



Pinnacle Gardens Monthly Newsletter

We would like to thank everyone who attended the first annual Pinnacle Gardens Picnic. We had lots of fun and enjoyed getting to know our neighbors. We would also like to thank Dan Rapp for supplying the pulled pork from Jucy's and Louisville's Choice Realty and Mary Kay for sponsoring the door prizes.



October's social hour will be October 17th at Nancy Chaplin's home at 3420 starting at 7.



**Cranberry/Wine color
Queen Size Hide a Bed for
sale. Call 243-4168.**

PG GETS NEW DECKS!

During this past summer, while performing monthly exterior maintenance reviews, it was noted that the exterior decks serving the top units at the ends of each of our eight buildings were falling behind in cosmetic and safety repairs.

Beginning in September, 2012, a rebuild of these decks will begin. The decks will be re-constructed using the latest man-made products, and construction criteria. The materials being used will be long lasting and easily maintained, saving the association money as time goes on.

Please be aware that, if notified, you will be asked to help by clearing your deck of any and all items so that the construction can proceed without unnecessary delays.

We think the new decks are a step toward building property values for each unit owner, as well as providing a much safer and more aesthetically pleasing deck area for each of these units.

Thanks for your help in bring this project to conclusion as quickly as possible by working with the construction crews to CLEAR THE DECKS when it is time for yours to be re-built, and please:

ENJOY YOUR NEW DECK

Landscaping Update:

The summer high temperatures and lack of rain have taken a toll on the grass, trees and shrubs in our community. We have had to delay some plant and tree replacements until this fall to attempt to give the replacement plantings a better chance to grow, and reduce the possibility of having replacement plantings fail.

Replacement of distressed, dying or dead trees and shrubs and repair of frontal grass areas has begun. We have been able to replace several foundation shrubs and trees and have fertilized and over-seeded all front lawns. This over-seeding and fertilization should begin to show an overall improvement in the appearance of the front lawns as we get more rain and cooler temperatures. This procedure will be repeated in the spring hopefully to further improve front lawns and reduce the dead areas we currently have in most lawns.

Please be aware that if a pet is allowed to use a front lawn area as a bathroom, we will not be able to repair the urine spots. Repair of urine spots takes about one growing season, and if the pet is allowed to use the same area on a regular basis, the lawn will not ever have a chance to regrow, and will remain dead and brown.

Work on the storm drain in the SW corner (near the new storage building) is planned for this fall, as well as a rebuild of the area at the entrance to the association (the washed out area to the immediate right of the entrance), and a grading and replanting of the area at the end of PG circle facing the church property.

Some new placement of trees is being considered for the fall/spring plan to insure we are not left with any trees in the event of loss due to storm or natural causes, and to insure there are maturing trees well into the future.

Thought for the day! "Happiness is having a large, loving, caring, close knit family....in another city."
— George Burns

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.

Who Pays For What

Owners are responsible for limited common elements. According to our Master Deed Section 6 limited common elements are:

- Interior undecorated surfaces of each unit's perimeter walls, ceilings and floors
- Entrances, exits and stairwells to the specific units
- Utility service facilities within the units
- Doors, screens and window frames
- Heating and air conditioning units
- Such other limited common elements which are agreed upon by the Council, board or developer

All expenses of maintaining and repairing limited common elements shall be paid by the unit owners.

Garage doors are considered a limited common area and therefore are the unit owner's responsibility. 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. He can also make recommendations on who to call.

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- sathanasakes@pinnaclegardens.org – President
Ben Lampton- blampton@pinnaclegardens.org – Vice President
William Gaar- wgaar@pinnaclegardens.org – Treasurer
Nancy Chaplin – nchaplin@pinnaclegardens.org – Secretary
Phillip Hanna- phanna@pinnaclegardens.org – Member at Large
Joe Jordan – jjordan@pinnaclegardens.org – Member at Large
Dan Palacios – dpalacios@pinnaclegardens.org – Member at Large
Tony W. Vick – tvick@pinnaclegardens.org - Member at Large
Teresa Good – tgood@pinnaclegardens.org – Member at Large
Dan Rapp – dr@kyrealtyonline.net – Site Manager, Kentucky Realty

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

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. **Also do not park past the sidewalk. Residents should be able to walk on the sidewalk and not have that area blocked by a car overhanging the parking space.**



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

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 EnviorSafe 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 425-8110



