



# Pinnacle Gardens Monthly Newsletter



**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. The board will look into possibly adopting a neighborhood watch.**



**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 board does not allow invisible fences and tethering of animals.**



Is anyone interested in recycling? We've looked into it before and were told they would not come into the community to pick up unless the bulk of our residents would like to participate. Please let us know if you are interested. If we have enough interest, we will look into it.

**Remember the first special assessment payment was due by the end of June. Special assessments will not be deducted from residents who have signed up to have fees withdrawn monthly. Checks should be made payable to Pinnacle Gardens and sent to KY Realty at 3944 Bardstown Road Louisville KY 40218.**

## **Pinnacle Gardens Residents Getting to know your neighbors**

We had a great time at our first monthly social hour. We had 14 residents attend. It was great to meet and talk with neighbors that we have not had an opportunity to meet in the past.

-The next Social Hour event will be at Teresa Good's home (13500) on July 18<sup>th</sup> at 7:00 pm. BYOB and bring an appetizer or finger food to share. Please be aware that Teresa has 2 beautiful cats.

Other events are:

- Aug 15<sup>th</sup> Social Hour at Joe's home (3410)
- Sept 15- Community Picnic-more information to come
- Oct. 17<sup>th</sup> at Nancy's home (3420)
- Christmas Open House- more information to come.

**We are looking for volunteers for the neighborhood picnic. Please email [newsletter@pinnaclegardens.org](mailto:newsletter@pinnaclegardens.org)**

### **Thought for the day!**

**"I love deadlines. I love the whooshing noise they make as they go by."  
— Douglas Adams, The Salmon of Doubt**



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](http://pinnaclegardens.org) for important documents like master deed, by-laws, rules and regulations, etc.

## **SUMMER LANDSCAPE INFORMATION UPDATE**

As we work through the 2012-2013 PG landscaping and maintenance projects, the PG BOD would like to provide as much information as possible, and a few suggestions, which will help us provide the best possible results for the least possible expense. We have controlled, ongoing expenditures related to the recent efforts to stabilize the mowing, trimming, mulching, weeding and fertilizing schedules now under way.

The PG BOD has dedicated a considerable amount of time and budget to insure that your property, which includes not only the entrance to your unit, but the entire 9.6 acre PG association property, is properly maintained and kept to your high standards.

Please consider these suggestions which may help this association continue to maintain and increase our property values, while conserving our resources and keeping all our expenses as low as possible.

1. Behind each building we have three (3) accessible water hydrants. These are at, or slightly below ground level, and have a metal lid which can be accessed with standard 'water key'. Some may be occluded by grass overgrowth, in which case the BOD will attempt to locate and make accessible to any unit owner requiring access. Please be aware that these hydrants are designed to prevent freezing, and have a valve which is placed in either a summer (usage) position, or a winter (freeze protection mode). While these hydrants were originally placed to provide maintenance access to water for irrigation and other needs, they are available for owners use. If you have need to access any of these hydrants, and have problems with this access, please contact any board member for resolution.
2. The following instruction is taken from the original hydrant, and is provided here for your information. Please note that the below ground hydrants are a vacuum system which prevents freezing during cold weather. The operating instructions are posted below and are very straight forward. Again, if choosing to use these hydrants and a problem is encountered, please notify a board member.



3. When watering lawns, or potted plants, please observe a couple tips which will help insure the proper amount of water is used. These tips will help the association conserve water, reduce expense for all and help keep our landscape green and healthy.
  1. Insure that any potted plants have adequate drainage. When water runs from the drains, the soil saturation point has been reached and any additional water provides no benefit, and can be harmful to the plants. Less water applied more often is a better approach.
  2. If watering lawns, stop the water flow as soon as water is observed running off and into the streets. Again at that point, the ground is saturated and will hold no more water. Overwatering provides no additional benefit, and is expensive for all.
  3. The best time to water is just before dawn in the early morning, however for potted plants, trees, etc., evening watering is fine. Lawns and mulch areas may grow mushrooms if watered at night and the mulch and grass areas do not have time for the surface to dry.

## Who Pays For What

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

- 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.

Drywall repair is considered to be an association's responsibility. 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.

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 pass 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](http://www.gracelouisville.org)  
[office@gracelouisville.org](mailto:office@gracelouisville.org)

### Regular Worship Times:

Life Development Classes for all ages: 9:30 AM  
Worship Celebration: 10:45 AM

**WE ARE IN THE PROCESS OF REWRITING OUR RULES AND REGULATIONS AND RE-EVALUATING WHAT WILL BE ALLOWED AND NOT ALLOWED. REMEMBER ALL IMPROVEMENTS MUST BE APPROVED BY THE BOARD. THERE IS A GROUNDS/LANDSCAPING/ARCHITECTURAL DESIGN REPLACEMENT/REQUEST FORM ON OUR WEBSITE AT [HTTP://PINNACLEGARDENS.ORG](http://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 welcome you to attend.

Current Board Members are:

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

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

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

