



Pinnacle Gardens Monthly Newsletter

It's Official!

We have enough owner's signatures . We have successfully changed the Master Deed and By Laws. What does this mean to you?

1. The new Master Deed prevents Pinnacle Gardens units from being rented out. Are you a renter now? Not to worry, the current renters are grandfathered. Nothing changes. However, when the unit is sold, it will not be allowed to be rented.

2. The annual meeting time and date will be set by the board. We will no longer be forced to hold the meeting when most people are at work. Hopefully, this will give us a higher attendance at future meetings.

3. When you sell your unit, the new buyer will be required to pay 3 months maintenance fees. This money will go directly into the reserve account. This is to help offset future increases in maintenance fees.

Do skunks celebrate Valentine's Day?

Sure, they're very scent-imental!



Knock Knock!

Who's there?

Sherwood

Sherwood who?

Sherwood like to be your valentine!

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 space.

- We're getting complaints about littering—Please pick up after yourself.
- Please don't let your children use sidewalk chalk on the brick.
- Please clean out your dryer vent before every load. This can be a fire hazard.
- If you have a dog, please pick up after it. If you need plastic bags, contact a board member.
- Please take down your outdoor Christmas decorations.

Our Reserve Study is based on everyone paying on time. Please pay your maintenance dues in a timely manner. If you would like Kentucky Realty to automatically deduct this amount, you can contact Dan Rapp at dr@kyrealtyonline.net or call 502-473-0003.

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.

Notes from the Board

The current Pinnacle Gardens Board of Directors has struggled to find a fair way to structure the operational and reserve budget so as not to place undue financial pressure on current and/or future residents, while still providing adequate funding to insure that all obligations set forth in the controlling documents are met.

A major step was taken with the commission of the Reserve Study in 2012. As a result, a plan was initiated to stabilize monthly fees, provide adequate reserve contributions, and hopefully eliminate the need for future assessments. It is the guideline to provide for future repairs and upkeep and can only be effective if everyone is current with monthly dues and delinquent accounts are brought up to date.

The BOD would like to remind all residents that involvement in the current and future operations of this community is welcomed and vital to insure the association's success. The association meeting on the second Monday of each month affords all residents a time and place to make suggestions, recommendations or freely air complaints which you may have. We welcome your participation.

With the adoption of the 2012 proposals, including the reserve study, the future of the Pinnacle Gardens Association and the ability to continue to rebuild value lost during the 'housing crash' has been greatly improved and will aid greatly in providing each of us with a financially stable community in which we can all be proud.

Thank you for your participation and continued support.

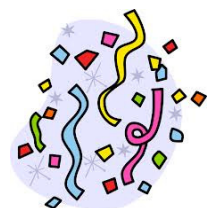


* A car key was found and turned into the Board. If you have a car key missing, call Sandy Athanasakes at 502-594-4773 and describe the key.

* We have noticed that several broken doorbells in our community. If you would like to have your doorbell replaced, please contact a board member.

* Our next Social Hour is going to be March 14 at the home of Joe and Debbie Jordan. They live at 3410.

Please bring your own drink and an appetizer to share. Since this is close to St. Patrick's Day, don't forget to wear your green!



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

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 502-425-8110

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