



# GREENBRIER LINKS

Greenbrier Association Newsletter

January 2015

## ***Letter from the GRA President:***

*A verbal contract isn't worth the paper it's written on ...* Sam Goldwyn

Wait, What?? How is Mr. Goldwyn's quip relevant to our neighborhood?

It's the reason we have written bylaws, deed restrictions and ND-1 overlays – all impersonal rules and regulations put in place over the past 40 years to maintain the character and integrity of the Greenbrier subdivision. Indeed, over the past few months, your GRA Board has fielded several calls from Realtors and residents seeking permission to add separate garages, garden sheds, and/ or detached storage barns on their property. After careful reading of our Deed Restrictions and conversations with members of the LFUCG Planning staff, each request was answered on the basis of our written regulations. (To find out more about these restrictions, please visit our web site, [www.greenbrier40509.com](http://www.greenbrier40509.com) and log onto "Library".) Further, every Realtor with a listing in our neighborhood was recently sent a note with a link to these Deed Restrictions to ensure they understood homeowners are required to comply with them. Simply put, understanding and following these rules makes for harmony among neighbors and a neighborhood of which we can all be proud.

Interestingly enough, Greenbrier is the only neighborhood of its caliber (once described as a "wealthy enclave" in a census report) with a Residents Association (your GRA) – not a Homeowners Association – or (HOA). This difference is why we have **voluntary** dues of \$100 per year; compared to the **mandatory** fees of some HOAs that can run into the hundreds of dollars - or more – depending on the neighborhood. Many of these HOAs have deed restrictions that run 80 pages plus, necessitating professional managers to oversee compliance. Case in point: the lawsuit embroiling the Andover Forest HOA with (now) the U.S. Dept. of Justice Fair Housing Act over a 12 foot by 8 foot playhouse built in violation of Andover's deed restrictions. (See the Dec. 27 issue of the Lexington Herald-Leader, pgs. A 3& 4 for further details). Though an extreme example, this expensive controversy has divided neighbors and stirred up needless resentment and hard feelings – things we wish to avoid in Greenbrier!!! Indeed, so important did President F.D. Roosevelt value strong neighborhoods, that he remarked in his 1933 Inaugural Address: *In the field of world policy I would dedicate this nation to the policy of the good neighbor!* Your GRA Board agrees!

## **Special Points of Interest**

- School Zoning Update
- Spring Ladies Tea (TBA)
- April 13th GRA Neighborhood Spring Meeting
- May 9th Garage Sale
- 2015 Resident Dues Form
- 2015 Directory Advertisement Form
- 2015 Greenbrier Directory Update Form

## **Contact Numbers**

**GRA Voicemail  
(859)299-1969**

**GRA Website  
[www.Greenbrier40509.com](http://www.Greenbrier40509.com)**

### **Greenbrier Residents Association**

#### **2015 Board Members**

**President -** Mariana Moore Marye,  
299-1910

**Vice President -** Marcia Stanhope,  
299-7041

**Treasurer -** Cyndy Powell, 299-5566

**Secretary -** John Schmidt, 299-5656

**Webmaster -** Steve Ricker, 955-0111

Michael Brickey 333-8352  
Margee Koflfer 263-3313  
Sarah Lee 492-1017  
Kathy Plomin 420-4916

#### **Newsletter Publisher**

Ana Maria Schmidt 299-5656

# New school attendance zones update.....

By: Michael Brickey, 2173 Antigua Drive

The only change is that our Superintendent has stepped down and they are searching for his replacement to be filled by July 1, 2015. I will let everyone have the appropriate website address for further details.

In case you haven't heard, The Fayette County Board of Education is redrawing school boundaries in anticipation of the construction of a new high school and two new elementary schools in north Lexington. In August 2016, district leaders plan to open one elementary east of I-75 off Polo Club Boulevard and another one off Georgetown Road. In August 2017, a sixth high school will open on Winchester Road.

The work of drawing new boundaries began in April 2014 with the first meeting of a 27-member committee including parents, teachers, FCPS administrators, two school board members, a district Equity Council representative, a city planning official, a home builder and other community stakeholders. The school board approved the panel at its April 28 meeting. This group's meetings are open to the public, and community input is welcome in person or via [www.fcps.net/letstalk](http://www.fcps.net/letstalk). A school board decision on the new school attendance zones is expected in early 2015. Please log on to the link below and be sure to attend any open meetings to voice your opinion. Let Greenbrier resident's voices be heard!

For more information visit [www.fcps.net/zones](http://www.fcps.net/zones).

## NEIGHBORHOOD SPRING MEETING

The April 13th Spring Meeting will be held at Carl and Sarah Lee's home, 1805 Bahama Rd. at 7:00PM. Meet your GRA officers and greet your neighbors at this GRA important meeting. Refreshments will be served! *Our guest speaker will come from the Sheriff's Office to talk about Neighborhood Security.*

## THANK YOU, ED LANE!

Councilmember Ed Lane was instrumental in getting the city to repave the deteriorating section of Bahama Road between Trinidad Court and Marquesas Lane.  
Thanks, Ed!

## Newsletter Advertising

Greenbrier Links newsletter is the perfect place to advertise your business, congratulate your graduate; or send Birthday Greetings to a BFF! \$25 is all it takes for a business-card sized advertisement. E-mail or call Treasurer Cyndy Powell for details at 299-5566.



## *Mah jongg (tile game), Bunco or any other fun game...*

If you are interested in playing any social game, (either in the morning, afternoon or evening) please call Ana Maria Schmidt at 859-299-5656.

Mrs. Marlene James, organizer of Lexington Mah jongg league will teach anyone who wants to learn this fun game.



The Greenbrier Book Club meets on the 4th Tuesday of every month in the clubhouse. Please call Susan Hopkins for details at 533-9277.



*Welcome to our Neighborhood :*

Dwight and Mary Freeman, who just moved into 2267 Bahama Rd.

**CONGRATULATIONS  
TO OUR HOLIDAY  
DECORATING CON-  
TEST WINNERS!!!**

GRA MEMBERS WHO WON  
(CHOSEN BY A TEAM OF  
ANONYMOUS ELVES )  
WERE GIVEN \$50 GIFT  
CERTIFICATES TO THEIR  
FAVORITE RESTAURANT.  
CHRISTMAS KUDOS GO  
TO:

**BEST OVERALL DECOR:**  
Lowery and Lois Pritchett at  
3557 Antilles Drive (they  
wrapped a tree!)

**BEST ENTRY:** The Johnson  
family at 2251 Bahama Road  
(blue lights !)

**MOST WHIMSICAL:** The  
Vettraino family at 3637 Antilles  
Dr. (lights and more lights!)  
*Elf-mention went to the Crowes  
at 2082 Bahama and the Hamms  
at 3512 Trinidad Ct.*



*The GRA  
Ladies Spring Tea*

*Will be hosted by Beth Ruggles.*

*Details will be announced at a later date .*



**Thank you to:**

- **The Rickers, the Powells and David Marye** who decorated the front entrance for Christmas....
- **Mickey Powell** for taking down the tree and reindeer.
- **Kathy and John Plomin** for storing the Christmas decorations.

**Greenbrier Residents Association  
Welcoming Committee**

My name is Lynn Gaunce and I am the coordinator for the Welcoming Committee. Please help us welcome our new neighbors. If you think we have overlooked anyone, let me know or the greeter in your area. We give our new neighbors a packet of information about Greenbrier, Fayette County, the Neighborhood Directory and a baked good. Let's all show how neighborly we can be.

Here is a list of our greeters:

Suzie Hirsh,  
Leslie Russ,  
Denise Reid,  
Julie Lynch,  
Beth Ruggles,  
Lois Ricketts,  
Teri Landry,  
Jackie Klee,  
Cyndy Powell and  
Janice Malicote.



*Milestones!*

Board member Sarah Lee, longtime Martin School Student Affairs Officer, was recently recognized for her 30 years of service to UK. Many Green-

brier neighbors know Sarah as the gracious hostess who opens her home for our spring and fall Business meetings. She and her husband Carl are long-time residents of Bahama Road. Congrats on your retirement, Sarah!

*If you have a personal Milestone – a new baby announcement, team victory, etc. - you would like recognized in an issue of the Greenbrier Links, please e-mail Mariana at [mhmoore1@windstream.net](mailto:mhmoore1@windstream.net); or our newsletter editor, Ana Maria Schmidt at [anaschmidt5656@yahoo.com](mailto:anaschmidt5656@yahoo.com)*





# IF YOU WEREN'T THERE, THIS IS WHAT YOU MISSED!

## GREENBRIER RESIDENTS ASSOCIATION FALL 2014 MEETING MINUTES

A small group was present at our October 20<sup>th</sup> meeting that took place at Carl and Sarah Lee's home –a meeting that was chock full of information and tips from our **two guest speakers, Officer Bige Towery**, an 18 year veteran with the LFUCG police force; and **Mr. David O'Neill, PVA Administrator**. Refreshments were served. Minutes from the Spring Meeting as well as the most recent newsletter, Greenbrier Links were available as handouts.

Officer. Towery said one of his official responsibilities is community service work, specifically establishing Neighborhood Watches. He said he knows we have had “incidents” out here; property crime is on the rise. He wanted us to learn what we can do so we do not become victims “inviting” crime. He said the basis of all Neighborhood Watch programs is Communication; the more neighbors do as a neighborhood, the better. To persuade those who may not wish to take part in neighborhood parties, cook-outs, etc., he said make sure they understand crime impacts property values. He urged residents to call the police anytime they think something odd is happening in the neighborhood. He reminded us that Lexington has a curfew for juveniles under the age of 18 - Sunday thru Thursday that time is 11pm.; Friday and Saturday night that time is 1am. No kids should be out wandering around at 2 or 3 in the morning – the police should be notified. Then, if there is an incident, an investigation can begin immediately. Further, Officer. Towery said many factors – including motion detector lights, home security systems, landscaping lights, sturdy locks and dead bolts – can do much in protecting home security. He was particularly specific about keeping garage doors down – it only takes 45 seconds for a “rascal” to run into an open garage and grab stuff. Further, if a resident keeps an unlocked car in the driveway, he has just given that rascal the key to his house, personal info, and bank stubs, etc. – which can ruin that person's life in ten minutes. Keep those car doors locked – and don't leave things in cars to tempt “door checkers”. He had several brochures and flyers which he passed out – Lynn Gaunce, head of the Greeter Committee, and I have extras – if you wish to have one; Officer. Towery also said we should all get the website [raidsonline.com](http://raidsonline.com), which gives every police report generated within a half mile radius. After Officer, Towery's talk, he answered many questions, giving information like: if you have an alarm, put a sign out front. Get a monitored alarm system integrated with the fire dept. He said the 911 dept. gets 800,000 calls for service a year. AND, he urged us to set up a Neighborhood Watch system with block captains responsible for every 10 or 11 homes – it is the best proactive approach to deter crime.

David O'Neill said Greenbrier is up for re-assessment in 2015; by state law reassessments take place every 4 years. We were not re-assessed in 2011, because there were no home sales to justify any action. He said the county is divided up into 300 neighborhoods; again, by state standards, the PVA must be within 90% of the sales price. The past 3 years, GB has been 93% of sales. He explained how his office works, and what the procedure is for appeals, as any property owner can come in and complain if he feels his assessment is neither fair nor equitable. David said there are 110,000 parcels of property in Fayette County; in Greenbrier, we average about 8 transactions per year. The median price of a home in GB is \$377,500; the average is \$417,000. The Average townhome price in Briercroft is \$858,981.00. A Q & A period followed with residents examining a map Mr. O'Neill brought showing home prices on a street by street basis.

**OLD BUSINESS:** NONE

**NEW BUSINESS:** Following our two speakers, **Treasurer Cyndy Powell** passed out the Treasurer's Report with projected expenses for 2015. Dues will be raised next year to \$100 from \$80. (A motion was made and approved unanimously to this increase, which is the first in over 15 years). She emphasized this must be done to keep up the front and back entry; update camera equipment, print newsletters, and produce a new Directory. A discussion ensued re pricing for advertising in our newsletters. Members agreed that \$25 for a business card -sized ad or message would be appropriate. A bill for the Annual Dues will go out to all residents in January. A motion was made and seconded to accept the budget for 2015; vote was unanimous.

The next order of Business was **Election of Officers for 2015:** The slate as proposed will be:

Mariana H. Marye, President; Marcia Stanhope, Vice-President; Cyndy Powell, Treasure,; John Schmidt, Secretary; and Board members, Kathy Plomin, Michael Brickey, Margee Koffler, Sarah Lee and Steve Ricker. Ana Maria Schmidt will be our Newsletter Editor. There being no nominations from the floor, the motion to approve the above slate was seconded and approved unanimously.

Next, Steve Ricker gave us an **update on the cameras** at both entryways. A new system has been installed and connected to the internet so that property owners can view the film from their home computer. The images are not as clear as he would like them to be, but the downloads can be given to the police. Charges for using the cameras will be \$60 per hour per GRA member; or \$100 per hour per non-member. There were several questions and suggestions from the audience including; could Greenbrier cars could have an I.D. sticker on the windshield? why are there no street lamps in the neighborhood? Can we provide police contact numbers in the next newsletter, etc.?

Next, **Greeter Chair Lynn Gaunce** explained what was in the packets her committee gave new residents; she said there have been 2 new families move into the neighborhood in the past 6 months.

Next, Pres. Mariana read a reply from **CM Ed Lane**, who could not join the group re four areas of concern your GRA board has asked him to address. They are:

Speeding along Bahama Road

Repaving the deteriorating section of Bahama Road past the GBCC

Rehabbing the drainage ditch along Winchester Road, and

Renaming the new section of Cayman Lane in the new subdivision across Walnut Grove

Also, there was an update on the **School Redistricting process** given by Michael Brickey, who said several hundred folks were at the last committee meeting held in August, and several school board members did not even know where Greenbrier was located! Michael urged all residents to address school board members with their concerns, as being in the new school districts will affect property values.

Finally, members were told Chris Thiel will head the judging for **the Xmas Decorating Contest** this year. It's not too early to start thinking about the holidays!!!

There being no further business, the meeting adjourned at 9pm.

Sincerely submitted, Mariana H. Marye, Temporary secretary.

# 2015-2016 GREENBRIER NEIGHBORHOOD DIRECTORY UPDATE

Please use this form to indicate how you want your information to appear in the updated directory. This includes changes to names, phone numbers, e-mail addresses, children's names/ages, etc. The accuracy of your current phone number/s is important for us to be able to contact you in the case of an emergency. This directory is distributed to Greenbrier residents only and is not to be used for commercial purposes.

**Please return this completed form to Cyndy Powell by February 15, 2015.**

**Everyone must return this form with primary resident's name and Greenbrier address completed.** This will verify the names, spelling and correct address for our records. If no further changes are needed, then check the box as indicated and return the form as requested. If other changes are needed, please update the appropriate information and return the form. **If no form is received, the new directory will only contain the name/s, address, e-mail and phone number as currently published. All other information will be omitted from the new directory.**

**Primary Resident/s Names:** \_\_\_\_\_

(Ex. Abraham & Mary Todd Lincoln)

**Greenbrier Street Address:** \_\_\_\_\_

(Ex. 222 Twain Street)

**No further changes needed, publish as in current directory.**

(Put an "X" next to any specific phone# or e-mails or mailing address below that you do NOT wish to have published.)

Mailing address if different from Greenbrier residence: \_\_\_\_\_

Home Phone #/s \_\_\_\_\_

His Work # \_\_\_\_\_ His Cell# \_\_\_\_\_ His e-mail \_\_\_\_\_

Her Work # \_\_\_\_\_ Her Cell# \_\_\_\_\_ Her e-mail \_\_\_\_\_

**Children names & ages** (who reside with you in Greenbrier as of January 2015)

**Neighborhood Services** - List names and ages of person/s providing service (Ex. Lawn care, babysitting, etc.)

**Pet Info:** Even good pets escape sometimes. This info will help bring them home!!

Type of Pet (cat, dog, etc)	Pet's Name	Pet Description (breed , color, markings, etc.)
_____	_____	_____
_____	_____	_____
_____	_____	_____

Please return this form by 02/15/15 to: Cyndy Powell, 3792 Jamaica Ct





# GREENBRIER NEIGHBORHOOD DIRECTORY

## 2015-2016 ADVERTISING RESERVATION SHEET

Now is the time to reserve advertising space in the 2015-2016 Greenbrier Neighborhood Directory.

You won't want to miss this cost effective way to reach the business potential in our neighborhood.

We are offering ads in three different sizes and in both black & white and color. In addition, we are offering a discount to 2015 paid members of the Greenbrier Residents Association as a **"Thank You"** for their support.

**To reserve your ad in the 2015-2016 Greenbrier Neighborhood Directory, we need the following items to be submitted to Cyndy Powell at 3792 Jamaica Court no later than March 1, 2015:**

\* **Either an electronic file on a Disk or a hard copy of the camera ready ad**

\* **A check for the full amount of the ad made out to the Greenbrier Residents Association**

All checks will be held pending approval and acceptance of the ad prior to going to print. Once we receive approval and acceptance, the checks will be deposited in the GRA account. We will make every attempt to have you review and approve the final copy of the ad. **The Greenbrier Residents Association reserves the right to refuse any advertisement deemed inappropriate to publish in the Greenbrier Neighborhood Directory.**

We thank you in advance for your support and we hope that your ad brings more business.

### GRA Member Discount Pricing

### Non-Member Pricing

<b>Full Page Ad</b>	<b>B&amp;W \$125</b>	<b>Color \$150</b>	<b>B&amp;W \$150</b>	<b>Color \$175</b>
<b>1/2 Page Ad</b>	<b>B&amp;W \$75</b>	<b>Color \$100</b>	<b>B&amp;W \$100</b>	<b>Color \$125</b>
<b>1/4 Page Ad</b>	<b>B&amp;W \$50</b>	<b>Color \$75</b>	<b>B&amp;W \$75</b>	<b>Color \$100</b>

Resident's name and address: \_\_\_\_\_

Name of business: \_\_\_\_\_

Size of Ad you would like to reserve: \_\_\_\_\_

Black & White: \_\_\_\_\_ Color \_\_\_\_\_

Telephone # or e-mail address where you can be reached: \_\_\_\_\_

**Please contact Cyndy Powell at 299-5566 if you have any questions.**



**GREENBRIER RESIDENTS ASSOCIATION**  
**INVOICE FOR MEMBERSHIP DUES 2015**  
**\$100**

**PLEASE PAY BY FEBRUARY 15, 2015**

**What your dues help pay for:**

- \* Member Voting Privileges
- \* Greenbrier Neighborhood Directory
- \* GRA Ladies Spring Tea
- Front and Rear Entrance Maintenance (mowing, planting, electrical and Irrigation Systems)
- Security Cameras for Improved Safety of All Residents
- 4<sup>th</sup> of July Parade Support
- Christmas Decoration for Front & Rear Entrances
- Greenbrier Website
- Voice Mail and Message Signage
- Welcome Packets for New Residents
- Annual Neighborhood Garage Sale Advertising & Signs
- Christmas Decoration Contest
- Neighborhood Directory
- Representation at Fayette County Neighborhood Council Meetings
- Neighborhood Newsletter printing and postage

\*Must be GRA members



Please complete & cut off section below and return with your payment of \$100

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Make Check Payable to: **Greenbrier Residents Association**, and mail to:

**Cyndy Powell**, Treasurer – 3792 Jamaica Ct., Lexington, Ky 40509

(Feel free to drop off your payment at her home)

**Thank you for your participation and prompt payment by 2/15/15**



Greenbrier Residents Association  
Ana Maria Schmidt, Newsletter Editor  
3556 Antilles Dr.  
Lexington, Ky 40509

The Greenbrier Residents Association Meeting is on April 13, 2015 more details inside.