



## SCA President's Message

**A**s we approach the end of Fall and will soon welcome the Winter Season, I want to start off by wishing everyone a Happy and Healthy Holiday season. While the holiday season can be hectic and sometimes overwhelming, please remember to take some time to be thankful, to slow down and be present with loved ones and to create lasting memories.

This year, the terms of Directors **Nadine Deaton (Springbrooke)**, **Jim Burd (At-Large)**, **Mike Merrifield (Tuxford)**, **Ben Jenkins (Wynbrooke)**, **Norman Stiefler (Valencia)** and **Anna Rosing (Springmont)** end as of the Annual Meeting in February 2025. I want to personally thank each of them for their engagement, time and contributions to the Springhurst Community. While I hope each of them will consider nominating themselves for continued service on the Board, this is a great opportunity for any resident who might also be interested in serving on the SCA Board. Interested residents may be nominated by another resident or can self-nominate at our Annual Meeting in February.

We enjoyed a wonderful summer pool season and were blessed with tolerable summer heat, followed by a gorgeous Fall. The Board has been focused on fulfilling the following planned 2024 projects: developing and transitioning to a new website; cleanup and refresh of entrances, medians and berms; fencing replacement in several villages; addressing pond issues in White Blossom and Springbrooke; creation of a permanent Social and Activity Committee; and most recently approving the 2025 Common Area and PCC budgets. In regards to the new Social and Activity Committee, I want to thank them for their hard work putting together the first ever Springhurst Trunk or Treat in the Clubhouse Parking lot. The turnout and optimism from the numerous Springhurst residents in attendance was encouraging and the event served as a great kickoff of what to expect in future Community activities.

We are committed to continuing to improve communications and creating more value for our residents. I thank the many of you who have either signed up on the website or provided your email addresses. Unfortunately, we still have hundreds of residents who we are not reaching through either platform. Please consider registering for our website at [springhurstvillages.com](https://springhurstvillages.com) or providing your email address to [scamanager@outlook.com](mailto:scamanager@outlook.com) so we can keep you informed of upcoming projects, community events, alerts and requests for feedback.

Warmest wishes to you and yours during this Holiday season.

**Casey Cline, SCA President**



# Finance Committee Report

The draft 2025 budgets for both the Common Area and Pool & Clubhouse were approved by the SCA Board at the October 21st board meeting. The 2025 budgets reflect known and projected increases for 2025 in all expenses including General Administrative, Communications, Grounds, and Utility categories.

- The **Common Area assessment** for all residents will increase by \$20 to **\$960** annually, an increase of **2.1%**.
- The **Pool & Clubhouse assessment** for Pool & Clubhouse members will remain unchanged at **\$430 per year**.
- The **Ivybridge** road assessment will increase by \$17 to **\$297 per year**, a **6%** increase over last year.
- The **Springhurst Gardens** road assessment will increase by \$5 to **\$95 per year**, a **5.5%** increase over last year.

The Finance committee reviewed the 2025 budgets on a line-item basis using prior year actual costs, current year to date actual costs and full year projections as well as factoring in anticipated changes for 2025. The goal of both budgets was to keep assessments as low as possible while prioritizing areas that help maintain homeowner value (Ex: Common Area maintenance & landscaping), accommodating increases in contractual costs (Trash Collection & Property Insurance) and planning Reserve Funds to align with our most recent Reserve Study.

Invoices for assessments will be mailed no later than the first week of **January 2025**. The first payments are due by **February 1, 2025** and the second by **April 1, 2025**. Payments not made by the due dates will be charged interest in accordance with the SCA's Rules for Assessments and Collections.

Payments may be mailed to the SCA office at the clubhouse, **4200 Springhurst Blvd**, or may be placed in the black mailbox next to the front door of the clubhouse. Residents also have the option of paying by credit card or e-check online at [springhurstvillages.com](https://springhurstvillages.com) by clicking on either the **"Make Payment"** under the **Quick Links** located in the lower right hand corner of the **Home Page** or on the **"Make A Payment"** button under Welcome Home on the **Resident Page**.

However, please note that a service fee (assessed by the bank) will be added to all credit card and e-check payments.

**Ron Gossman**, *Finance Committee Chair and SCA Treasurer*

# Grounds Committee

**2024** was a fairly normal year for the common area maintenance of our Springhurst community. The winter was mostly mild and without severe freezing temps. Thankfully, spring and summer were generally free from the severe winds and storm damage that we experienced in 2023.

We continued to focus on improvements to our Hurstbourne Parkway corridor from Highway 22 to Blossom Lane. During the winter, using winter labor rates, the crest of the east berm of the Parkway was cleared of overgrowth, tall weeds and scrub trees. We plan to clear the west side berm crest during the upcoming winter. The center median of Hurstbourne (below Graeter's) was renovated, removing the old shrubs that surrounded our three large Blue Spruce trees and adding new plantings. The center median of the Parkway near the entrance to the Village of Springmont was upgraded.

In early October, a section of turf running between the Villages of Felsmere and Springmont was renovated. Old turf was removed, new topsoil added and the area was hydro seeded. Over the years, this area had been severely damaged and rutted from large commercial mowers. Going forward, this area will be hand mowed with push mowers. In the spring we hope to add some flower color to certain areas of the Hurstbourne Parkway center median and remove the dead and declining smaller trees in the center median and replace where needed.

The playground equipment (near the tennis courts) was inspected by an independent third-party inspection company. Items needing attention were mostly minor. A written report was received and reviewed and all needed repairs were completed in order to ensure the equipment is safe.

As always, if you see something in the community that needs attention, please contact our Springhurst property manager and your concerns will be forwarded to the grounds committee for review. Thanks and have a safe and prosperous 2025!

**Mike Merrifield**, *Chairman, Grounds Committee*





# Annual Meeting of the Association

**25** FEBRUARY  
2025

The Annual Meeting of the members of the Springhurst community will take place in accordance with the Bylaws of the Association **at 7:00 PM on Tuesday, February 25, 2025**, at the Westport Road Baptist Church. An official notification will be printed and mailed to each property owner in January. Meeting and election rules are available on the Association's website at [springhurstvillages.com](http://springhurstvillages.com).

There are six Director positions that are expiring in 2025 and elections to fill these positions will take place at the Annual Meeting. Elections will be held for the following **Village** and **At-Large Director** positions: **At-Large • Springbrooke • Springmont • Tuxford • Valencia • Wynbrooke**

While the Village Director vacancies should be filled by a homeowner from each of those villages, the At-large Director position may be filled by **ANY** Springhurst homeowner who is in good standing. This is the perfect opportunity for an individual who would like to serve the Springhurst Community but lives in a Village who already has representation on the Board. Candidates for all Director positions listed above may either be nominated by another homeowner or self-nominated at the meeting.

The election results will be emailed to all homeowners and posted on the Association's website at [springhurstvillages.com](http://springhurstvillages.com). *Please ensure that you receive email notifications from the SCA and that you are a registered user of the website.*

NOTE: It is important to keep in mind the SCA Board consists entirely of **Volunteer** homeowners. Being a Board representative of your Village requires a commitment in both time and shared responsibilities, including meeting attendance and committee involvement.

## Communication Committee

2024 was a year of exciting changes in the communications area. In April, we learned our website agreement would not be renewed when it expired in July. We were already exploring options on a refresh or update of the SCA website but had to step up the timeline. You may recall that last year we outsourced our newsletters with a local marketing company and were extremely pleased with the modern and appealing redesign. We were able to work with that same company on our website and successfully launched our new site on July 12th.

The new website is part of the SCA Boards continuing commitment to improving communication and being more transparent. We believe the new custom created website is easy to navigate, highly functional and visually appealing. While you can access basic information on the Home page, such as the Rules of the Association, the DCCR's and maps of the Springhurst community, **most of the information on the website is private and only available to our residents**. The private pages contain among other things: assessment information, community news &

events, board policies, forms, board meeting minutes, current Director/Officer information (including new individual email addresses), and access to the Clubhouse calendar/rental information.

Approximately 40% of our residents have registered and been verified. If you have not already done so, please go to [springhurstvillages.com](http://springhurstvillages.com) at your earliest convenience and sign up. Unfortunately we were not able to transfer over residents login information from the old Springhurst website, so everyone needs to re-register in order to access the site.

As with any transition, we experienced a few glitches along the way and have appreciated your patience while we worked out some minor issues with the website. If you need assistance when registering or do not have email but wish to be notified of community news and events, please contact the **SCA office at 425-4672 or email [scamanager@outlook.com](mailto:scamanager@outlook.com)**. Please be assured that the Association will never share your email address or any personal information.

**Anna Rosing**, Communications Chair



# Pool & Clubhouse Committee



**2024** was a fantastic year for the Springhurst pool. A summer season with far less severe weather made for a consistent season with increased attendance. The pool was well staffed with familiar faces and Laura Shea, the Pool Manager and Springhurst Sharks Swim Team Head Coach, affirmed that our pool was the place to be this summer. For the second year in a row, we offered multiple extended hours or “**Night Swims**” as they are affectionately known, which have gained in popularity and were very well attended. Night swims will be back again next year along with some additional pool activities and events. Our new check-in system was successful and should lead to more efficient census verification in the future.

Clubhouse rentals during the year continued to be popular and are enjoyed for a variety of events and meetings. Clubhouse rentals increased during 2024 and we encourage you to consider utilizing it for your next event. With recently updated LED TV, newly installed gas fireplace logs and many new furnishings, our SCA clubhouse is quite a bargain when compared to other venues.

**SCA Clubhouse Rental** rates for 2025 are **\$228 (includes tax)** for PCC members and **\$318 (includes tax)** for non-members. Rental Agreement forms, clubhouse calendar showing availability, and photos of the facility can all be found on the Pool and Clubhouse page at our website [springhurstvillages.com](http://springhurstvillages.com) or contact the **SCA Property Manager** at **425-4672** for additional information. Please book early if you have plans to rent our clubhouse!

Thanks largely to increased revenue from clubhouse rentals, along with the proper maintenance and repair of equipment and facilities which helps prevent (but not avoid) unexpected expenses, the **Pool and Clubhouse assessment** will **NOT** increase in 2025 and instead will remain at **\$430**.

We encourage non-mandatory Springhurst households to consider a Pool and Clubhouse membership for 2025 to enjoy both our community summer fun and receive reduced clubhouse rental fees.

Thank you for making 2024 a great year!

## Christmas Tree Pickup

Republic Services will pick up Christmas trees for those who subscribe to yard waste on January 6th and 13th at no additional charge. The trees should be manageable by one person and anything over 7 feet tall needs to be cut in half. If wider than 4 feet, please bundle or bag in order to draw the branches to the center. Residents who are not yard waste subscribers, may call Republic Services at 502-638-9000 to arrange Christmas tree pickup and pay a fee of \$35.

# Social & Activity Committee



We are happy to announce the formation of our newest permanent committee to the Springhurst Community Association, the **Social and Activity Committee**. Over the years, there have been many conversations amongst residents voicing a desire for more community activities and events for the benefit of our neighborhood. We are hopeful the formation of this committee is the beginning of a long-term opportunity to engage with our fellow neighbors in various ways. Our first organized event was held on Sunday, October 27th in the parking lot outside of the pool and tennis courts as we hosted a **Halloween Holiday Trunk-or-Treat**. There were 28 decorated trunks, face painting, and craft tables where a couple hundred local residents and dozens of costumed children passed through on a perfect weather day making it a wild success. We are hopeful that this will become one of several

annual events hosted by our **Social and Activity Committee**.

Our aim is to plan future events which will appeal to households of all types. We hope to present different opportunities for all of our residents to enjoy the many aspects of our diverse and thriving neighborhood. Tentative events for the future may include festivals, food trucks, social gatherings for adults, holiday/seasonally themed family activities, pickleball, and also potential charitable and philanthropic opportunities. We also hope to be able to put residents in touch with one another who may have similar interests such as book clubs, walking/running clubs, crafting/sewing clubs, or other small-group interest opportunities.

Be sure to visit the “**Residents**” page on the SCA website at [springhurstvillages.com](http://springhurstvillages.com) throughout the year for information about upcoming activities and events, as well as groups and clubs.

**Ben Jenkins**, *Social and Activity Committee Chair*

# Rules Update for Springhurst Community Association

A revised version of our **Rules of the Springhurst Community Association** for 2025 has been approved by our Board of Directors and is available to view at our website [springhurstvillages.com](http://springhurstvillages.com) on the **Home, Resident,** and **Documents** pages. A copy of the Rules will be made available at the office of the SCA Property Manager.

## SCA Board of Directors

**President,** Casey Cline, At-Large

**Vice-President,** Ben Jenkins, Wynbrooke

**Secretary,** Anna Rosing, Springmont

**Treasurer,** Ron Gossman, Springmeadows

Greg Troutman, Abbeywood

Erik Samaro, Felsmere

Rudy Rodriguez, Hartwick

John Musser, Ivybridge

Chris Utter, Moorfield

Nadine Deaton, Springbrooke

Ann Farmer, Springhurst Gardens

Mike Merrifield, Tuxford

Norman Stiefeler, Valencia

John Olash, White Blossom

Joshua Rose, White Blossom

Jim Burd, At-Large

Chris Block, At-Large

Cheryl Shontz, **Property Manager**

Debbie Graham, **Assistant Property Manager**

[scamanager@outlook.com](mailto:scamanager@outlook.com)

The SCA Board meets on the third Monday of each month at 7:00 PM, at the clubhouse. Exceptions may be made at the board's discretion. Meetings are open to all residents. Contact the board's secretary at least 48 hours prior to the meeting to request time on the agenda.

Call **Metro 3-1-1** to report such things as potholes, MSD drainage issues, breaks in sidewalks that present a fall hazard, obstruction of right-of-way, or an item in the road or sidewalk that is hazardous to drivers, bikers or pedestrians!

## Tennis/Pickleball Courts and Playground

Tennis/Pickleball Courts and Playground are for the use of all Springhurst Homeowners.

The code to the gate is **532** and should not be shared with non-residents. Email [scamanager@outlook.com](mailto:scamanager@outlook.com) if you have difficulty. Please make sure the tennis court gate is closed and locked when leaving the court. And remember, pets are not allowed inside the fenced area of the tennis courts.

## Republic Services

Assembled boxes with material in them will not be serviced. Drivers do not know the contents and if the container doesn't have a secure bottom, there is a risk of glass or other dangerous materials falling out. All boxes must be broken down, bundled and tied.

Please do not block access to your trash carts on collection day. Republic Services has automated trucks for pickup and services will not be provided if access is blocked.

## Winter Roads Reminder

The streets in Springhurst are owned by the City of Louisville with the exception of those in the private villages. While the SCA has a limited road treatment plan during periods of extreme icing conditions or snowfall, maintenance of metro-owned streets is not the responsibility of the SCA. Please express your concerns to your elected City officials.

## Holiday Office Hours

Closed December 24 - January 1

Reopen January 2

Voice mail will not be monitored.

Email urgent needs to: [SCAmanager@outlook.com](mailto:SCAmanager@outlook.com)



## Declaration of Covenants Conditions & Restrictions: Your DCCRs

Are you familiar with your DCCRs? These are important restrictions that apply to your property and they must be observed when you move to a deed-restricted community such as Springhurst. A full set of the **DCCRs** for your village may be accessed at the community website [springhurstvillages.com](http://springhurstvillages.com). Remember that many people bought their homes within Springhurst because of our strict covenant rules. Please abide by them.

## Important Numbers

**Animal Services:** 473-7387  
**Jefferson County Clerk:** 574-5700  
**LG&E:** 589-1444  
**Louisville Water:** 583-6610  
**8th Division LMPD:** 574-2258  
**Non-Emergency Police:** 574-2111, Option 5  
**Anonymous Tip Line LMPD:** 574-5673, Option 1  
**Make Incident Report LMPD:** 574-5673, Option 3  
**Markus Winkler, Metro Council District 17:** 574-1117  
**Before You Dig:** 800-752-6007 (kentucky811.org or Dial 811)  
**Repair or Replace Mailbox:** 966-5774 (sales@dugginsco.com)  
**SCA Manager:** 425-4672



## No Parking within 30 Feet of Stop Signs!

Metro Ordinance 72.035 states that you may be given a citation by Metro Police for parking –

- within 30 feet of an intersection or **STOP** sign (this includes while waiting in your car for a school bus)
- with the vehicle's wheels on the grass
- with the vehicle facing the wrong direction
- on a private or public driveway within four feet of the sidewalk

**ALWAYS STOP FOR SCHOOL BUSES  
LOADING AND UNLOADING CHILDREN!**

## Community Yard Sale Dates 2025

**7 JUNE 2025 SATURDAY** | **13 SEPTEMBER 2025 SATURDAY**

## Bulk Junk Pickup

**12 JUNE 2025 THURSDAY** | **18 SEPTEMBER 2025 THURSDAY**

## Looking Ahead to 2025

- Continued refresh of Hurstbourne Parkway Median & Berms
- Multi-year plan to replace trees removed due to disease & storms
- Improved Communications and Resident Engagement
- Community Events and Activities
- Updates to SCA Rules & Policies