

PINNACLE
GARDENS
CONDOMINIUMS

Welcome Home



QUARTERLY NEWSLETTER

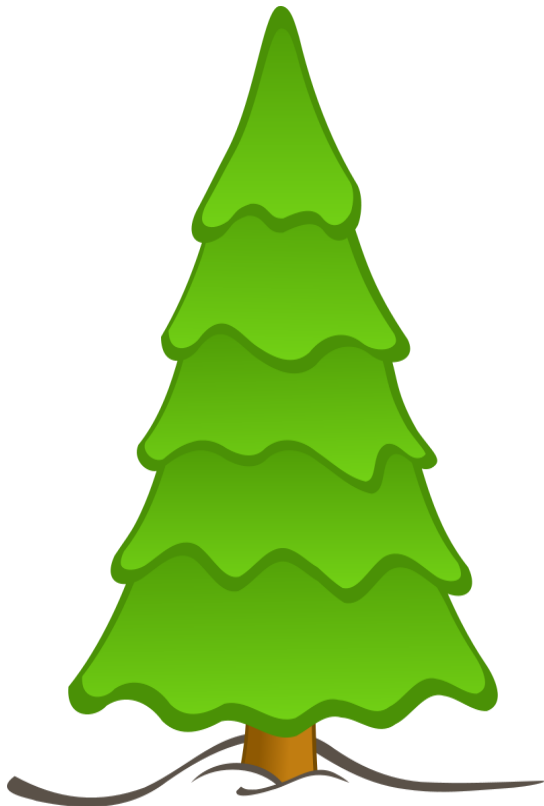
Grounds Maintenance

Brightview was selected by the Board to take care of our grounds maintenance beginning in January 2017. They were chosen from four different bids and come highly recommended.



HOLIDAY REMINDERS

1. As stated in our Rules and Regulations, Section IV, Item G, "the hanging of seasonal or holiday decorations shall be allowed provided they are limited to entry doors, windows, balconies, decks, porches and patios and are removed within 15 days after the holiday has ended.
2. If you are having guests during the holiday season, please remind them to park in designated parking spaces and not on the street. If necessary, the Church parking lot can be used.
3. **Be considerate of your neighbor by keeping noise to a minimum and ending your party at a reasonable hour.**



ANNUAL MEETING ANNOUNCEMENT
SATURDAY, JANUARY 21, 2017
10:00 a.m. at Grace Evangelical Church

Every homeowner is encouraged to attend this very important Annual Meeting.

On the agenda will be the determination on how to proceed with the square footage situation. The Board became aware that calculations of the square footage for each unit on the documents recorded with the County Clerk are incorrect. These calculations were used to determine the monthly maintenance fee assigned to each unit.

In order to provide consistent measurements for each unit, an engineering firm would be required to measure the remaining buildings. The Board obtained a quote from the engineering firm. The cost would be \$18,000, in addition to attorney fees. After the measurements are made, the Master Deed would need to be amended which requires a 100% vote of owners.

A letter with a ballot is being sent to every homeowner to cast their vote on how the Board should proceed. This ballot requires your signature. **If this is voted to move forward to correct the square footage, please be advised that the Condominiums documents require 100% owner approval to change the percent of ownership. Once new percentage of ownership is determined we will need all 104 units to agree to change the percent of ownership.**

The agenda includes the election of Board members. There are two vacancies to fill. If you would like to join the Board, please let a Board member know or let it be known at the Annual Meeting. Nominations from the floor will be taken. A ballot for the Board is included in the meeting announcement letter.

The budget has been approved for the year 2017. This includes a 2.5% increase in dues over last year. As always, the Board has tried very hard to keep expenses within reason.

FIREPLACE INFORMATION

Included in this Newsletter is the manufacturer's instructions on how to light the gas fireplace logs.

Maintenance issues (such as malfunctioning thermocouple) will have to be completed by a licensed professional. These maintenance items, if required, will insure your maintenance was performed under current laws and inspected as/if required.

If there is a question concerning the lighting procedure, glass faceplate removal and cleaning, and then replacing the glass panel, help may be available.



If you have questions or need assistance to simply light your gas logs and perform a routine cleaning, a resident volunteer has agreed to assist you. Please contact the Board at boardmembers@pinnaclegardens.org and the board will contact the volunteer to respond to your request.

For Your Information — Workers will be installing an address plaque at the back of each unit in the near future. This is for easy identification.

www.PinnacleGardens.org

Please check out our website. We have a feature that allows you to see which properties are for sale. You can find all of our documents, upcoming events, newsletters and meeting minutes. We encourage all to visit and suggest any improvements or additions you might like to see.



www.PinnacleGardens.org

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 we welcome you to attend.

Current Board Members are:

Sandy Athanasakes—President—Tony Vick—Vice President—Jean Kellett—Treasurer

Nancy Chaplin—Secretary—Debbie Jordan—Member at Large

Phillip Hanna—Member at Large—Dan Palacios—Member at Large

Ben Lampton—Member at Large—Peggy Sullivan—Member at Large

Contact us at: BoardMembers@PinnacleGardens.org

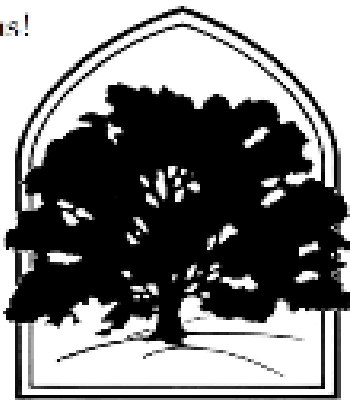
Dan Rapp – dr@kyrealtyonline.net – Site Manager, Kentucky Realty

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?**

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)

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

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.