



Pinnacle Gardens Monthly Newsletter

We've heard you! Many residents have asked for the meetings to be moved to the evening. Starting in April, the meetings will be held on the second Monday of the



month at 6:30 pm. April's meeting will be on the 9th at the Grace Evangelical Free Church-next door to our condos. The board members would like to hear your concerns, comments or suggestions 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

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

Please remember that our master deed states that all window coverings (front and back) which are visible from the outside shall be a white color. Please help us keep our community looking nice by obeying the master deed.

We are in the process of rewriting our rules and regulations and re-evaluating what will be allowed and not allowed. We would like to hear from you! Please give us your thoughts. Go to our website and click on Contacts, then click on newsletter@pinnaclegardens.org.

Also on our website is a grounds, landscaping and architectural design replacement, change or request form. **All improvements or changes must be approved by the board.**

We all know that Pinnacle Gardens is a great place to live, but to keep it that way it is critical that everyone pay their maintenance fees on time. The Board wants to be fair and reasonable with every owner, however, the Board will take steps to make sure the maintenance fees are paid if the payment is past due. Those steps could include anything from a visit to the unit owner by a Board member to ask about the payment to legal action by the Association's attorney. Our association documents provide that the unit owner will have to pay the attorney's fees to this so it is important that we all pay on time. Please join the Board in making sure that we all pay our fees on time.

Summer Tips-

-Hot weather is coming early! It would be a good idea to have a maintenance/cleaning scheduled on your air conditioning unit. Many HVAC companies offer a one time, or contractual maintenance for your heat and air system. This service, while being an expense for the unit owner, could save in the long run by finding and correcting problems before they stop your system. In every instance, a check-up and cleaning from a reputable company will reduce your monthly cooling bill by allowing the outside unit to perform up to it's full capability, and will add years to the life of the unit.

-Remember HVAC recommends to change your air filter every 3 to 4 months

-Remember to close the gas value to your fireplace. No need to pay for the gas to keep the pilot light burning. The fall tips will contain instructions on how to safely relight the pilot to provide the heat and comfort the fireplace provides.

-Heavy rains have soaked the ground which make it even more important to avoid driving or parking on any grass area. The cost to repairs will only further stress the monthly budget and could possible trigger later fee adjustments.



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.

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.



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.

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.




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

- 7:00 pm: Good Friday Tenebrae Service
- 6:30 am: Easter Sunrise Service
- 9:30 am: Fellowship Brunch
- 10:30 am: Celebration of the Resurrection (notice earlier start time!)

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.

Pinnacle Gardens is now on Facebook! Like us and keep up to date with what's going on with our community.

Also visit our website at 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.