

PINNACLE  
GARDENS  
CONDOMINIUMS



## OPEN LETTER TO OUR FRIENDS

We are working very hard to re-establish our lawns, both in front of each unit and in common areas. The combinations of hot dry summers and harsh winters have taken a toll on the grassy areas. We have irrigation only along Factory Lane and within the entry island, so in other areas hot dry summers, combined with the hard clay ground soil has made it very difficult to establish and maintain the grass cover we would all like to see for our association.

For the last two grass growing and planting seasons (spring and fall of the year) we have taken many steps, within budgetary allowances, to restore these areas. These areas have been fertilized by our landscape contractors and treated with broad leaf control and pre-emergent products. Also, additional spot fertilization and over seeding of stubborn areas continues. This includes treatment of areas which have a clay under-soil with non-toxic treatments to 'loosen' the clay and allow water to penetrate the ground. This treatment enhances the condition of the soil and allows for the grass to get a root system (sod) and thatch to develop.

We will continue to work on the stubborn areas. This includes identifying areas which need to be seeded with appropriate/different seed varieties and those areas which may be transformed to mulch areas to be planted with shrubs or ground covers.

***As we continue to correct these issues we would like to encourage all pet owners to walk their pets responsibly!***

Each pet urine spot kills a spot of grass as small as a three inch circle and as large as a six to eight inch circle. These areas will not grow grass until the following season! If the pet is allowed to continually use the same area, no grass can be established at all. Of course, the pet spots begin to run together until there is a very large area where no grass can be grown for a very long time. Our male pets like to mark their spots! Each time male pet marks a bush or shrub leaves are killed and branches of the plant are damaged and most time die also. These plantings are being replaced at a cost of between \$30 and \$80 each. As you can see, we are headed for an HOA fee increase if we are to continue to replace plants at this cost!

**As a reminder, there is a leash law in this county.**

**For those owners not currently using ACH to pay monthly maintenance fees, the Board reminds you to make your payment on time. The Association is responsible for payment of all expenses incurred and this can only be done when there is adequate income in our operating account.**

**The Board is actively attempting to make sure all owners are making timely payments. If the account is delinquent, the Board will take appropriate action. Accounts that are continually delinquent could result in the Board electing to use an accelerated payment plan as written in the Association's Bylaws.**

**ACH payments (the form is on [www.PinnacleGardens.org](http://www.PinnacleGardens.org)) or use of a payment book can be utilized to make timely payments.**

**If you have any questions regarding this, please contact the board at [BoardMembers@PinnacleGardens.org](mailto:BoardMembers@PinnacleGardens.org)**

### **Future Pinnacle Gardens Social Events Scheduled for 2014**

September—Third annual Pinnacle Gardens picnic

December—Holiday Open House

We have had great fun at these social gatherings. It is a wonderful way to meet your neighbors. Please come join us! Look for details in future newsletters.

**Please remember, there is no parking allowed on the streets or in the grass. Please do not park in front of the lift station. Please ask your guests to park at the church if there are no available parking spaces.**

**Please remember that if there is an emergency, fire trucks and ambulances will need to have access to our narrow streets.**

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.



The Pinnacle Gardens Yard Sale was a great success. Thank you to the Grace Evangelical Church for the use of the parking lot. And thanks to those who got up so early to set up tables.



**There are reports of trash being left in the parking areas. It is littering and against the law. Please don't throw your trash in the streets or parking area.**

### **Bridges Project Update**

For information regarding the project, details are provided on our website at [www.PinnacleGardens.org](http://www.PinnacleGardens.org).

Our State Senator is Julie Denton and our Representative is Bob Dewese. They can be contacted at 502-564-4334.

Please call them to let them know that we would like noise barriers. After the east end bridge opens, there will be much more traffic and therefore, more noise. It is important that our homeowners get involved in this.

**[www.PinnacleGardens.org](http://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](http://www.PinnacleGardens.org)

**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

Nancy Chaplin—Secretary—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](mailto:BoardMembers@PinnacleGardens.org)**

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

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

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.

**Want to report a streetlight outage?**

Call LG&E at 502-589-1444 Emergency outages may be called in 24 hours a day. 7 days a week. **Downed Power lines?** Call 502-589-3500 **Gas Leaks?** Call 502-589-5511

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](mailto:office@gracelouisville.org)

[www.gracelouisville.org](http://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. These will be removed during our monthly walkthrough.**