

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	ed.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@kyrealtionline.net, 473-0003
Mickey Holliger	Clubhouse Rental	495-6054
Denise Waddle	Finance Committee	DMWConsulting@insightbb.com

Windsor Gate Newsletter

April, 2012

www.windsorgatecondos.com

ELECTIONS

Every owner should have received their ballots. It is important that you vote even though we may end up with the same board. Everyone has the option for a floor nomination the night of the meeting (April 17th). At the meeting we are also giving away a free month of maintenance fee through a drawing of those attending. The annual meeting of owners will be held April 17th, 7:00 p.m. in the gym at West Broadway Baptist Church, 8420 Six Mile Lane. The proxy envelope you received can also be used to as your ballot envelope.

DUMPSTERS

If you are unable to break down large boxes it is still important that you put them in the dumpster and not out beside the dumpster. The trash men will not pick these up if they are outside the dumpster and this causes a lot of problems. We could get rats, or if it rains it really leaves a mess.

It is imperative that large items be put in the dumpster. If you are caught putting items beside/behind the dumpster you can be fined.

Someone is stealing the pins that keep the gate doors closed around the dumpsters. I guess some people will steal anything metal for the money. Please keep your eyes open for anyone suspicious around the dumpsters and report this activity to the police.

PETS

Please walk your pet away from the building to the common area for the pets to relieve themselves. Keep them on a leash and **clean up** after your pet

GRILLS

The propane tanks for the grills are all full now. Please note that the self-igniters are not working and you will have to light the gas grills yourself. Be careful doing this, we don't want anyone getting burnt.

LANDSCAPING

We are going to be starting on our landscaping plan. We are going to have to do this while putting up the new guttering. Please be patient with this process. Some of the wood underneath the old gutters is rotten and has to be replaced so this becomes a multi-step process.

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 558-0046. **Ads will run for three months.** If you want your ad to run longer, please contact me.

Windsor Gate residents, if interested in getting together as a group for lunch/dinner, movies, picnics, walks, short day trips, etc. call 228-9210

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

Cleaning service, general household duties, help with decorating, entertaining, errands, reasonable rates, call Helen at 228-9210

****Another successful mortgage refinance for a Windsor Gate resident (3901 Yardley) in February *****

For home mortgage financing please contact a fellow resident of Windsor Gate for over 11 years. Interest rates remain at historical lows. Are you paying more than 4.0% on a 30 year fixed, 3.875% on a 20 year fixed or 3.375% on a 15 year fixed? Call me for a free assessment. I can also offer several other terms by request. Concerned your lower condo value will not permit a refinance? ***NEW*** Starting **March 15th**, 2012, the Home Affordable Refinance Program (HARP) has been revised to allow unlimited loan amount vs. property value. Previously the loan limit was 125% of the current value of the home. The interest rates are the same as if you had equity thanks to this program. And no mortgage insurance is required either. If you are selling your condo and buying another home I can help with that too. Contact me: Nathan DelPapa, Sr. Loan Officer, Swan Financial Corporation, 753-1343 direct, 819-1739 mobile, ndelpapa@swanhelp.com

Computer/Tech Help

Call or text: 502-641-0026 (Ask for Allen)

I am available on weekdays after 4 for any type of computer problem you may have.

Computer Running Slow?

Have a bunch of files you're wondering how to remove?

Or just want to learn the basics of computer fundamentals?

I'm also specialized in Macs, and iPhones, iPads and iPods

I charge a fee of \$30 to help you with any Tech troubles.

Experienced caregiver, great references, CNA certified, Lisa 502-338-8289

A cardboard box is being placed in the library for anyone who wishes to donate pull tabs (can, soup, dog food pull tabs) for charity. Please donate when you can.