

SPRING  
2018

# Blue Ridge NEWS

BLUE RIDGE MANOR • DORSEY POINTE • DORSEY STATION • DORSEY VILLAGE • SHELBY POINTE SUBDIVISION



**Look Inside for  
KEY Information:**  
Important Upcoming Dates,  
Which Commissioner to Call  
for What & Phone Numbers?

More Information at:  
[blueridgemanorky.org](http://blueridgemanorky.org)



## Thoughts From the Mayor

*Carla Kreitman,  
Mayor  
City of Blue  
Ridge Manor*

*Blue Ridge Manor is  
a home rule city in  
Jefferson County,  
Kentucky. It operates  
under a Mayor and  
Commission form of  
government.  
In addition to a  
beautiful residential area  
with various condo  
complexes, association  
and private homes,  
the City of Blue Ridge  
Manor also has a  
small commercial/  
business area, as well  
as a wonderful quiet  
municipal park, known  
as Hardesty Park.*

## Happy 2018 from the City of Blue Ridge Manor!

We celebrated a wonderful fall season, complete with a park full of pumpkin painting and carving, apples and apple cider, popcorn for all. For the purists, there were real pumpkins, and our neighborhood craftsmen took it to the next level with some small ceramic pumpkins. The pumpkins were donated to the city, as were most of the paint and supplies. Thank you Kreitman kids! Thank you also to the DuPont Manual Y Club volunteers, led by Eva, for assisting with booth management, set up and clean up, as well as passing out snacks and drinks to all.

As a City we also hosted a relatively new event, "**Light up the Park,**" also a resounding success. The park was full of holiday music, hot cocoa and hot tea and holiday



cookies, and the children scampered about with glowing Jingle Bell necklaces. Once again, the weather cooperated, with just the right amount of crisp, cold, DRY weather as we lit the trees of the park. Special thank you to Andrew Coombs of **LandShapes** for providing the tent and music, and inflatable, as a donation, on top of the beautiful tree lighting he provides for us annually. Our front entrances looked particularly festive this year. Our tree lighting was also graced by a beautiful angel, who awed the children and we are hoping we can get her to join us again next year.

In keeping with our desire to build community and have a little something for everyone, we will continue to host some sort of get together bi-monthly. Our goal is to get folks involved at some level, and offer opportunities, aside from our monthly city business meetings, to meet your Commissioners and your other neighbors. These are not high tech, glamour events that cost our taxpayers lots of dollars, but rather more "grassroots" type, free events that just create an opportunity to be involved. Please see enclosed a list of additional special events planned for 2018. Just last week we hosted a **Citizen Appreciation Day/Open House** at the Middletown Fire Station #2. The firemen serving the station provided opportunities for the children to look at the trucks and station, and along with our Commissioners, the police officers patrolling our city showed up. Our good neighbor **Roosters** provided both barbeque and mild wings and drumsticks for our snacking spread! Thank you Roosters! Congratulations also to our door prize winners! (We had some nice baskets from Fresh Market and some put together and provided by other neighbors.)

Socializing aside, in 2017, your city accomplished quite a lot. We improved safety with speed bumps that have effectively changed driving patterns and added a better gate solution to the park drive. We partnered with Metro Louisville and TARC to complete a section of sidewalk to make it safer to walk to our commercial areas. We successfully completed our audit and streamlined some standard operating procedures to improve on best practices for tax processing and accounting. Since our last communication we enacted an ordinance regarding rental properties in the City. I am proud of our accomplishments, and hope that 2018 proves the year we chip away at some more of our collective vision.

Committed to serving the entire community to the best of my ability, *Respectfully Yours, Mayor Carla Kreitman.*

# How To Find Out What's Going On in Blue Ridge Manor

Social networking sites, like Nextdoor, are a great way to connect with friends, family and neighbors.

On Nextdoor, you can send a message to just members who live in Blue Ridge Manor, currently 140 of our folks are on the site, and up to 5000 folks are in surrounding areas (e.g. Douglass Hills, Plainview). Neighbors must sign in with their address to confirm they live in our area in order to join the Nextdoor network. You can have Nextdoor notify your email when a new post is sent. People post about lost pets (there are apparently a lot of pets that go missing regularly), but also about crimes in the area, upcoming events, recommendations about services, and sometimes when the sanitation truck is running late.

If you are not a fan of Facebook or Nextdoor social sites, you can look up information on our City of Blue Ridge website. Information can be found at [blueridge-manorky.org](http://blueridge-manorky.org) including past editions of this newsletter, ordinances and minutes from our meetings. This newsletter is another method in which we communicate what is going on - and we always list contact phone numbers for your Commission and staff.

And as you who read these newsletters can attest, every newsletter reiterates that our monthly city meetings are always open to our citizens. Feel free to come join us on the fourth Monday of every month, Station #2 of the Middletown Fire Department at 7 p.m.

## City of Blue Ridge Manor

ORDINANCE No. 1, SERIES 2018

An Ordinance establishing the registration & permitting of rental properties in the city of Blue Ridge Manor

WHEREAS, The City of Blue Ridge Manor finds that the operation of rental properties in the City is a business, which the City is entitled to regulate and permit under KRS 92.280, NOWTHERFORE, be it resolved by the City of Blue Ridge Manor:

### Section 1: Definitions.

The following definitions shall apply to this article:

- 1) Local Agent means an individual, fiduciary, partnership, association, corporation or other entity, which represents the owner of a rental dwelling for purposes of this article.
  - 2) Owner means an individual, fiduciary, partnership, association, corporation or other entity holding legal or equitable title in a rental dwelling.
  - 3) Rental dwelling or rental property means any residential dwelling, which is in whole or in part occupied by one or more person(s) pursuant to an oral or written agreement for monetary or any other consideration, but which person(s) is not acquiring an ownership interest in the dwelling. It does not include dwellings that are occupied only by members of the owner's immediate family, who do not pay rent. This definition includes residential dwellings known generically as "Airbnb's" that are rented on a short-term basis.
  - 4) Tenant means any person, other than an owner, occupying all or part of a rental dwelling.
- ### Section 2: Registration of rental dwellings.
- a) Registration required: All owners of rental dwellings shall annually register the rental property with the city on an application in a form provided by the city. At the time an application is filed, a registration fee of \$250.00 shall be paid in full.
  - b) Annual registration: The annual registration date shall be July 1st of each year beginning July 1, 2018.
  - c) Registration of new rental dwellings: The owner of a new rental dwelling or of any dwelling newly converted to a rental dwelling shall register the rental dwelling prior to allowing occupancy.
  - d) Change in registration information: If there is any change in the information supplied in a rental application, the owner must re-register within 60 days after any change occurs in registration information but does not have to pay another \$ 250.00 registration fee.
  - e) Registration of rental dwellings: Application for registration or re-registration shall include:
    - 1) The address of the rental dwelling
    - 2) The number of rental dwelling units.
    - 3) The name, residence address, business address, business phone number and personal phone number of the owner and/or the local agent, if applicable.
    - 4) The address where the owner and/or the local agent, if applicable, will accept notices or orders from the city.
    - 5) Verification that all state and city taxes levied and assessed against the rental dwelling that are due and payable at the time of the filing of the application have been paid. Delinquencies on such taxes may result in the denial of an application for registration or re-registration under this section.
  - f) Inaccurate or incomplete registration information: It shall be a violation of this article for an owner to provide inaccurate information for the registration or re-registration of rental dwellings or to fail to provide information required by the application.
  - g) Designation of local agent: If the owner of a rental dwelling, or a responsible member or officer of the owner, does not reside within 60 miles of the city, the owner shall designate a responsible local agent who shall be legally responsible for operating such rental dwelling in compliance with this article, this code



of ordinances, and other applicable laws or regulations. All official notices may be served on the responsible local agent, and any notice so served shall be deemed to have been served upon the owner of record.

- h) More than one owner or ownership entity: Where more than one person has an ownership interest, the required information shall be provided for each owner. If those cases in which the owner is not a person, the information required for registration shall be provided for the organization owning the rental dwelling and for the president, general manager, director(s), partner(s), executor, trustee(s), or other chief executive officer( s) of the organization.

**Section 3: Condition of Rental Property**

- a) All rental property must be kept in compliance with the City of Blue Ridge Manor Ordinances, as well as Metro Louisville Ordinances, as a condition of operating a rental property in the City of Blue Ridge Manor.
- b) The Registration application must be accurate and complete. If there is any change in the application information, it must be updated within 60 days.
- c) Each rental dwelling shall provide measures acceptable to the city to prevent any excessive noise at any property line.
- d) Each rental dwelling shall provide measures acceptable to the City to prevent violations of the City's parking ordinance by Tenants of the rental unit.

**Section 4: Issuance of Permit**

- a) Within 30 days of receipt of an application for registration (or re-registration), along with the registration fee, by the City of Blue Ridge Manor, the City shall either issue the Owner a

Permit to operate the rental property, or, if the City decides not to issue the permit, the City shall provide a written list of deficiencies or violations that must be corrected before a permit may be issued.

- b) If the Owner contests the permit denial, the owner may appeal the denial to the full city commission. The appeal must be filed within 20 days of the receipt of the denial by Owner. The Appeal will be heard by the full commission at its next regular City meeting, at which time the Owner may present evidence relevant to whether the rental property is in compliance with the Ordinance above.

**Section 5: Penalties**

- A. Criminal
  - 1. Any person who shall violate any provision of this Ordinance shall be guilty of a violation and fined \$500.00.
  - 2. Where Kentucky Revised Statutes mandates a fine higher than that stipulated herein, the fine contained in Kentucky Revised Statutes shall apply.
  - 3. Any continuing violation of this Ordinance shall be considered a separate and distinct offense for each day on which a violation occurs or continues, and a separate penalty may be imposed thereon.
- B. Civil.
  - 1. Any person who shall violate any provision of this Ordinance shall subject the offender to a civil penalty in an amount equal to two times the minimum fine prescribed in this ordinance, with a minimum civil penalty of \$1 000.00 for each violation.
  - 2. The civil penalty provided herein may be recovered by the City in a civil action in the nature of a debt if the offender does not pay the penalty within twenty (20) days after the offender

has been cited for the ordinance violation. As used herein "cited" shall mean notified of the violation and the penalty in writing by an elected or appointed official of the City or the attorney for the City. The civil penalty may be used as an alternative to or in conjunction with the criminal penalties authorized herein. In addition and/or in conjunction with the Civil remedies above, the City of Blue Ridge Manor may elect to place a lien against the property relating to the unpaid rental registration fee penalty for the amount of the penalty plus the cost(s) of filing the lien plus an Attorney's fee of \$100.00.

**Section 6: Effective Date.**

**FURTHER**, this Ordinance shall take effect upon approval, passage and publication as required by law.

FIRST READING THE  
27th day of November, 2017

SECOND READING THE  
22nd day of January, 2018

PASSED AND APPROVED THE  
22nd day of January, 2018

Signature: Carla Kreitman, Mayor,  
City of Blue Ridge Manor, Kentucky

ATTEST Signature:  
Elizabeth McDaniel, City Clerk

Those voting Aye:  
Carla Kreitman, Mayor  
Hans Klose, Commissioner  
Ken Conliffe, Commissioner  
Art Sims, Commissioner  
Porter Lady, Commissioner

Those voting Nay: None

**Mark your  
Calendar  
NOW for  
2018  
Events**

**Perennial Plant Exchange/  
Love the Earth Day**

Saturday, April 21, 9-11 a.m.

**Annual Picnic** Saturday,

June 9, 2- dusk

**Popsicles in the Park**

Sunday, August 12, 2-4 p.m.

**Fall/Pumpkins In the Park**

Sunday, October 21, 2-4 p.m.

**Light Up the Park!**

Saturday, December 1<sup>st</sup>, 5-7 p.m.

**JUNK PICK  
UP DAYS**

April 19<sup>th</sup> /Sept. 20<sup>th</sup>

