

PINNACLE  
GARDENS  
CONDOMINIUMS



The forecast has more cold weather predicted for our area! Many businesses and homes have recently experienced 'frozen water pipes' due to the very cold air moving over our area. We have been lucky recently in avoiding the burst water pipes in our association. A few precautionary steps may be taken to aid in keeping our water flowing. No underground water lines have frozen this winter, however some isolated occurrences of a frozen sink faucet or other water pipes located in an exterior or garage facing wall has happened.

If you have a kitchen sink faucet, for example, which has frozen in the past (or you may fear freezing ) it will help to leave all kitchen cabinet doors open so the warm interior air is able to flow into these normally closed areas. This also applies to interior closet doors. If you live in a downstairs unit, you have a water pipe in your second bedroom closet. This pipe leads to the upstairs refrigerator line. Leaving the closet door open will greatly reduce the chance of freezing. Keep in mind that if this pipe freezes, it affects you much more than your upstairs neighbor!

If a pipe does freeze, please remember that an open flame torch or space heater is a very bad idea! Using a UL approved space heater, or hair dryer type heat source may help get water running again. Please follow all directions which come with your UL approved heat source to insure we do not have an accidental fire!

Our providers (GreenScapes and/or KY Management) are set to plow and treat if we get 4" or more of snow. Sometimes, this auto trigger has to be addressed on a case by case basis. This year, even though the snowfall was less than 4", we felt the need to plow and treat our streets due to an unusual winter storm. Our providers responded very quickly and our streets were plowed and treated promptly. Cold temperatures have prevented the ice melt from working as effectively as we would hope, but the treatment is still on the ground and with a slight rise in temperature, it will continue to work until washed away.

The cost to plow our streets is \$85 per hr. plus \$250 per ton for the ice melt. Given the cost, we make every attempt to provide the best results using the least amount of budget.

## Notes from the Annual Meeting held January 18, 2014

There were several projects completed in 2013. Decks were not simply repaired in 2013, but replaced completely. The drainage issue was fixed this year with the installation of French drains. The streets were resealed. The vinyl siding was power washed. The curbs were installed in the back of the community. Street lights were added. Dryer vents were cleaned. We were very happy to report that all of this work was done without reducing the reserve account.

The board took suggestions and comments from the homeowners. A comment was made about the scheduling of replacing the roofs. We discussed the 2014 landscaping plans. The Reserve Study can be found on the website [www.PinnacleGardens.org](http://www.PinnacleGardens.org) if a homeowner wants to see the schedule for future maintenance items. The Reserve study is just a suggestion but we try to use it as a guide. A question came up about the gutters. Some were replaced in 2013.

We discussed parking. When we resurfaced the streets, we added two parking spaces. Unfortunately, there just isn't any space to add more parking. If a homeowner has guests, it is suggested that guests park at the church and walk over. There is one homeowner who is having their guests park in other homeowner's driveways. In the future, if someone is parked in your driveway, please call the towing company and have the car removed. It is an unacceptable practice to have someone park in someone else's driveway. Also, please **DO NOT PARK ON THE STREETS!** Our streets are very narrow and when someone parks there, it makes it difficult for everyone else. What if we have cars parked on the street and there was an emergency? An ambulance or fire truck would not be able to navigate down our narrow streets.

We discussed the lift station. If anyone sees the red light going off, please call Zaring immediately. We have had all kinds of crazy stuff that homeowners have flushed including, a shower curtain, adult diapers etc. **PLEASE HOMEOWNERS, DO NOT FLUSH ANYTHING NOT MEANT TO BE FLUSHED!**

A homeowner suggested we have a "work day" where volunteers from the community can all get together and do work. We can pick up trash, plant flowers, remove unwanted brush, etc. **If you are interested in helping out around the community, please email the board members at [boardmembers@pinnaclegardens.org](mailto:boardmembers@pinnaclegardens.org).** Another homeowner asked about recycling. The board looked into it previously. There is an additional fee from Waste Management for this service. There has to be at least 50% participation in the community for Waste Management to come do this. **If you are interested in recycling, please email the board members at [boardmembers@pinnaclegardens.org](mailto:boardmembers@pinnaclegardens.org).** There is open recycling at Tom Sawyer park and at Middletown Fire Station.

**Please remember, there is no parking allowed on the streets or in the grass. Please do not park in front of the lift station. Please ask your guests to park at the church if there are no available parking spaces.**

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.



Join us at Grace EFC on Wednesday, February 5, from 6:30-8:00 pm for an energized and interactive time of kid-style music and movement with Rob Biagi, "[The Kids' Worship Guy!](http://www.thatrobguy.com)" (visit [www.thatrobguy.com](http://www.thatrobguy.com) to learn more about him!) Preschoolers will have fun with this as will elementary age and pre-teens.

There will be free pizza, drinks and cookies followed by a 45 minute concert with Rob and his V.I.P. singers. This is a free event, open to anyone in the area, but please RSVP by emailing Pastor Darin ([Darin@gracelouisville.org](mailto:Darin@gracelouisville.org)) so we know how many people to plan for!



### **Pinnacle Gardens Social Events Scheduled for 2014**

It has been brought to the board's attention at the annual meeting that homeowners are interested in continuing the social events. They will be done on a quarterly basis this year. We will gather at someone's home. Please bring your own drinks and an appetizer to share.

**March**— social hour. Watch the next newsletter for details.

**June**—social hour plus annual yard sale

**September**—third annual PG picnic

**December**—Holiday open house

We have had great fun at these social gatherings. It is a wonderful way to meet your neighbors. Please come join us!



**[www.PinnacleGardens.org](http://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](http://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—Bill Gaar—Treasurer

Teresa Good –Secretary—Nancy Chaplin—Member at Large—Joe Jordan—Member at Large

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

Ben Lampton—Member at Large

**Contact us at: [BoardMembers@PinnacleGardens.org](mailto:BoardMembers@PinnacleGardens.org)**

**Dan Rapp – [dr@kyrealtyonline.net](mailto:dr@kyrealtyonline.net) – Site Manager, Kentucky Realty**

**Visit our website [www.PinnacleGardens.org](http://www.PinnacleGardens.org)**

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?** Call 502-589-5511

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](mailto:office@gracelouisville.org)

[www.gracelouisville.org](http://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.**