

PINNACLE
GARDENS
CONDOMINIUMS



Annual Meeting

We will be holding our Annual Meeting on Saturday, January 18 at 10:00 am at Grace Evangelical Church. We encourage all homeowners to attend this meeting. The Nominating Committee will present a slate of officers for the coming year. The board will present the budget for 2014.

Please note there is no increase in fees for the coming year. The Board is committed to working on a very tight budget. It is imperative that everyone pay their dues in full and on time. If you are interested in having your dues automatically deducted from your bank account, you can get the form on our website at www.PinnacleGardens.org or call Kentucky Realty at 502-473-0003.

The Board voted to put a lien on the property when a homeowner's maintenance fees become \$500 or more delinquent. When the fees become \$1000 or more delinquent, foreclosure proceedings will begin. If you are having difficulty making your payments, please send an email to the collection committee at BoardMembers@Pinnaclegardens.org.

There are several consequences to not paying on time. Refinancing or selling will be more difficult for every owner. Maintenance fees will likely go up next year and future maintenance projects will be in jeopardy. Please pay your maintenance fees in a timely manner.

Per our Rules and Regulations, holiday decorations must be taken down within 15 days after the holiday has ended.

If you see illegal or offensive behavior, please contact the police non-emergency number 502-574-2258 or Metro 311.

Happy 2014!

May your troubles last only as long as your New Year's resolutions!

In case you missed our Holiday Open House



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.



LANDSCAPE REVIEW AND PROJECTION

As we celebrate another Holiday season and a new year, we would like to extend our sincere hope that your 2013 was a great year for you and our wish that 2014 is even better!

Pinnacle Gardens Condominium Association is now over a decade old, and the needs of the association are changing. The summer of 2013 brought us a need to make repairs on our streets and the opportunity to make several upgrades associated with this maintenance. The fall brought the need to replace many shrubs, some of which were deceased or were at the end of their useful life span. We also met the need to trim many plants which were becoming very over-grown.

2014 will see a continuation of tree and foundation plantings being replaced due to overgrowth and natural life-cycle end. Each door front will be evaluated to determine needed repairs, and prioritized according to need. Work will continue to repair needed areas to the extent our budget allows.

A focus for 2014 will be to restore the areas which are in need of grass replacement or, in some cases, addition of a ground cover. Many areas have annual ornamental grass which has over-grown and we will continue to clean these areas to improve the look of the mulch areas.

Our focus in 2014 will remain on continued improvement of the grounds, funding a healthy reserve for the future and fair and timely maintenance of our buildings and landscape.

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

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

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

Visit our website 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.

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](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.