

July 2007

Pinnacle Gardens Condominiums

Sydney L. Boroian
502-473-0003
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Helpful Information and Reminders

-Anyone missing a Waste Management Garbage Can, please call Sydney to request a replacement.

-In the back of each building, there are several locked water outlets. If you do not have a water key, please contact a Board Member.

-Anyone that is interested in recycling can sign up at our website www.pinnaclegardens.org

In order to get on their pick up list, we need to have a group of residents interested in recycling.



-We have a section on our web site to advertise units for sale. If interested in advertising your unit, please email Sandy Athanasakes at athanasakess@bellsouth.net



-Any new resident that has not received a new resident packet, please let us know so one can be delivered. The packet contains a copy of the rules and regulations, phone directory, newsletter and ACH form.

There is a request that we put together a "who does what" directory of Pinnacle Gardens residents. This directory will list your name, address and occupation. If interested in being put in this directory, please visit our web site and fill out the "who does what directory" form.



For several years the Board has been trying to put together a community picnic. We don't know if the residents are also interested in this idea and would like to participate. If interested, visit our web site and fill out the picnic interest form.

Our plants and lawn are taking a beating in this dry summer. Please water the plants and lawn outside your home. Some plants and grass have been treated to try to keep them alive and need the watering.



A special thank you goes out to Vicky Vinch for rescuing 4 cats, one of which was sick and required medical treatment. Vicky is working with the cats so they can become adoptable.



Visit

www.pinnaclegardens.org

for helpful information
pertaining to your
community.

Future Maintenance Fee Increase

Below is a per unit breakdown of our annual budget. As you can see, it barely covers expenses and there is no line item for reserves. We, as a board, feel the maintenance fees have never been at a level where they need to be. The builder typically had the fees low enough to attract buyers and fees have never been looked at and evaluated since that time. The Board is in the process of evaluating expenses and setting up a reserve fund that will be for both long term repairs and regular on-going maintenance programs. We feel this is a rare opportunity to setup our association so there should not be a need for a special assessment. Much care and research has and continues to go into this so we can come up with a maintenance fee increase that will do just that, and yet not be overwhelming to our residents. The Board's current plan is for the increase to go into effect Jan 1, 2008. Look for more details in the following months.

<u>Expenses</u>	Annual	Per Unit
Postage & Duplication	\$ 300.00	\$ 0.24
Waste Management	\$ 9,300.00	\$ 7.45
Insurance	\$ 29,677.00	\$ 23.78
LG&E	\$ 3,384.00	\$ 2.71
Water	\$ 38,160.00	\$ 30.58
Lawn/Turf Maintenance	\$ 20,000.00	\$ 16.03
Irrigation	\$ 320.00	\$ 0.26
Legal	\$ 500.00	\$ 0.40
Taxes & License	\$ 250.00	\$ 0.20
Management Fee	\$ 12,480.00	\$ 10.00
Miscellaneous-sprinkler system repairs, storm damage	\$ 5,000.00	\$ 4.01
Termite Service Agreement	\$ 880.00	\$ 0.71
Snow Removal	\$ 3,000.00	\$ 2.40
Lawnco	\$ 6,500.00	\$ 5.21
		\$ 103.97

After Hours Emergency Service

Kentucky Realty Corporation provides 24 hour on call service to homeowners with building related issues.

Please call 473-0003 if you have an after hours emergency and your call will be taken by our answering service then forwarded to our on call maintenance staff.



If you do not receive a quick response, please call the answering service again to ensure you receive prompt attention to your call.

Board Members can contact the Site Manager directly for additional assistance at anytime.

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Kentucky Realty Corporation
3944 Bardstown Road
Louisville, KY 40218

Pinnacle Gardens ~ July 2007 ~ Newsletter



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~Animal Lover ~

Need help taking care of your
pet ?

I will walk, play with, show love
and more....

Going out of town, running late
or just need a break?.....

Call Tori

241-9247

Visitor Parking

In consideration of your neighbors and to best utilize our limited parking spaces, it is suggested that all property owners use their private driveways and garage space as primary parking before taking up a common parking space. This will allow the common parking spaces to be available

for your visitors and your neighbors visitors, which are by policy a first come, first serve parking space.

