shall perform any maintenance on the common areas without the prior written approval of the Board of Directors.

##### ARTICLE II - Prohibitions

1. No lot owner shall cause any obstructions or encroachments, including but not limited to fences, placement of fill material or placement of debris on any common areas.
2. No owner shall deposit any trash or litter or yard debris on the common areas.
3. No lot owner may store any object or materials on any common area.
4. No personal property shall be left on the common areas.
5. No motor vehicles of any type, including but not limited to cars, trucks, vans, sport utility vehicles, all-terrain vehicles, motorcycles, dirt bike, or other mechanized vehicles shall be permitted to be used or parked on the common areas.
6. No owner shall construct any trails from individual lots to the common areas.
7. No motor vehicles, including off-road vehicles and motorcycles, shall be utilized on the common areas except by authorized persons for the purpose of inspection and maintenance of the common areas.
8. No noxious, offensive, dangerous or unsafe activity shall be carried on in the common areas.
9. All pets must be on a leash and in the presence of a responsible party. All pet waste must be picked up and disposed of properly.
10. No clearing of any vegetation or trees in the common areas shall be permitted without the prior written consent of the Board of Directors. Camping in the common areas shall be permitted only by prior written authorization of the Board of Directors.
11. No swimming shall be permitted in the any part of the common area.
12. No hunting shall be permitted in the common areas or in any part of the plan.

##### ARTICLE III - Responsibility for Damage

Any damage caused by an owner, their family members or their guests shall render the owner liable for all costs associated with repair of such damage.

#### Helpful Contacts

LMPD: Emergency 911, Non-emergency 574-LMPD  
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LG&E: 589-1444  
Waste Management: 966-0117  
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