



Pinnacle Gardens Monthly Newsletter

Pinnacle Gardens Annual Picnic

Please plan to join us at our first annual Pinnacle Gardens Picnic on Saturday, September 15th from 4:00 to 9:00. We will be gathering in the grassy area between buildings. Look for balloons to point out the area. Pulled pork BBQ will be provided by Jucy's BBQ and Kentucky Realty representative, Dan Rapp. Pinnacle Gardens resident, Dave Ballard will be the DJ. There will be a drawing for door prizes sponsored by Louisville's Choice Realty and Mary Kay representative, Debbie Jordan. So bring a dish to share, a chair and byob and plan to have some fun!



7626 Lagrange
Rd.
Pee Wee
Valley, KY
502-241-JUCY
Open 11-9
Monday
through
Saturday
Closed on
Sunday

We had a great time at the monthly social gathering at the home of Joe and Debbie Jordan. We had a great turn out with 22 people in attendance! Plan to join us this month at the First Annual Pinnacle Gardens picnic and get to know your neighbors!

Thought for the day!

"Happiness is having a large, loving, caring, close knit family....in another city."

— George Burns



Pinnacle Gardens is 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.



Help us keep our community great! If you see or hear anything suspicious, please call the police at 574-2111, select option 5. Then also email a board member.



Please help us keep our community looking nice by picking up after your pet. With the hot weather, areas of our community where residents are not picking up after their animal are starting to smell. 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 or tethering of animals.

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.

We are having problems with dryer vents being blocked off. The vents were cleaned three years ago and should not need cleaning again for quite some time. Please clean your lint screen after every use to prevent the dryer vent from getting clogged.

We are reviewing our rules and regulations and will start enforcing them. If you have planted anything off the patio or have anything in the grass area off the patio, please fill out the attached form and attached photos and return to Kentucky Realty at 3944 Bardstown Road Louisville KY 40218. The board will review the form and photo and either approve or disapprove. If approved, it will be on file for future boards.

If you are receiving other people's mail, you can file a complaint with the postmaster at 1-800-ask-USPS (1-800-275-8777.)

This summer, we have seen a nasty drought and record high temperatures. We wanted to take this opportunity to thank our neighbors for watering the grass and plants to help keep our neighborhood beautiful.

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

