



Homestead Herrington Homeowners' Association Newsletter

September 2023

A Message from the President

by Peggy Tudor

Dear Neighbors,

I hope you have enjoyed lakeside living this summer. We are so fortunate to live in this beautiful area of Central Kentucky! As autumn approaches and the days get cooler and shorter, the beauty of the lake changes. I love boating on the lake as the leaves change color, and my husband says October is one of the best months for fishing. Although it may not be comfortable to swim and water ski much longer, there's still a lot of time to enjoy the lake before winter!

I'd like to take this opportunity to acknowledge the members of our HHA Beautification Committee and their efforts to make the entrance to our subdivision attractive. Jan Clark, Kit Collins, and Karen and Paul Wilson have spent countless hours planting and tending to the beautiful flowers at the entrance signs. When you see any of these folks, please let them know how much we enjoy and appreciate their work.

Moira Allen accepted the major task of updating our neighborhood's website, and keeping it current, and she is doing a fantastic job! The website belongs to our neighborhood – if you have articles for the newsletter or suggestions for additions or improvements to the website, don't hesitate to contact Moira.

The Social Committee is planning several activities this fall. Please join us at the Bonfire and Hotdog Roast on Saturday, October 7. This event is open to everyone in the neighborhood, and a great opportunity to meet our new neighbors. A Halloween Trunk or Treat event is also planned – we hope everyone will come out and support our youngest neighbors.

The Property Values and Safety/Neighborhood Watch Committees continue to work on projects to improve the value of our investments and the safety for our residents. A reminder to all of us to SLOW DOWN when driving in the neighborhood. The speed limit is 25 miles/hour, which seems very slow, but many of our neighbors enjoy walking for exercise, and we have several young children who play in the neighborhood. I have heard concerns from many of our residents that the traffic and speed in the neighborhood has reached the level that they are frightened that a pedestrian or a young child may be seriously injured or killed. Please be vigilant and slow down as you are driving in the neighborhood.

If you are a member of the Homestead Herrington Homeowners' Association, thank you for your continuing support. If you are not a member, please consider getting involved. Our dues are minimal, and the work we do is shared among our friends and neighbors and doesn't take a lot of time. Working together, we can ensure our neighborhood stays beautiful, safe, and an enjoyable place to live as we strive to maintain the value of all our properties. If you'd like more information about joining the HHA, please contact me or any of the members of the board. Our next Board Meeting will be Tuesday, November 14 at 7:00 p.m., and will be held at *Natalie's Café and Catering*, 230 Pine Crest, in Bryantsville. Board meetings are open to all paid members, and we welcome your input and participation.

Have a good fall, y'all!

Peggy Tudor, President HHA - 859-608-0681



Autumn Soy Bean Field off Route 753

**HHHA 2023 Board
Members, Directors &
Committee Chairs**

President - Peggy Tudor
Vice President - Jackie Newman
Secretary - Stephanie Abel
Treasurer - Julia Hawkins

Directors:

Mike Abel
Patrick Allen
Steve Anthony
Taban Herrington
Donnie Miniard

Committees:

Beautification - Jan Clark
Communications - Stephanie Abel
Property Values - Stephen Anthony
Safety & Neighborhood Watch -
Patrick Allen
Social - Jackie Newman
Welcome - Lynn Poneleit

Newsletter Editor/Website Admin-
Moira Allen

Newsletter contact: Moira Allen,
editors@writing-world.com

Visit the HHA website at
<https://www.hhha.info>

Facebook Admin - Donnie Miniard

Contact Lynn Poneleit for a copy of
the latest Homestead/Herrington
community directory

From the Editor’s Desk... An Ode to Fall!

Whether you’re lake-side or land-side, this is the season when our community truly shines! Fall is my favorite time of year, and I’m learning that there is so much to enjoy about a Kentucky autumn. Already, my neighbor’s trees are turning orange (mine so far are just turning a bit yellow). Yet the woods are still full of blossom – white crownbeard flowers are everywhere (see the article and photos in this issue), along with purple ironweed (butterflies love it), ragweed (oh, well), and pokeweed (which I love because of the way it puts out everything from blossoms to fully ripened berries at the same time).

Wild turkeys prowl our lawns; last fall I encountered a true “Kentucky traffic jam” when a family of six turkeys, plus two families of deer (two adults, two fawns) meandered very, very slowly across my driveway, glaring at me as the obvious intruder on the scene. This year we’ve been sorry to see a family of six turkey babies shrink to four, possibly because it seems to be a single-parent family.

This year, I’ve put in my very first garden, which has been an interesting experience. It has kept me in squash through the summer, and kept various critters in green tomatoes and sweet potato leaves. I’d blame the deer for the tomatoes, except that a friend has video of coyotes eating the tomatoes from her garden, so... who knows what I’m feeding?

I love looking across the valley to see cattle (and sometimes horses) grazing on the hill. Soon, the pastures will be full of frolicking baby calves. I love the fact that I literally live across the street from a pair of mustangs. I love driving past the rolls of hay (including right next door!), seeing the cornfields turn golden and the soy fields turn to bronze.

Most of all, I love Kentucky skies. They are huge! Sunsets in this community are nothing short of amazing. They fill the sky from east to west with clouds and color and just total awesomeness. My workaholic hubby has even learned to stop and enjoy the evening show.



Soon enough, the fields will be ploughed to earth (though watch them turn purple again in spring with a covering of henbit), the leaves will fall and the winds will come sweeping across our hills again. Don’t let the beauties of fall slip away unnoticed—enjoy them while you can!

–Moira Allen

What Are Deed Restrictions?

By Peggy Tudor

There have been questions from residents in the Homestead Herrington subdivision about deed restrictions, and whether they apply to every property or only to those properties owned by members of the Homestead Herrington Homeowners Association. The answer is: The deed restrictions for our subdivision apply to every property except the Herrington Lake Marina. Even if you decline membership in the homeowners' association, the restrictions are still binding upon your property.

Restrictions are often placed on deeds by builders or developers to create a more pleasant and attractive neighborhood and are written agreements that define, restrict or limit the use or activities that may take place on property in a subdivision. The restrictions may also stipulate standards (such as property conditions) that must be maintained. These restrictions are private agreements that are binding upon every owner in a subdivision. All future owners become a party to these agreements when they purchase property in deed-restricted areas, even if the restrictions are not written within the deed.

The Homestead Herrington Deed Restrictions were most recently revised with the addendum of Lots 61-73 on South Homestead Lane. The articles listed in the Homestead Herrington Deed Restrictions apply to every property in the subdivision, and a copy of the current restrictions are filed in the Garrard County Courthouse. They are also available on the community's website at <https://www.hhha.info/homestead-herrington-deed-restricti> [Editor's note, no, that's not a typo, it's how our site truncates long addresses.]

Editor's Note: It can be helpful to think of deed restrictions as being comparable to zoning restrictions. If we lived in a subdivision that was "incorporated" into a town or city, our properties would be both protected and restricted by various zoning laws, which would include laws about the types of buildings or outbuildings that could be constructed, whether a business could be run in the neighborhood, the presence of livestock, etc. Outside incorporated areas, no such zoning exists, so deed restrictions are used instead to ensure that, for example, someone doesn't build an apartment building or a hog farm next door to your house. Many of the conditions specified in our deed restrictions are based on or directly in line with Garrard County regulations for residential properties.

No, It's Not Hemlock!

Some folks have expressed concern about the tall white flowers bursting out everywhere – along the road, the edges of the woods, and quite possibly your garden. It's not hemlock (which blooms in the spring). It's "White Crownbeard," *Verbesina Virginica*, which is often used as a garden flower, but, as you can see, grows wild (and quite extensively) in the region. It's also known as Frostweed, Iceplant, Iceweed, Virginia Crownbeard, Indian Tobacco, Richweed, and Squawweed. Butterflies absolutely love it, so if you love butterflies, having some Crownbeard in the garden will help attract them.

Why is it called Frostweed? Check out my third photo for the answer! At the first hard frost, the stems of this plant will rupture at the base and put forth ribbons of ice crystals, sometimes called frost flowers or frost ribbons. (It has even been called rabbit ice or rabbit butter; don't ask me why.) Once that has happened, your Crownbeard stand will be truly "done" for the season—but no worries, it will pop back again next year as healthy as ever, as this is a hardy perennial.

See some neat time-lapse photography of the crystals forming at <http://www.forrestmims.org/gallery.html>.



Neighborhood News

Got Trash? Get Rid of It Any Time!

Garrard County has launched a new, year-round voucher system to replace its old “Free Dump Days,” making it simpler (and safer) for county residents to dispose of trash. Now, instead of having to wait for the four annual dump days, residents can simply download a free dump voucher from the county website, and take it to the dump along with proof of residence. To sign up and get your vouchers, visit <https://garrardcountky.gov/transfer-station-vouchers/>.

Residents can use up to four vouchers per year, with a limit of one load per day per household. Load size is limited to the bed of a pickup truck or single axle trailer. Items such as heavy construction debris, liquids, hazardous materials, propane or gas cylinders, motor oil, and Freon-containing appliances are prohibited.

Garrard County has also launched a Waste Tire Program that enables county residents to dispose of up to four tires per day, absolutely free, at the Transfer Station. This program went into effect in July due to a grant; when the grant funds run out, it will go on hold until the next round of funding comes in. (In other words, if you have tires to get rid of, get rid of them now!) Again, proof of county residence is required.

The Rumpke Transfer Station is located at 275 Hanging Fork Rd., Lancaster KY 40444, 800-828-8171.

Sutton Lane Slated for Blacktopping

If you’re tired of bouncing over the ruts in the pavement on Sutton Lane, take heart: Garrard County has announced that the road is on the schedule for blacktopping sometime in 2023. There’s no word yet on just when this will happen; however, you may have noticed that the road was just “edged” last week, with the verges and overhanging branches cut way, *way* back. Hopefully, this is a sign that paving may begin soon.

Burn Restrictions Go Into Effect Soon

The fall fire hazard season begins on October 1, and runs to December 15. During this time, no open burning may be done within 150 feet of any brushland or woodland between the hours of 6 AM and 6 PM. Note that in addition to these restrictions, burn bans may go into effect at any time, so it’s a good idea to check with the fire department first.

Be sure to notify the fire department in advance if you’re going to burn, using their non-emergency number (859-792-3023). This helps them avoid being called out on a false “fire” report.

For more information, visit:

- Outdoor Burning Laws (Kentucky) – <https://eec.ky.gov/Natural-Resources/Forestry/wildland-fire-management/Pages/Outdoor-Burning-Laws.aspx>
- Garrard County Fire Department - <http://gcfdone.org/>
- Garrard County Fire Department on Facebook – probably the best place to get updates on burn bans - <https://www.facebook.com/garrardcountyfiredistrictone/>

Upcoming Events

October 7 - Homestead Bonfire/Hot Dog Roast

Come one, come all to the Homestead Fall Bonfire/Hot Dog Roast at 785 Settlement Dr.! The roast will be held on October 7, beginning at 6 p.m. (Rain date is October 14.) Hot dogs and S’mores will be provided; please bring a dish to share and your choice of beverage! Take a stroll through the enchanted gnome forest! Enjoy a game of cornhole and good conversation with your friends and neighbors. RSVP to Julia (606-207-5048), Lynn (859-548-9844) or Jackie (859-338-6685) so that we’ll know how many hot dogs to supply!

October 31 - Second Annual Homestead/Herrington Trunk or Treat Event

Our neighborhood Trunk or Treat will be held on October 31, from (at press time) 6-8 p.m. Come decorate your cars and car trunks and have candy or treats available for kids going trunk to trunk instead of house to house! The event will be held in the South Homestead cul-de-sac. Dress up and join the fun!



November 14 - HHA Meeting

The next HHA meeting will be held on Tuesday, November 14, at 7 p.m., at Natalie’s Café and Catering, 230 Pine Crest, in Bryantsville. Board meetings are open to all paid members, and we welcome your input and participation.

Homestead Herrington Homeowners Association

Membership Registration/Renewal

To register or renew membership in the Homestead Herrington Homeowners Association, please complete the information below and return this form to the HSHA, along with Association dues in the amount of \$50.00 to HSHA, PO Box 4, Bryantsville KY 40410

Household Owners		
Children		
Other Adults		
Home Address		
Telephone Number	Home:	Cell:
	Cell:	Cell:

Please provide email address if you wish to receive members' newsletters and urgent neighborhood notifications:

Name	Email:
Name	Email:
Name	Email:

The HSHA Board and Committees meet 4 times per year, plus Special Meetings that may be necessary to accomplish specific business/projects. Please provide name(s) for areas of interest to active HSHA member in your family residence:

Position	Name of house member interested
Board Member	
Board Office	
Welcome Committee	
Neighborhood Watch	
Membership Committee	
Beautification Committee	
Fundraising Committee	
Property Values Comm	
Social Committee	
Other	

Please note that *any active HSHA Member* is welcome to attend Board and Committee Meetings. Please contact a current Board Member to obtain information about duties and responsibilities of Board and Committees. Thank you for your interest and participation. If you would like to make a designated donation to a particular committee or project, please mail to the HSHA Board at PO Box 4, Bryantsville, KY 40410

_____ Household located at _____ does not wish to be a member.