

## 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  
Pest Control - 425-8110 (Envirosafe Pest Control – no cost to residents)

*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, 558-0046
Sallie Martin	Treasurer	smartin3@insightbb.com
Leonard Frankrone	At-large	
Dan Rapp	Management Co.	dr@kyrealtyonline.net, 473-0003
Lorraine Aaron	Social Committee	493-8689
Denise Waddle	Finance Committee	DMWConsulting@insightbb.com

# Windsor Gate Newsletter

January, 2011

## HAPPY HOLIDAYS

The Board of Directors for Windsor Gate Condominiums wishes all residents a safe and happy holiday.

- If you are going to have a live Christmas tree please remember to keep it watered
- All holiday lights (both on trees and off) should be turned off before you leave the premises – we absolutely do not want any fires
- Check the wiring on your holiday lights – throw out any wiring that is cut or frayed
- It is a good idea to purchase an inexpensive tree bag for the disposal of a live tree – no mess in your unit
- Remember to break down large boxes before putting them in the dumpsters
- Trash removal is twice a week so if the dumpster is full, use another dumpster or wait until the dumpster has been emptied
- Do not leave bagged/un-bagged live trees or bagged garbage next to the dumpsters – they will not be picked up, everything has to go inside
- We are heading into the winter months and each building should have a bucket of ice removal calcium chloride inside the door. Use this sparingly as it does not melt and gets tracked inside on the carpets and the unit carpets. If the bucket becomes empty, contact Kentucky Realty at 473-0003 and they will replenish the bucket.

## UNIT EXIT DOORS

The security doors may not shut all the way with the cold weather. Please shut these doors firmly when entering and leaving

## ICE STORM PROBLEMS

We are aware that a lot of residents had problems with the recent ice storm. The board has set a policy for snow removal after 4" of accumulation. However, we have no policy on ice removal. At the next board meeting we will be taking up this issue and looking into the costs involved with ice removal. At this time we are not sure if our lawn care service offers ice removal and we may have to check with other firms to obtain prices.

In the interim, each building has a bucket of ice and snow removing crystals by the front door. These work well on ice. If you run out of these crystals call Kentucky Realty at 473-0003 and tell them you are out and give your building number.

## 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](mailto: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.

***Housekeeping: I am a resident in Windsor Gate who does Housekeeping on the side as a Part-time job. My fees are based on individual jobs and needs. References available. Please call Tammy Schoenbachler at 541-5808.***

*For home mortgage financing please contact Nathan DelPapa of Swan Financial Corp. 753-1343 or [ndelpapa@swanhelp.com](mailto:ndelpapa@swanhelp.com). I have over seven years experience and a fellow resident of Windsor Gate for over 10 years. Interest rates remain at historical lows. You may benefit from a refinance of your current loan for a lower interest rate/payment, shorter term and/or tap equity to consolidate high interest credit card or other debt. We have "no appraisal" loans too. You can also purchase another home with as little as a nothing down. Overall I can offer very competitive terms that generally better the big bank's offers since I have wholesale relationships with them all with no additional cost to work with me. **Feel free to contact me anytime for a quick and easy five minute analysis***