

## 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

June, 2012

[www.windsorgatecondos.com](http://www.windsorgatecondos.com)

## POOL

Don't forget that you need your pool tags to be allowed into the pool and grill area. They are allocated 2 to each adult per unit. If you have lost a tag, you can have it replaced by calling Lorraine Aaron at 493-8689. The cost is \$50 per tag. Guests have to use one of your tags.

Remember the rules; **no glass containers** in the pool or grill area, when a life guard is not on duty no more than 5 people in the pool at one time (the health department makes spot checks on this and there is a large fine for both the association and the people in the pool – we were checked last year), children must have an adult present in the pool area, **no radios** unless you have your own headphones (not everyone appreciates the same type of music that you do), **no smoking** in the pool or grill area.

## GRILLS

There are two gas grills for your use, the igniters do not work so you will have to start them with a match or grill lighter – be careful. Please clean the grills white they are still hot – you will find them much easier to clean. You can use the charcoal grill but will have to bring your own charcoal.

## BUILDING CLEANING

As you know by now, we have a new cleaning person. She likes to be called Kat. Kat will be putting up a paper above the mailboxes in each building so that residents can list things they notice that need fixing or cleaning. For

example, if an inside light is out Kat would not know this as she is only here during the day.

## **ASSESSMENTS**

Remember, the final payment (or total payment) on the assessment is due by June 30<sup>th</sup>. Anyone not in compliance will face a fine.

## **BREAKFAST**

Our quarterly breakfast will be held Saturday morning, June 9<sup>th</sup>. We will have donuts, coffee, fruit, etc. from 10 a.m. until 11:30 a.m. Everyone is welcome to attend.

## **STORAGE HALLWAYS**

Residents are not allowed to store items in the storage hallways. We went through this last year and had items hauled away. Nothing can be stored in these hallways.

## **DUMPSTERS**

Do not discard large electronics in the dumpster (broken computers, TV's etc.). These items must be disposed of properly offsite.

## **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 558-0046. **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](http://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 15<sup>th</sup>**, 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@swanhelpp.com](mailto:ndelpapa@swanhelpp.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