



# Pinnacle Gardens Monthly Newsletter

## **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 Bill Gaar's home. Thanks to all who joined us!

-The next Social Hour event will be a progressive Holiday Party on December 8. We will be starting at Nancy Chaplin's home (3420) for appetizers at 5:00. We will head over to Sandy Athanasake's home (13618) at 6:30 for sandwiches. We will finish the evening at Tony Vick's home (13614) at 8:00 for desserts and coffee. Please join us!

**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 Special assessments will not be deducted from residents who have signed up to have fees withdrawn monthly.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 Kentucky Realty at 3944 Bardstown Road Louisville KY 40218.**



What do you call  
people who are  
frightened of  
Santa?

Claustrophobic!



**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

**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.**

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 502-425-8110

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- [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

**Visit our website [www.PinnacleGradens.org](http://www.PinnacleGradens.org)**

Pinnacle Gardens Rules and Regulations have been revised. The new Rules and Regulations become effective January 1, 2013. Look for them in your mailbox soon. Do you have questions or concerns? Come to our monthly board meetings held at Grace Evangelical Free Church (next door) on the second Monday of each month at 6:30.

Please help us keep our community looking nice by picking up after your pet. There is an ordinance in Jefferson County that requires all pets be on a leash and each pet owner is responsible for cleaning up after their pet. If you witness owners violating this ordinance, you may contact Jefferson County Animal Control via

Metro Call 311.



Also, the rules and regulations do not allow invisible fences or tethering of animals.

Did you know?

Dog urine kills grass! Please don't tether your dog.

### **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.**

The Pinnacle Gardens Board of Directors has for some time been working on a revision of the “BYLAWS OF THE COUNCIL OF CO-OWNERS” of our association. The BOD has revised the Bylaws with the intention of providing a fair and more inclusive document to guide the association and preserve and increase property values. The intent of this revision is to protect the rights of unit owners in a way that is the least restrictive to unit owners, is designed to be equally applied and binding for every member.

The need for the updating of our bylaws was in part due to the recent change in the Kentucky laws which regulate all state homeowner associations. The old law, which was called the “Horizontal Property Law” was updated and is now called “Uniform Condominium Act”. The revision of the PG bylaws was designed to be more closely aligned with this new law.

Additionally, this new document considers the results of the recent reserve study, has been expanded to include previously unaddressed issues and, along with other needed direction for the BOD, allows for the collection of a fee equal to three (3) months HOA fees by the association at the point of sale (closing) of any unit. This fee is to be used to further improve the property and stabilize the reserve fund as prescribed by law. These are just a few examples of the revisions.

The Bylaws have to be approved by 51% of the homeowners. We will mail out the new Bylaws along with a signature form. Please either mail back the signature card to Kentucky Realty or you can give it to any board member.