

EMERGENCY NUMBERS

Here are a couple of telephone numbers that may come in handy in case of an emergency.

Kentucky Realty – 473-0003
Louisville Water Company -583-6610
Louisville Gas & Electric – 589-3500
Fire, Ambulance, Police - 911

The Board is not a police or investigative entity. The Board initiates action on alleged violations only when it receives written notices of alleged violations from Unit Owners. The Board does not accept oral or unsigned allegations of violations. Alleged violations must be legibly written or typed, dated and signed by a Unit Owner before the Board will take action on a complaint. If you see people not complying with these rules send a written notice identifying them to Kentucky Realty or place it in the mailbox near the clubhouse door.

QUESTIONS, PROBLEMS, SUGGESTIONS?

Email a board member or Dan Rapp or
leave a message in the clubhouse mailbox.

CONTACT INFO:

Julie McFadden	President	sophiebezie@aol.com, 641-0652
Ed Yocum	Vice President	d.yocum@insightbb.com, 905-5545
German Dillon	Secretary	german.dillon@insightbb.com, 7494131
Sallie Martin	Treasurer	smartin3@insightbb.com
Leonard Frankrone	At-large	
Dan Rapp	Management Co.	dr@kyrealtionline.net, 473-0003
Lorraine Aaron	Social Committee	493-8689
Denise Waddle	Finance Committee	DMWConsulting@insightbb.com

Windsor Gate Newsletter

November, 2010

2011 KENTUCKY CONDOMINIUM ACT

The Kentucky General Assembly passed a new condominium act that goes into effect January 11, 2011. A major part of this act is put into place to protect buyers and sellers of condominium properties. As a part of this act, condominium boards are required to produce Condominium Seller's Certificate. This certificate will be produced on demand from buyers, sellers and real estate agents. The certificate includes such information as; maintenance fees, any known upcoming assessments, any major capital expenses expected in the next two years, the current operating budget and balance sheet for the association, suits pending, condo insurance summary, rules and bylaws of the association, and any liens against the property. This agreement is unit specific.

The board will be making this information available as required by this law.

This new act can be found on the web at:
www.lrc.ky.gov/record/10RS/HB391.htm

PETS

The board is getting complaints concerning dogs roaming the property without a leash. It is a Jefferson County law and also a condominium rule that all pets must be on a leash outside the unit. Violators can be fined by the board for non-compliance with this law. If a pet is found to be vicious, the pet can be

picked up by the authorities. Please put your pet on a leash even though you believe your pet is not a threat to anyone.

NEW ROOFING

New roofing will begin in early spring. The board has signed a contract to have this work completed. We will be able to have all of the building done at one time. Shortly, residents on the upper floors will be receiving a letter from the contractor asking for permission to come into your condo and take pictures of the ceiling. This is for your protection in case the roofing causes any damage to your ceiling.

Eagles Nest is the contractor and this company is working with our insurance company to greatly reduce the cost of the new roofing.

FLU CLINIC

We had very few people come in and get the flu shot this year. One of the reasons was the abundance of flu serum and the number of locations offering the shots. Since the association had to pay a \$50 fee this year and because of the lack of participants we will probably not be offering this service next year.

LANDSCAPING

If everything goes as planned with the roofing, we will begin replacing shrubbery and trees shortly after the roofing is completed.

NEIGHBORHOOD WATCH

If any residents are interested in a neighborhood watch and would be interested in meeting with police officers to learn how this works and to set up a watch, please contact Julie McFadden at 641-0652

2011 MAINTENANCE FEES

There was an error in the letter sent out concerning the amount of the maintenance fees for 2011. The corrected fees are as follows:

Adams \$189.84, **Lexor** \$206.87, **Taft** \$244.05, **Lexington** \$266.20, **Garage** \$7.00. We apologize for any confusion. The above are monthly fees.

ADVERTISING

The board has agreed to permit personal advertisements in the newsletter (**as room permits**). These advertisements/announcements must be by residents for residents. If you wish to include an advertisement or announcement please email me at german.dillon@insightbb.com or call me at 749-4131. **Ads will run for three months**. If you want your ad to run longer, please contact me.

Caregiver/companion, east end, references, Christian, dementia OK – Call Joy at 495-1292. www.joyshawler.com

For home mortgage financing please contact Nathan DelPapa of Swan Financial Corp. 502-753-1343 or ndelpapa@swanhelp.com. I have seven years solid experience. I am a fellow resident of Windsor Gate for over 10 years. You may want to refinance your current loan for a lower interest rate/payment, shorten your term and/or tap equity to consolidate high interest credit card or other debt. You can also purchase a home with as little as a nothing down. For those over 62 and with generous equity a reverse mortgage may make sense. Overall I can offer very competitive terms that generally better the big bank's offers since I have wholesale relationships with them. Feel free to contact me anytime for no pressure information and a free credit report.