

PINNACLE
GARDENS
CONDOMINIUMS



THINGS EVERY RESIDENT SHOULD KNOW

The majority of Unit owners abide by our Rules and Regulations and truly care about how our community appears. There are those, however, that don't comply and thus the Board receives many questions and/or complaints regarding everyday issues. Here is information on some of them.

1. **LANDSCAPING and POOR GRASS AREAS** — This is an ongoing project. When an area is reseeded or new shrubs planted, they must be kept watered, and cannot be used as a doggie toilet. Keeping a grassy area or shrubbery looking good will not withstand constant dog urine and feces.
2. **NOT PICKING UP DOG POOP** — Pet owners must be responsible for cleaning up after their pet and disposing of it properly. This is found in Section III, Item U in the Rules and Regulations. Bags of dog feces have been found at a mailbox and in front yards. Dog urine kills grass. **PLEASE DO NOT TETHER YOUR DOG**
3. **POOLS IN COMMON AREA** — Large adult pools are not allowed in the common area. This is found in Section III, Item O, in the Rules and Regulations. In addition it is an added expense to the large water bill we pay each month.
4. **NO SIGNS DISPLAYED** — 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 the Rules and Regulations and based on the Master Deed 16b.

5. GARBAGE CANS — Garbage pickup happens on Monday. Cans should be in garages Tuesday through Sunday.
6. PARKING — There should be no parking on the street or grass areas. Parking is very limited so please utilize your garage and driveway. This is especially important when emergency vehicles need to enter our streets. This is found in Section III, Item H in the Rules and Regulations. The Church graciously allows us to park in their lot when you have company.
7. BLINDS or WINDOW COVERINGS — Blinds on Patio doors and in windows must be white as stated in the Rules and Regulations, Section IV, Item B.
8. SOUND BARRIERS — Sound barriers will be installed along I265 as it is being widened from Taylorsville Road to I71. Work is set to begin in 2021 and the barriers will be 14-18 foot barriers.
9. NOISE — Please be respectful of your neighbors. Loud noises, music, etc. are not allowed under Section IV, Item K in the Rules and Regulations. There have been many recent reports of this violation to the Board, however, the disturbances should be reported on a 911 call to the police. Board members cannot call for you.
10. THIRTEENTH PAYMENT — The 13th maintenance payment due by July 1st has been extended to October 1st. The extension of time was made by the Board because of the unusual circumstances this year.
11. FLASHING LIGHT AT PUMPING STATION — This flashing light goes off when something large or uncommon is flushed down a toilet in the building next to the Paddock. Care should be taken. When flashing is noticed, please call Zaring Septic at 241-8080. They have a contract with Pinnacle Gardens.
12. SPEED LIMIT— Please obey the speed limit of 15 miles per hour as you are driving through our community.

A [Grounds/Landscaping/Architectural Design Replacement/Request](#) form found on the website must be completed and submitted to the Board for review and approval before structural alterations to a unit or changes to common elements are made. This includes planting of perennial flowers.

METHODS OF COMMUNICATION

FACEBOOK

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

REACH ALERT

If you are not signed up for this method of receiving notices and alerts, please take time to do so. We have used this when it was necessary to turn water off, street closings, lost dogs, etc.

To sign up for Reach Alert go to reachalert.com and create an account, follow the prompts and enter **Pinnacle Gardens** when asked for which network you want to join. You decide how you want to receive the alerts: text messages, voice advisories, and or email. All information is confidential.

You can request all three ways to contact you if you choose. AND there is NO CHARGE as this service is provided by the HOA.

NEXTDOOR

NEXTDOOR 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.

Please join one or all of these vehicles of communication. These are the tools we will use if we need to get a message out to you right away.

The Welcome Package is available under documents on our website pinnaclegardens.org

Contact the Board at: BoardMembers@PinnacleGardens.org

Dan Rapp – dr@kyrealtyonline.net – Site Manager, Kentucky Realty

Visit our website www.PinnacleGardens.org

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.

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

THIS INCLUDES THE CHURCH PROPERTY!!

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

Helpful phone numbers

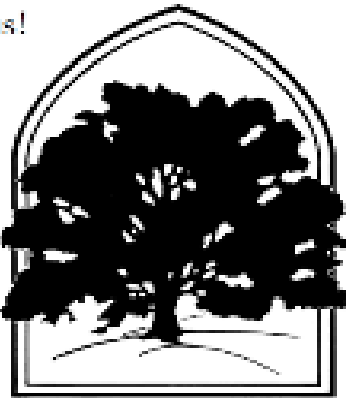
LG&E 502-589-1444

Louisville Water 502-540-6000

Time Warner Cable 502-357-4400

Courier-Journal Newspaper 502-582-4011

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](https://www.facebook.com/gracechurchlouisville)

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.