



Pinnacle Gardens Monthly Newsletter

THE COST OF WASTE MANAGEMENT

The cost of waste management for Pinnacle Gardens is a shared expense, and is included in each unit owners HOA fee. The expense of maintenance and repairs to the sewage lift station are a part of these expenses.

The BOD would like each resident to consider how the fees charged can be influenced by inappropriate use of the sewer system. It is the obligation of the BOD to provide a well maintained and fully functional sanitary system for all residents. This obligation can only be met by insuring the fee structure is fair and adequate to provide all necessary maintenance. If necessary, in order to meet these obligations to residents, the BOD will be obligated to adjust fees to cover increased maintenance costs.

The current budget for sewer maintenance, including the lift station is **\$2800** for the year; however the current expenditure has already reached **\$5315.81!** This due to maintenance calls to resolve lift station problems due to inappropriate items which have been flushed and clogged the pumps.

The BOD would like to provide the following information which will help prevent an adjustment in HOA fees to meet the BOD obligation to provide these services:

- 1. Please do not place any object or product in the sewer system (flushing down toilet) that is not intended to be disposed of through the sewer system. Some items that will cause maintenance problems are feminine sanitary products, any paper product except toilet tissue, and any/all non-degradable items including all plastic and cloth items including disposable diapers, depends and pull-ups.**
- 2. Flushing these items routinely results in maintenance visits, and will increase everyone's HOA fees.**

Pinnacle Gardens Residents Getting to know your neighbors

Join us for our monthly social hour. It's a great way to meet your neighbors.

-The next Social Hour event will be at Joe and Debbie Jordan's home (3410) on August 15th at 7:00 pm. BYOB and bring an appetizer or finger food to share.

Other events are:

- Sept 15- Community Picnic-more information to come
- Oct. 17th at Nancy's home (3420)
- Christmas Open House- more information to come.

We are looking for volunteers for the neighborhood picnic on Sept 15th. Please email newsletter@pinnaclegardens.org if interested.

Thought for the day!

"A day without sunshine is like, you know, night."
— Steve Martin



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 for important documents like master deed, by-laws, rules and regulations, etc.



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 or tethering of animals.

There will be a special meeting on August 21st at 6:30 pm for our residents. Please look for a letter in the mail for more details. This will be a very important meeting so please make arrangements to attend.

We are having problems with dryer vents being blocked off. The vents were cleaned three years ago and should not need cleaning again for quite some time. Please clean your lint screen after every use to prevent the dryer vent from getting clogged.

We are reviewing our rules and regulations and will start enforcing them. If you have planted anything off the patio or have anything in the grass area off the patio, please fill out the attached form and attached photos and return to Kentucky Realty at 3944 Bardstown Road Louisville KY 40218. The board will review the form and photo and either approve or disapprove. If approved, it will be on file for future boards.

If you are receiving other people's mail, you file a complaint with the postmaster at 1-800-ask-USPS (1-800-275-8777.)

**UNTIL FURTHER NOTICE
THE PINNACLE GARDENS POOL
WILL REMAIN CLOSED!**

Okay, we don't really have a pool. Sorry!

The two closest public pools to Pinnacle Gardens are

E.P. Tom Sawyer State Park at 3000 Freys Hill Rd.
<http://parks.ky.gov/parks/recreationparks/tom-sawyer/>

and

YMCA's Calypso Cove Family Waterpark at 9400 Mill Brook Rd.
www.yocalouisville.org/northeast/family/calypso-cove-waterpark.html

Both pools are about a ten minute drive from Pinnacle Gardens.

Who Pays For What

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

- 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.

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.

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 – President
Ben Lampton- blampton@pinnaclegardens.org – Vice President
William Gaar- wgaar@pinnaclegardens.org – Treasurer
Nancy Chaplin – nchaplin@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
Tony W. Vick – tvick@pinnaclegardens.org - Member at Large
Teresa Good – tgood@pinnaclegardens.org – Member at Large
Dan Rapp – dr@kyrealtyonline.net – Site Manager, Kentucky Realty

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

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
office@gracelouisville.org

Regular Worship Times:

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

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

