



Pinnacle Gardens Monthly Newsletter

PLEASE READ—VERY IMPORTANT!

PINNACLE GARDENS 2013 SPRING – SUMMER MAINTENANCE AND IMPROVEMENT SCHEDULE

During the spring and summer of 2013, we have scheduled several projects which are necessary to insure that the PG association members will continue to enjoy a well maintained community, as well as a community which is continually improving.

In order to accomplish these goals there are several issues which will be addressed in the coming weeks and months. Some of these projects will cause a temporary inconvenience for each of us, but please understand that these are maintenance items which must be completed in order to:

- >Avoid future expense.
- >Provide a well maintained appearance for all association members to enjoy.
- >Insure that the possibility of future assessment is minimized to the greatest extent possible.
- >Continue to increase all association members' property values.

Upcoming projects scheduled for this spring/summer are as follows:

>Concrete curbs will be placed around interior curves at the rear of our streets in order to shield landscape accent plants and allow the planting of grass in areas which are not now protected, and are inadvertently being damaged. This improvement will include the removal of many of the large rocks we now have in place and the areas guarded by these will now be shielded by concrete curbs similar to those in front near the mailboxes. This improvement should cause a minimal inconvenience during the installation process only.

>Sealing of the asphalt roadways will be next. The sealing is necessary to prevent further damage to the road surfaces (which would demand the resurfacing of our roads) and delay the resurfacing of our roads by several years.

IT IS IMPORTANT TO NOTE THAT THE SEALING WILL PREVENT ACCESS TO THE ROADWAYS UNTIL THE SEALING IS COMPLETED AND THE SEALED SURFACE HAS HAD SUFFICIENT TIME TO DRY! During the sealing process, access to the property will be limited and we ask that all residents park in the Church parking lot until the seal is ready for traffic. Notice of the beginning of this necessary project will be provided. Please watch for the dates, so as not to have your vehicle stuck in the garage while the sealing project is ongoing!

>We will be replacing gutters on several buildings to further aid in control of the roof water runoff and insure that we do not have water pooling at your patios and possibly flooding patios. This project will not restrict access but may be a bit noisy while ongoing!

>The BOD has contracted with COIT to have all dryer vents cleaned as recommended. This will require that COIT have access to your unit. Please, when contacted, arrange a time to allow the COIT company access to your unit to clean the dryer vent and reduce the possibility of a fire. This service will also insure your clothes dryer performs as efficiently as possible.

>Our vinyl siding is scheduled for a pressure wash to clean and revitalize our buildings. Notification of this wash will be provided and no action by residents will be necessary except that ***during the washing process all windows should be closed to allow the cleaning to proceed without interruption!***

THANKS TO ALL FOR YOUR UNDERSTANDING AND COOPERATION DURING OUR 2013 IMPROVEMENT AND MAINTENANCE PROJECTS!



Pinnacle Gardens Social Hour

Come and meet your neighbors and have some fun!

Our next Social Hour will be at the home of our President, Sandy Athanasakes on Thursday, June 6 at 7:00 pm.

She lives at 13618 Pinnacle Garden Circle.

For those of you with allergies, please be aware that Sandy has beautiful cats.

Please bring your own drink and an appetizer to share. Find out what great people live right here in your neighborhood!



Want to make a few dollars?

Pinnacle Gardens will have a community wide yard sale on Saturday, June 15. This will coincide with the community yard sale at Forest Springs. If you are interested in participating, please email Yardsale@PinnacleGardens.org. Please include a description of your most desirable items that we can use in our advertisements. Those residents notifying us of their participation will have balloons placed in front of their homes for easy visibility, and a large sign will be placed at the entrance of Pinnacle Gardens. Remember, one person's trash is another person's treasures!

Common Sense Corner

No parking is allowed on the streets or in the grass. 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

From the Pinnacle Gardens Rules and Regulations:

Charcoal and gas grills (and other similar devices) and fire pits are restricted from all common areas. (Please see Kentucky Fire Code). No open fires are permitted.

What the heck are you flushing?

One of the large expenses that we have at Pinnacle Gardens is the pumping station. The problems occur when residents flush items not meant to be flushed. We have found all kinds of crazy stuff there, including cloth and disposable diapers (both child and adult) and drop cloths! Please use common sense before flushing any item.

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.

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.

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- sathanasakes@pinnaclegardens.org – President

Tony Vick - tvick@pinnaclegardens.org – Vice President

William Gaar- wgaar@pinnaclegardens.org – Treasurer

Teresa Good – tgood@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

Nancy Chaplin– nchaplin@pinnaclegardens.org - Member at Large

Ben Lampton – blampton@pinnaclegardens.org – Member at Large

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

Visit our website www.PinnacleGardens.org

You can visit the website for the condo documents including the Master Deed, By Laws, Rules and Regulations, board minutes and recent newsletters.

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) 241-2990

office@gracelouisville.org

www.gracelouisville.org

Facebook.com/gracechurchlouisville

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 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.