



Pinnacle Gardens Monthly Newsletter

Board Meetings are currently the second Wednesday of every month at 10 am at the Grace Evangelical Free Church-next door to our condos. We are in the process of evaluating when meetings should be held and will let you know the new date and time. The board members



would like to hear your concerns, comments or suggestions to help make this a better place to live for all of our residents and welcome you to attend.

Current Board Members are:

- Sandy Athanasakes - President
- Ben Lampton – Vice President
- William Gaar - Treasurer
- Nancy Chaplin - Secretary
- Phillip Hanna - Member at Large
- Joe Jordan - Member at Large
- Dan Palacios - Member at Large
- Tony W. Vick – Member at Large

Board members can be email from our web site at <http://pinnaclegardens.org>

We have had several complaints about residents or visitors parking on the streets. 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 whose 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.



We would like to hear from you! We've heard several comments on how great our community yard sale is and how it brings our neighbors together. What other activities would you like to see? Some suggestions have been a neighborhood picnic, meet and greet and holiday



open house.

Things you should know: If you have a problem in your unit, you can call our management company, Kentucky Realty-Dan Rapp, Site Manager at 473- 0003 and he can evaluate if it's an association or homeowner issue. They can also make recommendations on who to call.



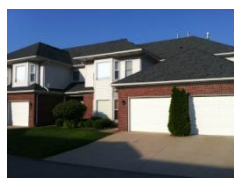
Please help us keep our community looking nice by picking up after your pet. There is an ordinance in Jefferson County that requires all pets be on a leash and each pet owner is responsible for cleaning up after their pet. If you witness owners violating this ordinance you may contact Jefferson County Animal Control via Metro Call 311.

We will be printing an updated resident directory, if you would like your phone number and/or email address printed in the directory, please email Sandy at athanasakess@bellsouth.net. Otherwise only addresses



and names will be printed.

Check out our newly design website <http://pinnaclegardens.org>.



Rules and Regulations

- Monthly maintenance fees are due by the first of each month. If you have not received a coupon book from Kentucky Realty or if you would like to sign up for ACH, please contact Dan Rapp, Site Manager, at 473-0003.
- Garbage pick-up is on Monday morning. On holiday weekends, pick-up is moved back to Tuesday. Garbage cans should be put inside of your garage immediately after pick-up. **Garbage cans should not be displayed on the outside of your unit at any time except on the evening before garbage pick-up.** There will be a \$25.00 fine for each week this policy is not followed. **Garbage cans are the property of the Board and must be left behind when you sell your unit**
- Mailbox keys and Garage door openers must be left with new owners when you sell your unit.
- No signs may be displayed in your yard, mulched areas, or on the outside of your unit (per Master Deed 16A, pg. 16). **This includes For Sale signs/For Rent signs. Please place signs inside of front window.**
- **All residents are responsible for cleaning up after their own pets.** You are required to clean up after your pet *regardless* of the size of your pet or the area in which the pet is being walked (front yard, back yard, or common area). **Please refrain from allowing your pets to use the shrubs and/or trees.**
- Pets, when outdoors, must be on a leash at all times.
- The board does not allow invisible fences for pets.
- Replacement Garage Doors **MUST** be approved by the Board.
- Front Doors must be blue and replacement requires Board approval.
- ALL Storm Doors must be approved by the Board.
- Owners of units on the second floor are encouraged not to keep gas or charcoal grills on their decks as it is considered a fire hazard.
- **ALL window coverings must be white on the outside.**
- **There is NO PARKING in the streets or in the yards.** Please advise guests of this policy and direct them to park in the parking areas at the ends of the complex.
- Please advise the Board if you plan to change the locks to your unit or add any additional locks.
- Residents are permitted to plant seasonal flowers in the mulched areas in front of the units.
- No RV's, Boats, Trailers, or other such vehicles may be parked on the property. Please store these inside your garage or in another location.
- Children may not play on another person's porch, patio, or driveway.
- Drivers must watch for children playing and skateboarding.
- Children playing and skateboarding on our streets must yield to oncoming cars. In the interest of safety, children may NOT sit or lie on skateboards due to visibility problems.
- Middletown Police Department has advised us that Razor Mini-Bikes are not allowed on public streets or sidewalks. Our streets are considered to be public; therefore the use of Razor Mini-bikes is prohibited on our streets.
- If you are interested in joining the Board of committee, please go to our website: <http://pinnaclegardens.org> and click on "Email Board Member" or contact Kentucky Realty, Dan Rapp-Site Manager at 473-0003.