



## SCA President's Message

**H**ello everyone! I hope that 2025 has been good for all of you. The SCA has had a good year thanks to the efforts of our committees, vendors, and residents.

There have been some changes in the SCA Board of Directors this year, including filling 2 vacant board seats, election of a new president following Casey Cline's moving to Lexington, the introduction of a second Vice President, and the replacement of 1 Director. In a community of 1,114 households, we continue to struggle to find 17 people willing to help manage The Springhurst Community Association.

For those who are new to Springhurst, here are some interesting facts about our community:

- 1,114 homes in the Villages of Springhurst built on 640 acres or 1 square mile.
- 13 villages; mandatory pool and clubhouse members (Felsmere, Moorfield, White Blossom, and Wynbrooke), non-mandatory pool and clubhouse members (Springbrooke, Ivybridge, Springhurst Gardens, Abbeywood, Hartwick, Spring Meadows, Springmont, Tuxford, and Valencia).
- 15,020 feet of fencing
- 18,500 square feet of stone masonry
- 7.2 miles of city (public) streets
- There are 110 streets in the Metro Louisville snow removal plan that include arterial roadways, collector roadways, and roads connecting to hospitals, major employers, and TARC bus routes. Hurstbourne Pkwy, Springhurst Blvd, and White Blossom Blvd. are the only 3 streets in Springhurst that are on the city snow plan.
- 4.7 miles of private streets maintained by individual villages
- 63 street signs
- Pool, clubhouse, playground, tennis / pickleball court

Volunteering is the act of willingly and freely offering your time, skills, and effort to an organization or cause without expecting any payment or compensation. With that in mind, I would like to thank the SCA Board and all the committees for their time and dedication to our community.

If you have any questions, feedback, or would like to join the team please contact me at [president@springhurstvillages.com](mailto:president@springhurstvillages.com).

**Walt Zalewski**, SCA President





# Annual Meeting of the Association

The Annual Meeting of the members of the Springhurst community will take place in accordance with the Bylaws of the Association on **Tuesday, February 24, 2026**, 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 five (5) Director positions that are expiring in 2026 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 • Abbeywood • Felsmere • White Blossom 1 • White Blossom 2

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 which 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.

## Finance Committee Report

The draft budgets for 2026 were approved by the SCA Board at the October 20th board meeting. The **Common** area assessment will increase by \$30 to \$990 annually, an increase of 3.1%. The 2026 budget reflects known and projected increases for 2026 in all expenses including General Administrative, Communications, Grounds, and Utility categories.

The SCA Board also approved the 2026 budget for the **Pool and Clubhouse** membership assessments. The Pool and Clubhouse fees for 2026 will remain unchanged from 2025 at \$430 per year.

The road assessments for **Ivybridge** will increase in 2026 to \$310 per year, a 4.4% increase over the 2025 assessment of \$297 per year. The road assessment for **Springhurst Gardens** will increase from \$95 to \$100 per year, a 5.3% increase over the amount paid in 2025.

The finance committee reviewed the 2026 budgets on a line-item basis, using prior year actual costs, current year YTD actual and Full Year projections, as well as factoring in anticipated changes for 2026. The goal of both budgets was to keep assessments as low as possible while prioritizing areas that help maintain homeowner value (Example: 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 2026. The first payments are due by February 1, 2026 and the second by April 1, 2026. 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](http://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

# Communications Committee

The SCA Communications Committee continues to work on its commitment to improving communication with our residents. The three main ways we have of communicating with our residents are through emails, the SCA website, and SCA newsletter, published in May and December each year.

We thank those residents who have either provided us with their email addresses or signed up for the website. Unfortunately, we still have hundreds of residents who we are not reaching through either platform. Please consider registering for our website at [springhurstvillages.com](http://springhurstvillages.com) or providing your email address to the SCA Property Manager at [scamanager@outlook.com](mailto:scamanager@outlook.com) so we can keep you informed of upcoming projects, community events, alerts and requests for feedback. Rest assured that the SCA will never share your email address or any personal information.

We realize that many of you attempted to register for the website during 2025 but experienced difficulty. We are happy to report that we have resolved most of the issues and simplified the registration process. Your patience is greatly appreciated and we hope that you will try to register again if on previous attempts you were not successful. If you need assistance with registering please contact the **SCA office at 425-4672 or email [SCAmanager@outlook.com](mailto:SCAmanager@outlook.com)**.

Just a reminder, while you can access basic information on the Home page of the website, 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 for registered users contain among other things: assessment information, community news & events, board policies, forms, board meeting minutes, current director/officer information (including Director email addresses), and access to the Clubhouse calendar/rental information.

Finally, we would love to hear from you. Please feel free to email your communication questions, comments, ideas or concerns to us at [Springmont@SpringhurstVillages.com](mailto:Springmont@SpringhurstVillages.com).

**Anna Rosing**, *Communications Chair*

# Grounds Committee

As 2025 draws to a close we are happy that this season went well from a turf and landscaping perspective. As the canopy in the Springhurst Villages ages, we see more trees reaching their life span and required removals. We also had some weather-related downed trees that required attention.

In 2026 we will continue to focus on maintenance and improvements to our Hurstbourne Parkway corridor from Highway 22 to Blossom Lane. This corridor is the archway to our community and it is one of the most beautiful in the city. During 2025 renovations took place on the east berm of this corridor, as through the years it had sustained some damage. Another major project scheduled for the spring of 2026 is the resurfacing and repairing of the tennis/pickleball courts.

I would like to extend my thanks to the following members of the Grounds Committee for their contributions in making 2025 another successful year:

- **Walt Zalewski** - SCA President and Valencia, Substitute At-Large Director
- **Ann Farmer** – Springhurst Gardens, Director
- **Brenda Harral** – Wynbrooke Resident, former SCA President
- **Mike Merrifield** – Tuxford Resident, former Grounds Committee Chair

Your Grounds Committee team will continue working through the winter months in preparation for the 2026 Turf and Landscape season. As always, should you see something in the community that may need attention, please contact the Springhurst Property Manager at [scamanager@outlook.com](mailto:scamanager@outlook.com) or 502-425-4672 and your concerns will be forwarded to the Grounds Committee for review.

Many thanks and have a safe and prosperous 2026.

**Rudy Rodriguez**, *Grounds Committee Chair*



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!

## Social & Activity Committee

The past year has been an extremely successful one for the Springhurst Social and Activity Committee. Over the past 12 months, our residents enjoyed a variety of events and activities that brought together Springhurst neighbors of all ages.

Highlights included a winter celebration where children and families decorated cookies, enjoyed a hot chocolate and treat bar, and created holiday crafts and ornaments. In the spring, we hosted an Easter egg hunt and our feature event of the year was Springhurst Summerfest, which included live music, bouncy houses, and several food trucks. Most recently, we concluded our wildly successful second annual Trunk or Treat, which featured a bounce house, a food truck, and pumpkin painting for kids. As a resident-led community committee, we hope to continue offering similar events and activities, while also expanding opportunities for holiday and seasonal-themed gatherings. Additionally, we aim to provide small group activities for individuals with shared interests, such as game nights, clubs, sports watch parties, pickleball, and other recreational and philanthropic options.

To continue planning these events, **we need additional help from residents** who are willing to assist with specific events from time to time. The Social and Activity Committee currently consists of eight individuals who facilitate community events and activities. However, the volume of events we hope to offer is too much for a small group to manage throughout the year. We are asking for a handful of Springhurst neighbors to submit their names to indicate a willingness to **help out once or twice per year with event organization**. Without additional volunteers, the opportunities we provide may be limited or scaled back. This would not require joining the committee, and the time commitment would be minimal. We simply need a few more hands on occasion in order to continue offering the events we currently plan or hope to in the future.

If you're interested in supporting the continuation of current activities and helping to grow future events, please email our property manager, who will relay your information to the committee. You can reach the property manager at [scamanager@outlook.com](mailto:scamanager@outlook.com).



Thank you to all of you who came out this year to be a part of and share in our communities growing success!

**Ben Jenkins**, *Social and Activity Chairman*

## Pool & Clubhouse Committee

2025 was another outstanding and fun year for the Springhurst pool. Members of all ages seemed to enjoy the pool with our hope of a more relaxed and fun environment. As always, the pool was well staffed with familiar and friendly faces. We implemented a new policy of members not having to pay for guest passes Monday through Thursday so that more families and friends could enjoy the pool free of charge during our slower days. For the third 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.

Clubhouse rentals during the year continued to be popular and are enjoyed for a variety of events and meetings. Clubhouse rentals increased during 2025 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 will not increase for 2026: **\$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 2026 and instead will remain at **\$430**.

We encourage non-mandatory Springhurst households to consider a Pool and Clubhouse membership for 2026 to enjoy both our community summer fun and receive reduced clubhouse rental fees.

Thank you for making 2025 a great year!

**Josh Rose**, *Pool and Clubhouse Committee Chair*

## ■ Pet Safety

**P**lease remember all family pets, **including both dogs and cats**, must be on a leash when outside and not in a confined area. With Springhurst being a heavily wooded area, there are many predators which present a potential threat to the safety of your pets. Coyotes, foxes, raccoons, and opossums have all been spotted in the community. A scratch or a bite from one of these predators could put not only your pet, but your entire family at risk.

## SCA Board of Directors

**President**, Walt Zalewski, Valencia  
Substitute At-Large

**Vice-President**, Chris Utter, Moorfield

**Vice-President**, Greg Troutman, Abbeywood

**Secretary**, Anna Rosing, Springmont

**Treasurer**, Ron Gossman, Springmeadows

Erik Samaro, Felsmere

Rudy Rodriguez, Hartwick

Alex Dobrowolski, Ivybridge

Loreal Greathouse, Springbrooke

Ann Farmer, Springhurst Gardens

Diane Davidson, Tuxford

John Olash, White Blossom

Joshua Rose, White Blossom

Kitty Samuels, At-Large

Chris Block, At-Large

Ben Jenkins, Wynbrooke



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.

## ■ Tennis/Pickleball Courts and Playground

**T**ennis/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

**R**epublic Services will pick up Christmas trees for those who subscribe to yard waste on **January 5, 12 and 19** at no additional charge. The trees must be cut to lengths no longer than three and a half feet and have all decorations and lights removed.

Those who are not yard waste subscribers may call Republic Services at 502-638-9000 to arrange Christmas tree pickup. **Please note that there will be a \$35 fee for this service if you are a non-subscriber.**

Also, please keep in mind that Republic Services will not take assembled boxes with material in them. All boxes must be broken down, bundled and tied. This is important to remember all year, but especially during the holiday season.

## ■ Street Lights

**T**he street lights throughout Springhurst are leased from LG&E and paid for out of your annual SCA assessment. If you notice lights in your neighborhood which are out, blinking on and off, or staying lit during the day, please report them to the SCA Property Manager at [scamanager@outlook.com](mailto:scamanager@outlook.com) or to LG&E. If contacting LG&E directly, you can call 502-589-1444 or go on their website at [lge-ku.com](http://lge-ku.com) and click on "**Outages**" at the top of the **Homepage** and then "**Report a Streetlight Outage**" on the next page. When reporting a problem, you will need to provide the address of the residence closest to the street light in question. Your assistance is appreciated!

## ■ Declaration of Covenants Conditions & Restrictions: Your DCCRs

**A**re 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.



### Community Yard Sale Dates 2026

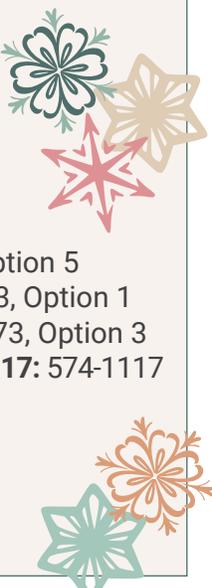
**13** JUNE 2026 | **12** SEPTEMBER 2026  
SATURDAY | SATURDAY

### Bulk Junk Pickup

**18** JUNE 2026 | **17** SEPTEMBER 2026  
THURSDAY | THURSDAY

### 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



## Looking Ahead to 2026

### Here's What You Can Expect to See

- Multi-year plan to replace trees removed due to disease and storms
- Events and Activities for the entire community
- Resurfacing of the tennis/pickleball courts

## Holiday Office Hours

Closed December 24 - January 4  
Reopen January 5  
Voice mail will not be monitored.  
Email urgent needs to: [SCAmanager@outlook.com](mailto:SCAmanager@outlook.com)

## 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.