

From: [Jennifer Eberle](#)
To: [French, Chris](#)
Cc: trendacmetcalf@gmail.com
Subject: Glenmary Clubhouse revitalization
Date: Thursday, November 3, 2022 3:02:31 PM

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Hello,

My name is Jennifer Eberle. I'm a long time resident of Glenmary, having built 3 houses in the neighborhood, having lived in the community for 27 years. My address is 7504 Kendrick Crossing Lane, Louisville, KY 40291.

I'm in support of the revitalization of the clubhouse. Our neighborhood has great potential to be a premiere, sought after community. But unless something is done about the blighted property, it will never live up to its potential. The golf course is no longer viable and I am in favor of the plan as far as the details that I have heard thus far.

I own a very successful printing and marketing communications firm in our community for 30 years, I know what it takes to be successful. I'm anxious for the fighting to end and see progress made on this initiative.

Sincerely,
Jennifer Eberle
502-295-1566

Tiffany Self Vicars
10316 Long Barn Court
Louisville, KY 40291

November 3, 2022

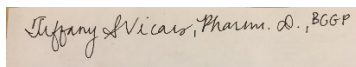
To Whom It May Concern re: Glenmary Clubhouse Revitalization

I have lived at the above address for over 17 years. The last 9 years of litigation over the previous golf course property have brought nothing but frustration, despair, heartache, and anger for me and other homeowners of the Glenmary subdivision. As a homeowner with a house directly abutting the golf property, my family is directly impacted by any activities at the clubhouse and adjacent land.

I am writing today to support a revitalization of the clubhouse property. The clubhouse has been an eyesore for far too long and it is extremely disheartening to see what used to be a gem within the Fern Creek community sit and continue to deteriorate (prior to Mr Theineman's much needed improvements). The clubhouse, golf course, restaurant, etc operated for years under a conditional use permit (CUP) and it is my understanding the CUP currently before this body today would be similar to the previous CUP.

I 100% support a revitalization of the clubhouse property and would love to see much-needed amenities, such as a pool, restaurant, and other recreational facilities, brought back to Glenmary. This subdivision has been held hostage for way too long by certain lawyers and board members of the homeowners association.

Sincerely

A rectangular area containing a handwritten signature in cursive script. The signature reads "Tiffany Self Vicars, Pharm. D., BGGP".

Tiffany Self Vicars

From: trendacmetcalf@gmail.com
To: [French, Chris](#)
Subject: Glenmary
Date: Thursday, November 3, 2022 3:22:22 PM

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Mr. French

I understand you are the case manager for the Glenmary Country Club. I would like to go on record with my letter of support for the revitalization and operation of the Glenmary Club. I am a 29 year resident and have owned three homes in Glenmary. My family were former members of the old Clubhouse and I would like nothing more than to see it returned to its original beauty.

Nearly 9 years ago the residents overwhelming voted to purchase the Clubhouse from then the Purcells, the current owners at the time. A meeting was conducted, and facts were laid out regarding the purchase price and future operation before the vote. However shortly after that we had elections to our Homeowners Association and the HOA decided to overturn the purchase and tore up the contract. That same board as remained in effect ever since and has held the residents hostage.

The fern creek area is growing and a neighborhood the size and scope of Glenmary needs to offer amenities to remain competitive. This would also increase our property values. I've seen great progress from Mr. Theienmen thus far even though he has faced many challenges from the HOA. It is my hope that he will be able to complete what he has started and turn our club into a successful operation once again!

Respectfully,
Trenda Metcalf
10705 Hall Farm Ct.
Louisville, KY 40291

502-552-5959

From: [Greene, Allison N.](#)
To: [French, Chris](#)
Cc: [Trendacmetcalf@gmail.com](#); [kimdodson89@gmail.com](#); [jennifere@gohighnote.com](#)
Subject: Glenmary Subdivision Bardstown Road/ RE: Conditional Use Permit
Date: Thursday, November 3, 2022 3:28:36 PM

Good afternoon Mr. French. I live at 10418 Black Iron Road, Louisville, KY. 40291. Most of our neighborhood feels as though our HAO Board has taken the entire neighborhood hostage regarding the green space that was once called the Glenmary Golf Course.

I have had my finger on the pulse of this fiasco since early 2013 when the owners went out business. We had a different majority on the board at that time. Our entire neighborhood campaigned to "purchase or not purchase", the property in question, along with the clubhouse and barn. A vote was taken by our entire neighborhood. **The vote to purchase the grounds and clubhouse prevailed by many votes.** A closing date was in place at King Southern Bank. The members of our neighborhood were happy. Unfortunately, an election took place according to our bylaws at the same time the closing was about to take place at King Southern Bank. A few of the old regime were elected to the HOA Board. **This new majority board with absolutely no notice to its membership canceled the closing on the property with no notice to the members they serve on behalf of.**

Lawsuits have been pending for years. At the same time, the clubhouse and grounds have turned into a huge eye sore. **The clubhouse until recently looked like an overgrown dilapidated haunted house.** The neighbors that back up to what was the fairway have been cutting the grass on their own dime since 2013.

FAST FORWARD TO TODAY.....

Most of this neighborhood is excited about the fact that someone purchased the property including the clubhouse. The only ones that are not happy are the HOA Board members who for years have conducted their own elections, counting their own votes to ensure they stay in power. Our board resembles one of those horror stories you've read about when a rogue HOA boards is in power.

They do not welcome anyone buying this land while at the same time the Board with not notice to its members overturned the majority vote to purchase the same land and building.

I am hopeful my email is reading well. There is a long history. I am doing my best to give you the cliff note version. An attorney by the name of Don Cox with deep pockets is on retainer by this HOA board. He has milked (in my opinion) our membership out of hundreds of thousands of dollars over the last 9-10 years. He is legally representing this minority aka: The HOA board who could not function with out him. The amount of money he has made keeping these lawsuits tied up in the court system is sinful (in my opinion).

So, here we are with someone who has purchased the clubhouse (Thieneman). He is renovating it. It' looks fabulous. I cannot stress enough how many members are excited about the possibility of a venue opening within our neighborhood. There was always a venue within our neighborhood. The same owners operated the Glenmary Golf Course using a conditional use permit (CUP). This HOA

Board opposes any progress because they now know they shouldn't have canceled the vote when the majority voted to buy this property and clubhouse. The president Bob Thompson told me at one of the meetings that he was against the purchase. He said our neighborhood will buy it for a \$1.00 on the courthouse steps when it goes into foreclosure. This is how this HOA board operates spreading untruths and lies about how it's membership feels.

The board's attorney does the same thing speaking half-truths (in my opinion) as if he represents the majority of members that despise him. I'm sorry to be so frank.

The membership of Glenmary Subdivision welcome a thriving business within our neighborhood. Until now, the residents have lived with this blighted property and clubhouse for nearly 13 years watching it deteriorate and fall to vandalism.

The membership of Glenmary Subdivision welcome a conditional use permit (CUP) that would allow this new owner (Thieneman) to open a venue we could all visit. A neighborhood the size of Glenmary deserves a venue if someone is willing to build us one. I represent one of the majority. Don Cox does not represent the majority nor does this HOA Board.

Thank you for your time.

Respectfully Submitted,

Allison Newman Greene

From: [judy patton](#)
To: [French, Chris](#)
Subject: Glenmary Country Club project
Date: Thursday, November 3, 2022 4:28:56 PM

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Judy Patton 10525 Black Iron Rd
Resident since 2009
502 649 1884

The renovations, improvements, and plans for the Glenmary Club house are a welcomed addition to the community.

Several subdivisions around us have Club house Tennis and pools for the residents.

As a professional Realtor, subdivisions' recreational amenities add value to the residential property.

Having the club closed has lowered the values and buyers' attraction to Glenmary.

Be assured that I fully support the plans for the reopening of the club.

Looking forward to the approval of the plans.

Regards

Judy Patton

From: [Gwynette Winstead](#)
To: [French, Chris](#)
Subject: Glenmary CUP case to be heard on Monday
Date: Thursday, November 3, 2022 4:55:45 PM

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I live in Glenmary Estates and want to comment about Don Cox saying he represents the neighborhood. He acts as the HOA board attorney and the 870 residents do not have a voice. The board never surveys the neighborhood before taking legal action and spending our money. Why would we want to fight someone improving our neighborhood and raising our property values. The club house property being revitalized instead of an eyesore benefits all residents. Why would we want to disagree with that and pay someone to fight it. There are a few that didn't consider they bought close to a country club or just don't like the developer. Please realize this is not the majority.

Gwynette Winstead
10614 Fairmount Falls Way
Louisville Ky. 40291

[Sent from AT&T Yahoo Mail on Android](#)