

In this Issue >>>

- **Community Yard Sale**
- **Welcome Evergreen Landscaping**
- **Social Events**
- **Important Information**



April 2024



We are pleased to announce that we have switched landscaping companies. If you have any concerns, please reach out to the Board and please don't interact with the workers.

Our plan is to remove all severely dead and unsightly shrubs. We may not be replacing right away in order to stay within our budget. This will give you, the resident, a chance to add seasonal flowers to your own liking.

Please remember that anything other than this, must be submitted to the Board on a [Grounds/Landscaping/Architectural Design Replacement/Request form](#) for review and approval before the actual work is done.



Community Yard Sale

April 13th from 8 am to 12 pm.

It's that time of year for spring cleaning and getting rid of that extra "stuff" you have lying around. Have your items ready and priced to sell in your driveway that morning. Keep in mind that shoppers will show up early.



Let's Get Social!!

Are you new to the neighborhood? Have you lived here for awhile and haven't met your neighbors? Would you like to be more interactive and get to know those around you? We would like to hear from you.

What are your thoughts on the following ideas?

- It's time to Wine Down
- Community Walking Group
- Exercise Group
- Progressive Community Dinners

Please send your suggestions and interests to social@pinnaclegardens.org

Board Meeting



Board Members

President — Jackie Crenshaw

Vice President — Tony W. Vick

Treasurer— Jean Kellett

Secretary — Melody Gary

Member At Large — Debbie Jordan

Member At Large — Debbie Lind

Member At Large—Donna Hawkins

Member At Large — George Coleman

Member At Large — Sarah Nordman

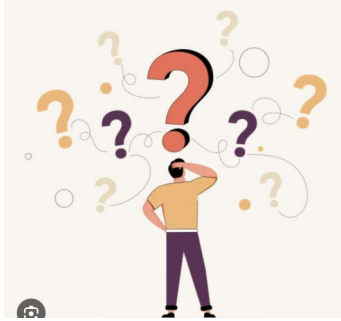
Contact the Board at: Boardmembers@PinnacleGardens.org

Shaun Haley is our site manager—SH@kentuckyRealty.net

Everyday Resident Reminders

- ***Window coverings – Remember your window must have a white covering visible from the outside. If you choose not to use the white blinds, the window curtains/drapes or other coverings must be white.***
- ***Help us keep our community neat and clean by picking up litter in your front or backyard area.***
- ***According to the Rules & Regulations, Section 8, Item C, garbage cans should not be displayed on the outside of the unit at any time except on the evening before scheduled pickup. Garbage cans should be placed inside the garage by the end of the scheduled pickup day. Waste management will only pick up what's in the can, nothing can be placed on top or next to. If you need special pickup, call Waste Management at 1-866-909-4458.***
- ***Pinnacle Gardens Rules and Regulations state: Charcoal and gas grills (and other similar devices) and firepits are restricted from all common areas. (See Kentucky Fire Code). Grills are not allowed on decks and should be at least 10 feet away from the structure. No open fires are permitted (i.e. fire pits, etc)***
- ***There has been an ongoing street parking problem as of late with drivers ignoring the posted “NO PARKING” signs. Please do not park on the street and remind your guests to use available marked parking areas.***
- ***Signs are not allowed—Signs of any kind including political, for sale, and security signs are not allowed on the outside of a unit, but can be displayed in a window. This is found in Section III, Item T in Rules and Regulations and based on the Master Deed 16b. These will be removed.***

Where does my HOA fee go?



The members of the Pinnacle Gardens HOA Board of Directors are residents, as well as, prescribed in the governing documents and serve as Board members voluntarily. The HOA is a not-for-profit organization, and as such, HOA fees are never raised in order to increase profits as for-profit businesses might do, but are raised when/if it becomes necessary to meet the financial obligations of the association, and provide for the association's financial needs as required by law.

HOA fees include, but are not limited to:

- Water & sewer to every resident.
- Weekly trash collection.
- Insurance on each building (exterior).
- Mowing, trimming, and ornamental plant trimming and replacement, as well as tree maintenance.
- Exterior building maintenance.
- Roadway and driveway maintenance.
- Maintenance of all common area mulched areas.
- Reserve account payments to provide for future repairs as required by law.
- Other approved expenses incurred by the association to conduct association business.

Fees are NEVER increased in order to increase profits. There are no profits as all money is used to benefit of all residents. The collection of HOA fees insures that the common areas are mowed, trimmed and maintained to the best ability of the association, trash collected, water bill paid for each unit, exterior insurance on each building, and future roof, road, sewer, and other building maintenance requirements can be met now and in the future. This, in the long run, helps to keep property values high, and provide a clean and well maintained property for all to enjoy.

As volunteers, the members of the Board have only the best interests of all residents at the center of all discussions, including those that revolve around the HOA fee structure. Board members, even as volunteers, must adhere to organizational documents as well as local and state laws regarding the collection and expenditure of all money collected.

In this regard, the Board is obligated to set fees at a rate that will allow the association to pay all it's bills. The association is also obligated to take any measure necessary to attempt to collect the legal, fair and reasonable fees as prescribed to keep the business of the association up to date on all it's obligations. There are several actions the Board may have to take to ensure that each resident meets their individual obligation to pay the HOA fees which are agreed to when becoming a member of the Pinnacle Gardens Condo Association by purchasing and/or establishing residence in a property at Pinnacle Gardens.

The HOA Board would hope to resolve non-payment or delinquent payments of HOA fees by simply sending a letter of reminder and request to a delinquent resident and establishing a payment plan. This sometimes is not successful, and at that point a lien may need to be placed against the property to ensure the fees are recovered at the time of sale. In the most extreme situation, a foreclosure process may be initiated to insure that all residents are protected and only have to pay a fair share.



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

Grace Evangelical Free Church has been our neighbor and friend for many years. They have generously allowed us to use their facilities many times. They ask that anyone bringing their pets onto the church lawn, to **PLEASE PICK UP AFTER YOUR PET**. They have children using this lawn and really don't want them to encounter your pet's excrement while they play. Please be a good neighbor and pick up after your pet.

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 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



Please check out our website

Grace Evangelical Free Church

13060 Factory Lane

Louisville, KY 40245

(502) 241-2991

www.gracelouisville.org

office@gracelouisville.org

Regular Worship Times:

Life Development Classes for all ages: 9:30 AM

Worship Celebration: 10:45 AM



www.PinnacleGardens.org

Methods of Communication

FaceBook—Please join us on our Facebook page. You will find useful information there, and it is a good method to keep in touch with others.

Reach Alert— Keep in the know on alerts from water off notice, street closings, lost pets, etc. You can go to reachalert.com and create an account, follow the prompts and enter **Pinnacle Gardens** when asked for which network to join. You decide how you want to receive the alerts; text messages, voice advisories, and or email. All information is confidential.

NextDoor— This is a private social network for you to stay in the know about what's going on in your neighborhood. Just go to nextdoor.com , and it will prompt you for your street address and email address.