

Briar Hill Estates Newsletter

December 2007

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Entrance Holiday Decorations

For the third year in a row, decorating the entrances was done by CHRISTMAS DÉCOR of Fairdale, KY. Although the finishing touches were completed around Thanksgiving, the initial installation of some of the more time-consuming ones began during the middle to the end of October! This year's theme of decorations is the same as used last year, when many new items were brought. We welcome your comments and suggestions for further enhancing the entrances during the holidays, for consideration in future years' planning.

New Board Member

We would like to welcome Joe Malone to the Board. Joe lives on Cambridge Court and has kindly agreed to take on the position of Vice-President.

New Website

We are pleased to announce that the new website is up and running. We have had to change the web address slightly as we couldn't transfer over the old domain name. The new address is www.briarhillestatesky.com It is still something of a work in progress but we hope that residents will find it a useful source for information. If you have any questions or comments regarding the site, please let us know by using the

"Email the Board" or "Contact Us" section in the website. As the previous website was not regularly updated, we don't have a full set of previous minutes and newsletters available on the new site. However, we'll endeavor to ensure that the new site contains full up to date minutes and other information going forward to keep everyone up to speed.

Additional Street Lights

We have received several requests to install street lights in a couple "too dark" areas throughout the subdivision. So, in early 2008, the Board will assess those needs. Please make your requests known so that a single package of lights-to-be-added can be put together. Those neighbors most affected by proposed new installations will be notified, and their input and concerns addressed.

Street Light Maintenance

Our street lights are owned and maintained by LG&E. We pay a fixed charge per light, whether it is operating as it should or not. So, it behoves us all to see that we get our money's worth out of each and every one. The number listed in the phonebook – **589-3500** is the correct one to call. So please help keep the lights lit, and the units repaired as needed. (Note: when calling, know the address of the house where the pole is installed.)



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Briar Hill Woods Development

You will all be aware of the Briar Hill Woods zoning application which relates to a proposed new development on Briar Hill Parkway and Shadow Creek Drive. On October 23rd the Planning and Zoning commission rejected the Developer's proposal to change the zoning.

The Developer has referred this decision to the Fiscal Court which is scheduled to hear the matter at a public hearing on December 18th. The Board considers its role in respect of the Development is not to take sides but to keep residents informed.

The Developer as shown in its development plan intends to construct:

- 16 single family homes as an extension to Shadow Creek Drive;
- 54 residential condominiums on the East side of Briar Hill Parkway; and
- 30,000 sq ft of office condominiums on the West side of Briar Hill Parkway. (although reference was made for the first time at the recent Hearing to the possibility of some retail use on the site in the future)

Based on the existing zoning, all the land comprised in the residential element of the proposed Briar Hill Woods Development can currently be developed for low density single family homes without a zoning change. The Developer argues there is a need in the area for higher density housing and has therefore requested a zoning change.

The Board is aware that many residents remain concerned that if the Zoning Changes the Developer has proposed are granted there is a possibility that the development as built could differ substantially from that which the Developer has proposed, if for example the land were to change hands following a zoning change.

The Board is aware of residents continuing concerns including:

- Increased traffic flow and safety concerns;

- The addition of 16 higher density homes as an extension to Shadow Creek Drive on land which is currently designated as Conservation Area;
- The inclusion of Briar Hill Estates Lot 113 in breach of the Briar Hill Estates Subdivision Deed;
- Proposed density of the residential condominiums and general loss of amenity;
- Drainage and additional risk of flooding;
- Inadequate sewer facilities and funding to accommodate high density development of this area.

For further information regarding resident's concerns about the proposed Development contact Diane Nelson at 742-4026. For further information about the Developer's proposals, the Developer may be contacted at 241-8435.

The Hearing concerning the proposed zoning change is to be heard on **Tuesday December 18th at 2pm** on the second floor of the Oldham County Fiscal Court Building, 100 W. Jefferson Street, LaGrange.

Briar Hill Park

Work on the new shelter on Briar Hill Park has begun. The Parks Director hopes that, weather permitting, the new shelter will be up in the next couple of weeks. A number of residents have already volunteered to help with the construction. If you would like to join in, please call the Parks Dept on 225-0655 for details of when volunteer work is likely required. The Parks Dept may even be organizing a cook-out to celebrate when the shelter is finished. It is intended that the shelter will be more fire resistant than the previous one and the Parks Dept is also looking into using video surveillance cameras.

We have mentioned previously that overflow parking at the Park is becoming a problem. The Parks Director is working on this issue and is looking at extending the parking lot to include another 40 spaces and to eliminate the existing dumpster which has become a magnet for general trash and junk dumping. Installation of a sidewalk around the tennis court is also being considered as that area often resembles a swamp.

Happy Holidays!

