



# The Plainview News

Spring/Summer 2022

*Plainview, a neighborhood where we take pride in our community. Every resident plays a vital role in making our community a great place to live.*

## LETTER FROM PRESIDENT BARBARA RITCHIE



Spring is such a beautiful time of renewal in Plainview! It is always great to see neighbors tending and upgrading their properties. The board is grateful owners seek approval for changes or additions to their homes. That cooperation helps keep Plainview a beautiful place to live.

Since our last newsletter, a zoning issue came up in the area around Lowes. The land owner was proposing a change in zoning to allow drive-thru's at all the restaurants around Lowes. Thanks to all the residents who attended the meetings. I am happy to report the Jeffersontown City Council voted this down.

Summer brings activity in Plainview. We will have our annual yard sale in June. The pools and tennis courts will be open for all to enjoy. The PRA will continue our work maintaining the grounds with planting flowers and caring for trees. Have a great summer everyone!!

Barbara Ritchie,  
President

## ANNUAL YARD SALE

The Plainview Yard Sale will be held **June 11, 2022, 9am - 3pm**. If you wish to participate, please attach a balloon to your mailbox showing everyone that you are open for business. Plainview Residents' Association will place an ad in the newspaper and place signs at the entrances to Plainview a few days prior to the sale. The Yard Sale will be held "Rain or Shine". Participate and join in the fun!



## THE BENEFITS OF A MASTER PLANNED COMMUNITY ARTICLE FROM REAL ESTATE ADVISOR – MAY 2022

Plainview being the first planned community in Kentucky, you may find this article to be interesting. Master-planned communities – *communities that have been planned to include housing and the necessary amenities to support a community* – have become increasingly popular throughout North America. No longer just for those 55+, master-planned communities have come to offer a number of benefits for buyers of all ages, especially for those looking for community, convenience, and a sound investment.

### HOA

Not all buyers are alike, but there are many that look for a home in a well-kept and maintained community. In master-planned communities, the community as a whole relies on a homeowner association (HOA) to enforce association rules and bylaws. Master-planned communities are known for their maintenance – many employ outdoor maintenance companies for year-round upkeep of public green spaces and parks. But yards and green spaces are not the only things an HOA governs – they also ensure the community stays safe and the exterior of the homes in consistent throughout all the different neighborhoods. Some people may not see an HOA as a benefit, but for those that appreciate and value a community that is maintained and runs well, the association is a great asset to the neighborhood and the owners within it.

### INVESTMENT

Most home buyers and real estate investors hope their property will increase in value each year, and in a strong real estate market that's generally the case. Yet, as we've seen, no country is immune to dips in its real estate markets. Homes in master-planned communities have actually been known to keep their value or see less of a decrease in value in a poor market. Being a part of a large community can actually add stability to resale values of the properties even during an economic downturn. For many, they may be investing in the community by buying a home there, but they're also investing in their future. Master-planned communities are becoming more and more popular, and it's not a mystery as to why. With a number of benefits to buyers and owners, a master-planned community can be a great place to live, especially if you want to get as much as possible out of your neighborhood and community.

## WELCOME PACKETS

If you are new to the Plainview Neighborhood, welcome to your new home! If you have not received a "Welcome Packet", which contains a copy of the Deed Restrictions, please call the office at 244-8240. At that time, we will update your information in our system.



## BOARD MEETINGS REMAINING FOR 2022



The Plainview Residents' Association Board of Directors meets every other month at the Tway House located at the Jeffersontown Plainview Swim and Tennis Center. Meetings are held the second Wednesday of the month at 6:00 P.M.

All residents are invited to the meetings. Listed below are the remaining meeting dates for 2022.



July 13, 2022  
September 14, 2022  
November 9, 2022

## POOL / SWIM AND DIVE INFORMATION

For information regarding membership fees and hours of operation of the pool, please check the Jeffersontown website. Swim and Dive Team information is also included on the website.

[www.jeffersontownky.gov](http://www.jeffersontownky.gov)

## SUMMER IS HERE

Summer is here, school is almost out and lots of outdoor activity will begin soon. Please be aware of children in the neighborhood, especially in the area of the Jeffersontown Swim and Tennis Center, kids on bikes, skateboards, etc. Please drive safely through the neighborhood. To keep our children safe, ask them to use the sidewalks when they are navigating around the neighborhood. If you see any cars speeding, not stopping at stop signs or any other violations, please call the police (502-267-0503) and provide them with as much information as you can. Also, if you continue to see speeding or running stop signs in a certain area, you can call the police and ask them to patrol in that area. Let's all be safe and have a great summer!



## MAILBOX REPAIRS OR INSTALLATION



We have a new gentleman who is installing the standard Plainview mailboxes. His name is **Andy South** and his business is called **Eastwood Handyman**. His name and information are on the back page of the newsletter under Useful Telephone Numbers. He also does other handyman jobs if you need some small jobs done around your home.

**Steve Hall**, who is a brick masonry, is still installing our brick mailboxes and his information is also on the back page under Useful Telephone Numbers.

A flyer is included in the newsletter with more information on mailboxes.

## STREET LIGHTS

If you notice a street light near your home that is out, call LG&E at (502-589-1444). We need all our street lights burning to keep the neighborhood safe for our residents and to prevent any problems. It is hard to keep track of every street light in the subdivision, so if you could help us by watching around your immediate neighborhood and make the call, that would be so helpful. If you can't make the call, please call the office and report the street light. Thanks to everyone for their cooperation.



## PARKING ON THE STREET OR ON THE GRASS

We have residents who are parking cars on the street. This makes it difficult for emergency vehicles, school buses, children at play and normal traffic. Please try and use your driveways or be mindful of where you are parking on the street. Try not to block intersections. For the safety of our neighborhood, use your driveways and if you have a parking pad in the rear of your home, please use it. Remember, it is against Jeffersontown ordinances to park in the grass or partially in the grass. Please stay on the pavement.

## **PARKING**

Parking is presenting problems in the neighborhood. Please try to park in your driveways as this makes for a better flow of traffic throughout the community. Also, it gives emergency vehicles a much clearer path to get to their destinations in time of need. Not parking on the streets also prevents any accidents from happening such as a small child running out unexpectedly from behind a parked car. Please help us to keep our streets clear and safe for our children at play.

## **GARBAGE CANS**

The office has received numerous phone calls regarding trash cans being left at the curb after collection for long periods of time. Please retrieve your trash cans after collection and place them in the rear of your home as out of sight of your neighbors as possible. Thank you in advance.

## **MAIL BOXES**

If you are in need of a new mailbox or maybe your horse logo along with your house numbers are just faded and worn, you can order new logos, easy to apply, and standardized number sets. For your mailbox order form, please call the office at 244-8240 and we will send it to you via email.



## **BELOW ARE SOME OF THE DEED RESTRICTIONS THAT AFFECT OUR RESIDENTS. PLEASE READ THEM CAREFULLY AND PLEASE HELP US TO ENFORCE THESE DEED RESTRICTIONS.**

*Deed restrictions were imposed for the mutual benefit of all property owners in the Plainview Subdivision. If everyone can abide by these simple restrictions, property values will be preserved and hopefully increased in the coming years.*

## **SIGNS**

PLEASE remember we do have a Deed Restriction against signs in your front yards for advertising or any other purpose. Please remember this when having work done to your home. The only signs allowed in your front yard are "For Sale" signs. No pointer signs are allowed. Open House signs are allowed on the day of the Open House and should be removed at the end of that day. Yard sale signs are permitted on the day of the sale and should be picked up after the sale is over. PLEASE help us to follow these sign restrictions. The office has received many comments from surrounding neighborhoods on how nice our subdivision looks without signs everywhere.

## **ADDITIONS TO YOUR HOME**

PLEASE remember when making any changes to your home on the exterior, you need to seek the approval of the Board of Directors of the Plainview Residents' Association. This includes additions to your home, fencing, playhouses or any structure that is an addition to your property. Please contact the office for more information.

## **TREE REMOVAL**

When removing trees from your yard, you need to seek the approval of the Board of Directors of the Plainview Residents' Association. Please contact the office for more information.

## **PETS**

The office receives many calls regarding dogs being left outside for hours and barking constantly. This is a disturbance to your surrounding neighbors. If your neighbor's dog is one of the offenders, perhaps discussing the problem with your neighbor is a good first step. If not, Jeffersontown has a nuisance ordinance and barking dogs are considered disturbing the peace. If you call the Jeffersontown Police Department, they will send an officer out to warn the offending parties. PLEASE be a good pet owner and good neighbor and attend to your pets needs.

Also, we have had some complaints about dogs and cats running loose in the neighborhood. Please remember there is a leash law in Jeffersontown and a Deed Restriction in Plainview. Article 8 of the Deed Restrictions specifically states "household pets shall at all times be confined to the lot occupied by the owner of such pet". Animal Control does patrol the neighborhood. We want to commend those Plainview pet owners who, when walking their dogs, carry "scoopers" and plastic bags to clean up after their pets. We ask all pet owners to carry plastic bags and clean up after their pets. We appreciate your thoughtfulness.

## **THANK YOU FOR YOUR COOPERATION!**

**USEFUL TELEPHONE NUMBERS - SAVE!**

**JEFFERSONTOWN PUBLIC**

**WORKS DEPT: 267-7273**

Includes trash collection, recycling, street cleaning, sidewalk repair, street repair

**JEFFERSONTOWN CITY HALL:**

**267-8333**

Bill Dieruf, Mayor  
City Council Members

**JEFFERSONTOWN POLICE**

**DEPARTMENT: 267-0503**

Call this number for Block Watch Program and General Information

**JEFFERSONTOWN WEBSITE**

[www.jeffersontownky.com](http://www.jeffersontownky.com)

**MIDDLETOWN FIRE**

**DEPARTMENT: 245-7555**

**LG&E: 589-1444 - PRESS 1**

Street lights out, repairs

**ANIMAL CONTROL &**

**PROTECTION CENTER: 363-6609**

Stray Animals

**MAILBOX REPAIRS OR NEW**

**INSTALLATION:**

**Steel Boxes - Eastwood Handyman**

Ask for **Andy** - 905-5741  
Single or Double Mailboxes

**Brick Boxes**

**Steve Hall** - 376-1191

**GARBAGE COLLECTION:**

Questions regarding trash collection, recycling or large items other than normal garbage, please call RUMPKE at 568-3800

**PLAINVIEW RESIDENTS'**

**ASSOCIATION:**

**Office: 244-8240**

**J-TOWN PLAINVIEW SWIM &**

**TENNIS CENTER**

SWIM—244-4670

TENNIS—244-4974

**PLAINVIEW WEBSITE**

[www.plainviewassoc.com](http://www.plainviewassoc.com)

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*Have a safe and  
Fun-filled  
Summer!*

**SPRING/SUMMER 2022**

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*The Plainview News*  
Plainview Residents Association  
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