

PINNACLE
GARDENS
CONDOMINIUMS

Welcome Home



As we say goodbye to summer, we would like to let everyone know about, not only the past year's accomplishments, but also future advantages we have been able to realize.

2013 included an HOA fee increase based, in part, on the commissioned reserve study and a restructure of our income direction to fund our cash reserve account. This reserve account is funded to defer or hopefully eliminate the need for a future assessment, while continuing to provide a healthy and reasonably funded operating budget.

During the past year, we have seen many building and landscape maintenance issues addressed. We now have new decks (16 constructed of material with a 20-30yr lifespan), a new website to provide increased information, a complete sealing of the asphalt roadways (extending the life approximately six years), a French drain system to direct sub-surface water into existing drains, new curbing for protection of rear parking spaces, including placement of mulch and shrubs to accent these areas, construction of accents for existing drainage culverts, removal and replacement of overgrown and deceased plants, a pressure wash of our gutter and vinyl surfaces as well as adding new plants and trees to compensate for those which died or were storm damaged. We were also able to add street lighting along Factory Lane as well as in the rear to help light up rear parking areas. These, and some unnoted improvements/repairs have been funded entirely from the operating budget without need to pull from reserves.

Please feel free to contact the Board of Directors with any information, comments or concerns about budget issues. We welcome your suggestions.

Contact us at boardmembers@pinnaclegardens.org or join us at our association meeting held the second Monday of each month.

Join us for our Holiday Open House on December 8 at the home of our president, Sandy Athanasakes. Watch for December's newsletter for additional information.



Thanks to the changes in our Bylaws, we are no longer restricted as to when we can hold our Annual Meeting. Previously, we had to hold the meeting each year on January 15 at 10:30 am. Due to this rule, we had a low turnout to these meetings. Now, we can hold this meeting at the discretion of the board. We would like your feedback. When would be a good time to hold this meeting to get as large of a turnout as possible? Please send your thoughts to Boardmembers@PinnacleGardens.org.

No parking is allowed on the streets or in the grass. Please do not park in front of the lift station. Please inform your visitors to park in a parking space, reserving handicap parking for our residents and visitors who need it. Owners who see vehicles parked on the streets may call A&A Towing and have the vehicles removed. Their phone number is **502-551-7651**. No charges will be billed to the homeowner placing the call to have the car towed. Also do not park past the sidewalk. Residents should be able to walk on the sidewalk and not have that area blocked by a car overhanging the parking space.

What the heck are you flushing?

One of the large expenses that we have at Pinnacle Gardens is the pumping station. The problems occur when residents flush items not meant to be flushed. We have found all kinds of crazy stuff there, including cloth and disposable diapers (both child and adult) and drop cloths! Please use common sense before flushing any item.

www.PinnacleGardens.org

Please check out our website. We have a feature that allows you to see which properties are for sale. You can find all of our documents, upcoming events, newsletters and meeting minutes. We encourage all to visit and suggest any improvements or additions you might like to see.



www.PinnacleGardens.org



2013 UAW 862/Ford Motor Company Veterans Day Parade and Massing of the Colors Monday, November 11, 2013 11:11 A.M.

Route: 4th Street from Chestnut to Main; Main Street from 4th to 6th
Review Stand: Kentucky Center front steps

Corridor of Flags along route – small American flags held by Boy and Girl Scouts, Cubs and Brownies
Restored Military Vehicles – placed along Main Street from 5th to 6th after participating in the Parade
Vendor booths along Main Street from 4th to 5th, south side of the street on sidewalks
Massing of the Colors Ceremony – Kentucky Center front steps
Special display of WWII medical aid station
Louisville Food Trucks

Schedule

10:30 to 1:00 PM – Vendor booths open

10:40 - 11:15 AM - entertainment and remarks on the Review Stand

11:11 AM - Parade will step off at 4th and Chestnut, arriving at the Review Stand at 11:15-11:20.

12:00 Noon - Massing of the Colors and Blessing Ceremony at the Review Stand and remarks

12:20-12:30 - end of Ceremony

1:00 PM - Wreath Laying - monument(s) in front of the Jefferson County Courthouse by the retired president of the Royal Canadian Mounted Police Association to honor US veterans



Board Meetings are held on the second Monday of the month at 6:30 pm at the Grace Evangelical Free Church next door. The board members would like to hear your concerns, comments and suggestions and we welcome you to attend. Current Board Members are:

Sandy Athanasakes—President

Tony Vick—Vice President

Bill Gaar—Treasurer

Teresa Good –Secretary

Nancy Chaplin—Member at Large

Joe Jordan—Member at Large

Phillip Hanna—Member at Large

Dan Palacios—Member at Large

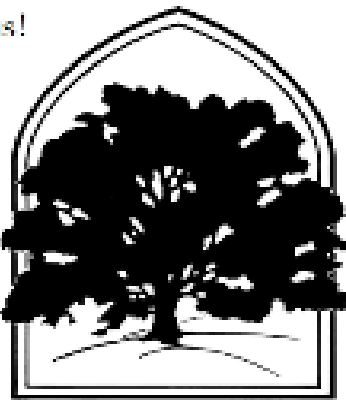
Ben Lampton—Member at Large

Contact us at: BoardMembers@PinnacleGardens.org

Dan Rapp – dr@kyrealtyonline.net – Site Manager, Kentucky Realty

Visit our website www.PinnacleGardens.org

Join us!



**Grace Evangelical Free
Church**

Sunday Worship Times

Classes for all ages: 9:30 a.m.

Worship Celebration: 10:45 a.m.

13060 Factory Lane

Louisville, KY 40245

(502) 241-2991

office@gracelouisville.org

www.gracelouisville.org

[Facebook.com/gracechurchlouisville](https://www.facebook.com/gracechurchlouisville)

Helpful phone numbers

LG&E 502-589-1444

Louisville Water 502-540-6000

Time Warner Cable 502-357-4400

Courier-Journal Newspaper 502-582-4011

We have a contract with EnviroSafe for pest control. They treat the exterior, however if any resident calls them and makes an appointment they will treat the inside of the unit at no charge. Their number is 502-425-8110

Signs are not allowed

Security signs, for sale signs, political signs and brochure boxes are not allowed. Please put signs inside your home in the window.