



# Pinnacle Gardens Monthly Newsletter

**Remember the second special assessment payment is due by the end of December. Special assessments will not be deducted from residents who have signed up to have fees withdrawn monthly. Checks should be made payable to Pinnacle Gardens and sent to KY Realty at 3944 Bardstown Road Louisville KY 40218.**

## **Pinnacle Gardens Residents Getting to know your neighbors**

Join us for our monthly social hour. It's a great way to meet your neighbors. Last month, we had a great time at Nancy Chaplain's home.

-The next Social Hour event will be at Bill Gaar's home (13602) on November 14<sup>th</sup> at 7:00 pm. BYOB and bring an appetizer or finger food to share.

Other events are:

- December Open House – more information to come!



### **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.**

Why do birds fly south for the winter?

Because it's too far to walk.

## LET'S TALK TEMPERATURE BALANCE

You set your thermostat to find the ideal temperature only to notice that the temperature varies from floor to floor. The main floor is OK but the second floor is warmer. This may be a problem during either the summer weather or the winter weather.

We all know that warm air rises, cool air sinks. This results in collection of the warmer air at the ceiling level, or on a second floor.

If the problem is confined to one floor, use of a ceiling fan, to gently (slow fan speed as moving air feels two degrees cooler than still air) move air either from the floor level to the ceiling level, or visa-versa if more comfortable for you, then you may have a reasonable fix for the problem.

If, however, the problem is that the second floor is warmer than the first floor, ceiling fans may not work to balance temps between the floors. There are 'fixes' for this problem.

You may install a 'Zoned System' (this would need to be installed professionally at an approximate cost of \$2500 - \$3500). This would provide a separate thermostat for each floor, with the air ducts supplying the cool or warm opened and closed based on need in each controlled room.

A second, more affordable option is to simply turn on the furnace blower. To do this, set the thermostat to the "ON" position (relative to either 'auto' or 'on' for the fan control). This turns the blower on continuously. The modern blowers used in newer installations (most if not all of PG units are equipped with a very efficient blower), is very inexpensive to run continuously. The largest load (most electricity used) comes when the blower is first started. As it spins up to speed, the electricity consumption is reduced significantly (many blowers are even run on 24v ckts!).

By running your furnace blower all the time, the air in your unit is continuously circulated, and the temp is balanced between floors much more closely.

**Remember to change your furnace filter regularly, it will save you money and provide a better comfort level in every season!**

Please be aware that simply shutting off the register in a room may not help at all, in fact, it may do just the opposite. The volume of each unit is measured, and the HVAC system needs to 'move' a predetermined volume of air. Without air movement, temperature control and balance is not possible. Restricting air flow may cost you money and comfort!

When you decide to balance the temp between floors:

**Open all registers and turn on the fan for balanced, comfortable temperatures!**

## FALL TIPS

Colder weather is coming! Please remember to disconnect garden hoses from outdoor hydrants! If left connected there is a great risk of freezing! This would result in a very difficult and inconvenient, not to mention expensive, repair issue.

**Also, please remember to disconnect any garden hose that may be attached to the water faucet in your garage.**

During very cold weather this faucet could also freeze causing water to leak into your unit. The garage faucets are the "frost-free" design, and if no hose is left attached, should not be in danger of freezing.

We have a contract with EnviorSafe 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 425-8110

Any resident witnessing the flashing light going off at our pumping station can call Zaring Septic at 241-8080. We have a contract with them and they will come out and make the necessary repairs.

No parking is allowed on the streets. 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.**



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

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 welcome you to attend.

#### Current Board Members are:

Sandy Athanasakes- [sathanasakes@pinnaclegardens.org](mailto:sathanasakes@pinnaclegardens.org) – President

Ben Lampton- [blampton@pinnaclegardens.org](mailto:blampton@pinnaclegardens.org) – Vice President

William Gaar- [wgaar@pinnaclegardens.org](mailto:wgaar@pinnaclegardens.org) – Treasurer

Nancy Chaplin – [nchaplin@pinnaclegardens.org](mailto:nchaplin@pinnaclegardens.org) – Secretary

Phillip Hanna- [phanna@pinnaclegardens.org](mailto:phanna@pinnaclegardens.org) – Member at Large

Joe Jordan – [jjordan@pinnaclegardens.org](mailto:jjordan@pinnaclegardens.org) – Member at Large

Dan Palacios – [dpalacios@pinnaclegardens.org](mailto:dpalacios@pinnaclegardens.org) – Member at Large

Tony W. Vick – [tvick@pinnaclegardens.org](mailto:tvick@pinnaclegardens.org) - Member at Large

Teresa Good – [tgood@pinnaclegardens.org](mailto:tgood@pinnaclegardens.org) – Member at Large

Dan Rapp – [dr@kyrealtyonline.net](mailto:dr@kyrealtyonline.net) – Site Manager, Kentucky Realty

## GENERAL OPERATING INSTRUCTIONS

### GLASS INFORMATION



**Only glass approved by Vermont Castings, Majestic Products should be used on this fireplace.**

- The use of any non-approved replacement glass will void all product warranties.
- Care must be taken to avoid breakage of the glass.
- Under no circumstances should this appliance be operated without the front glass in place, or with the glass in a damaged condition.
- Replacement glass (complete with gasket) is available through your Vermont Castings, Majestic Products dealer and should only be installed by a licensed qualified service person.

### GENERAL MAINTENANCE

#### Burner and Burner Compartment

It is important to keep the burner and the burner compartment clean. At least once per year the logs and lava rock/ember material should be removed and the burner compartment vacuumed and wiped out. Remove and refit the logs as per the instructions on this manual.

**Always handle the logs with care as they are fragile and may also be hot if the fireplace has been in use.**

#### FK24/FK12 Fan Assembly

The fan unit requires periodic cleaning. At least once per month in the operating season open the lower louvre panels and wipe or vacuum the area around the fan to remove any build up of dust or lint.

#### Brass Trim

Clean the brass trim pieces using a soft cloth lightly dampened with lemon oil. Do not use water or household cleaners on any brass components.

### LOUVRE REMOVAL

The top louvre panel is removed by lifting the panel vertically and pulling it away from the appliance (Fig. 41). The lower access door is hinged along the bottom edge and is folded down to allow access.

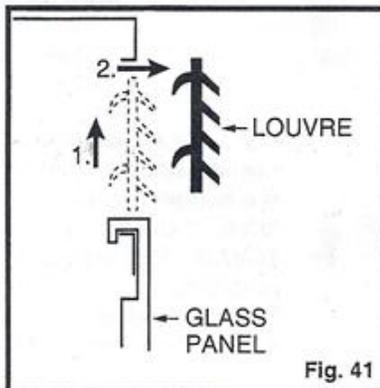


Fig. 41

### WINDOW FRAME ASSEMBLY REMOVAL

1. Turn the fireplace OFF (including the pilot)
2. If the unit has been operating allow time for the components to cool.
3. Remove the top louvre assembly.
4. Open the lower louvre panel.
5. Release the two clamps securing the lower edge of the frame by pulling down on the handles (Fig. 42).
6. Tilt the glass frame out slightly at the bottom, lift the frame up and away from the fireplace.
7. To replace the glass frame reverse the procedure.

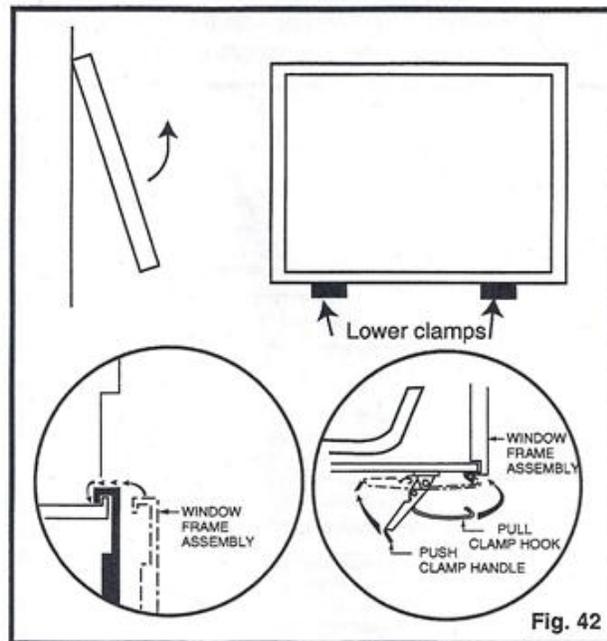


Fig. 42

### GLASS CLEANING

It is necessary to periodically clean the glass. During start-up condensation, which is normal, forms on the inside of the glass. This condensation causes lint, dust and other airborne particles to cling to the glass surface. Also initial paint curing may deposit a slight film on the glass. It is therefore recommended that the glass be cleaned two or three times with a non-ammonia based household cleaner and warm water (We recommend gas fireplace glass cleaner) within the first few weeks of operation. After the initial cleaning process the glass should be cleaned two or three times during each operating season depending on the environment in the house.



**Clean the glass after the first two weeks of operation.**

## LIGHTING AND OPERATING INSTRUCTIONS FOR YOUR SAFETY READ BEFORE LIGHTING

**WARNING: If you do not follow these instructions exactly, a fire or explosion may result causing property damage, personal injury or loss of life.**

- A.** This fireplace has a pilot which must be lit manually. When lighting the pilot follow these instructions exactly.
- B.** BEFORE LIGHTING smell all around the fireplace area for gas. Be sure to smell next to the floor because some gas is heavier than air and will settle on the floor.

### WHAT TO DO IF YOU SMELL GAS

- Do not try to light any fireplace
- Do not touch any electric switch
- Do not use any phone in your building
- Immediately call your gas supplier from a neighbor's phone. Follow the gas supplier's instructions.

• If you cannot reach your gas supplier, call the Fire Department

- C.** Use only your hand to push in or turn the gas control knob. Never use tools. If the knob will not push in or turn by hand, do not try to repair it, call a qualified service technician. Applying force or any attempted repair may result in a fire or explosion.
- D.** Do not use this fireplace if any part has been under water. Immediately call a qualified service technician to inspect the fireplace and to replace any part of the control system and any gas control which has been under water.

## LIGHTING INSTRUCTIONS

1. **STOP!** Read the safety information above on this page.
2. Turn off all electrical power to the fireplace.
3. For MN/MP/TN/TP appliances turn the On/Off switch to "OFF" position or set thermostat to lowest level.
4. Open control access panel.
5. Push in gas control knob slightly and turn clockwise to "OFF". Do not force.



EURO SIT



SIT NOVA



HONEYWELL

6. Wait (5) minutes to clear out any gas. Then smell for gas, including near the floor. If you smell gas, STOP! Follow "B" in the safety information above this page. If you don't smell gas, go to the next step.
7. Remove glass door before lighting pilot. (See Window Frame Assembly Removal in manual).
8. Visibly locate pilot by the main burner.
9. Turn knob on gas control counter clockwise to "PILOT".

10. Push the control knob all the way in and hold. Immediately light the pilot by repeatedly depressing the piezo spark ignitor until a flame appears. Continue to hold the control knob in for about one (1) minute after the pilot is lit. Release knob and it will pop back up. Pilot should remain lit. If it goes out, repeat steps 5 through 8.



- If knob does not pop up when released, stop and immediately call your service technician or gas supplier.
  - If after several tries, the pilot will not stay lit, turn the gas control knob to "OFF" and call your service technician or gas supplier.
11. Replace window frame assembly.
  12. Turn gas control knob to "ON" position.
  13. For RN/RP appliances turn the ON/OFF switch to "ON" position or set thermostat to desired setting.
  14. Turn on all electrical power to the fireplace.

## TO TURN OFF GAS FIREPLACE

1. Turn the On/Off switch to "OFF" or set the thermostat to lowest setting.
2. Turn off all electric power to the fireplace if service is to be performed.
3. Open control access panel.
4. Push in gas control knob slightly and turn clockwise to "OFF". Do not force.
5. Close control access panel.