

## 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

March, 2012

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

## BREAKFAST IN MARCH

The board will hold a breakfast for all residents Saturday, March 3<sup>rd</sup> from 10 to 11:30 a.m. Juice, coffee, donuts and fruit will be provided.

## ELECTIONS

There are three openings coming up for the board this year. The board currently consists of five elected residents. All owners of units at Windsor Gate will have the opportunity to vote. The election will be held prior to our annual meeting (Date to be announced). The winners will be announced during the meeting with floor nominations allowed.

If you would like to run for a position on the board you will need to submit a resume to the board no later than March 15th so that we have the time to prepare and mail ballots to all owners. Please submit your resume in an envelope addressed to the Windsor Gate Board and put this in the mail slot at the clubhouse. We urge you to submit a resume.

Once again, we will have a drawing among those attending the annual meeting for one free month of maintenance fees.

## NO OUTLET SIGN

The board has voted to place a NO OUTLET sign at the entrance to Lennox View Court. It appears that non-residents are turning in on Lennox thinking they have a shortcut then having to turn around and turning on grassy areas.

## LANDSCAPING

The board has reviewed plans for landscaping the area. The plans are not quite complete but we urge residents not to plant flowers in the beds this spring as we will just have to come in and take them out to put in the new shrubs.

## GENERAL MAINTENANCE

### 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 offered** – let me help you get ready for the holidays – clean, decorate your home, cook/bake, serve at you holiday gatherings, errands, etc. – call Helen at 228-9210 evenings or leave a message.

I am a Windsor Gate resident who would like to find someone to walk my dog on occasions when I have to work late. If you are an animal-lover and are looking for a chance to make some extra cash, please call Amanda at (270)314-9370. Thank you!

## **\*\*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@swanhelp.com](mailto: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.