

## VILLAGE OF TUXFORD HOA

### FAQ'S

And otherwise helpful information

#### The Springhurst Community Association (SCA)

Your annual fee pays for garbage pick-up, street lights, the signature wall and island landscaping at the entrance to the Village of Tuxford, and the beautification of open spaces and entrances within the Springhurst community.

Tuxford residents may use the pool each summer with the payment of an additional fee to SCA.

Sign-up online to receive the Springhurst Community newsletter and other news, as warranted. Go to [www.springhurstvillages.com](http://www.springhurstvillages.com) and register as a resident.

#### Structure

The HOA is responsible for the maintenance of the roof and the driveway. Also, the HOA is responsible for some of the exterior maintenance of the unit but not all. Refer to the Maintenance Responsibility Checklist for more detailed information. Contact Mulloy Properties at 502-618-5900 during regular business hours or call 664-3966 for emergencies and nights and weekends for any exterior questions. You may contact Lisa Thieneman, our property manager, directly by calling 498-2400 or by e-mail at [lthieneman@mulloyproperties.com](mailto:lthieneman@mulloyproperties.com).

The individual homeowner is responsible for maintaining adequate insurance on the interior of their property, to include earthquake and \$25,000 loss assessment coverage. The exterior is fully covered by a master policy which is paid as part of your monthly maintenance fee. Contact Lisa Thieneman, or have your insurance agent contact Lisa, if there are questions regarding adequate insurance.

## Governance

The Board of Directors for the Tuxford HOA meets monthly on the second Wednesday of the month at 10:00 a.m. at the office of Mulloy Properties. Anyone interested in attending one of those meetings will be welcomed. If you want to make a presentation or have a concern that you would like to have addressed at the meeting to the board you may request to be added to the agenda by contacting Mulloy Properties one full week prior to the meeting. Or you could contact any board member with a concern you would like to have addressed at the meeting.

The HOA Board operates the Village of Tuxford totally within the framework of the Covenants, Conditions and Restrictions (CCR) and the bylaws. You are advised to completely familiarize yourself with both documents, including amendments, in order to eliminate any confusion as to how the Village is administered. You can find copies of these documents on line by going to [www.mulloyproperties.com](http://www.mulloyproperties.com) , then Community File Downloads, and then Village of Tuxford (be patient; it is towards the end of a long list of properties).

### **The 2025 Board of Directors:**

- Gail Mansfield- President 314-8243
- Melanie Lilly-Vice President & Treasurer 939-8442
- Peggy Brown-Secretary 718-0256
- Kathie Welch-Landscape Chair 214-616-9166

## Maintenance Fee

Your maintenance fee (\$280 monthly for 2025) is due the first of each month, made payable to the Village of Tuxford, and should be mailed directly to Mulloy Properties, PO Box 436989, Louisville, KY 40253-6989. If you want to have your monthly fee deducted automatically from your bank account, contact Santha with Mulloy Properties at phone # 498-2406.

## Trash pickup

The regular pickup is every Wednesday. For large item pickup, call Republic Services at 502-638-9000. You are eligible for one large item pickup per week with 24-hour notice to Republic. Large item

pickup is also available two times per year following the Springhurst community- wide garage sales in June and September.

### Recycle

Pickup is not covered by your HOA but is available. Call Republic Services at 638-9000 to initiate service and they will bill you quarterly. Pickup is every Wednesday.

If you want to recycle on your own, you can find location information at [www.louisvilleky.gov](http://www.louisvilleky.gov). The closest fully staffed location is at 595 N. Hubbards Lane (corner of Brownsboro Road), open Tuesday through Saturday 10 – 5. The closest self recycling center is at 9300 Whippys Mill Road and is open 8 - 5. Notes regarding self-service: loose items only, no plastic bags and cardboard must be flattened.

### Mailbox

Contact Mulloy Properties if there is a problem with your mailbox. If the problem can be fixed simply (ex – door does not stay closed), it will be. If the mailbox needs to be replaced that will be done by the HOA, to insure uniformity, but you will be billed for the cost if the replacement is necessitated by your actions (ex - ran into the mailbox). If unable to determine "fault", the HOA will cover replacement.

### Pest Control

The HOA contracts with A-1 Pest Control for insect control for the exterior of your home. If you need interior service, you can call A-1 Pest Control directly at 502-339-1234 but it will be at your cost.

### Fence

If you want to change or add a fence or railing to your property, you must get approval from the HOA. You will need to submit a written request with a drawing indicating desired placement of the fence as well as a picture of the proposed fence and the name of the company that

will install the fence. The purpose of these requirements is to maintain the attractiveness of the neighborhood and to insure that the company is bonded. You may contact Lisa Thieneman at Mulloy Properties to get the approval process started and obtain a copy of the Fence Policy. The homeowner is responsible for cutting any grass in a locked fenced-in area on your property.

### Snow Removal

The HOA contracts for snow removal for snowfall amounts of 3 inches or more. This service usually includes roadways and driveways.

Reviewed and Updated January 2025