



Pinnacle Gardens Monthly Newsletter

-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 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>

Our management company is Kentucky Realty, Dan Rapp is our site manager. He can be contacted at 473-0003.

2012 Landscaping Plans

First, we would like to thank Joe Jordan for all of his hard work in helping to get our community looking great again. The Board has initiated a very aggressive landscaping repair and replacement plan for the 2012 season. This plan includes extensive weeding, mulching (fronts of each units and common areas), tree and ornamental foundation shrub trimming and repair of areas which have experienced some erosion and many other issues.

This plan, while beginning in spring 2012, is designed to continue through the summer and fall of 2012, and into 2013. This two year plan has been developed to insure that the plant trimming, grass seeding and plant replacements are done in the correct season to help insure the success of the plants

This is a very busy time of the year for all landscape companies and our landscape company (GreenScapes) is no exception, however, they will be working on a large list of PG needs as time permits.



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 for important documents like master deed, by-laws, rules and regulations, etc.

Please remember that the first special assessment payment is due by the end of June. See inside newsletter for more information on the HOA fees.



PINNACLE GARDENS HOA FEE

The members of the Pinnacle Gardens HOA board of directors are also residents 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.

Never are fees 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 insure 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 insure 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. We are in the process of revising our rules and regulations and this will be a fineable offense.

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.

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. Also please replace broken blinds.

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 ARE IN THE PROCESS OF REWRITING OUR RULES AND REGULATIONS AND RE-EVALUATING WHAT WILL BE ALLOWED AND NOT ALLOWED. REMEMBER ALL IMPROVEMENTS MUST BE APPROVED BY THE BOARD. THERE IS A GROUNDS/LANDSCAPING/ARCHITECTURAL DESIGN REPLACEMENT/REQUEST FORM ON OUR WEBSITE.

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.



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

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.

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 valve 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.
