

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

Windsor Gate Newsletter

May, 2012

www.windsorgatecondos.com

HEATING/COOLING

In order to get the most out of your heating and cooling it is important that you know which way to move the handles above and between your water heater and the furnace. In the winter the handles should be turned down, lying flat and even with the pipes. This lets hot water enter the furnace for heating. In the summer you need to move the levers up to a vertical position. This action cuts off the hot water to the furnace and your air conditioning will work more effectively. You will also find that you have more and hotter water for other uses.

NEW CLEANING PERSON

Misty is no longer with us. We now have a new person in this position, Kathy Crouch. Her hours will most likely be 7:30 to 3:30 Monday through Friday. She has previous pool and cleaning experience. Please give Kathy a warm welcome.

JUNE BREAKFAST

The June breakfast has been moved to the second Saturday in June. The first Saturday was already reserved. Please join the board for donuts, fruit, biscuits and gravy, coffee and juice on June 9th from 10:00 to 11:30 in the clubhouse.

ASSESSMENTS

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

AIR CONDITIONING UNITS

Be aware that people are stealing the copper from air conditioning units all over the county. Be vigilant, if you notice someone messing around in the areas surrounding the units that does not belong there call the police. This is a serious matter and the cost of replacement is up to you, or your insurance if it covers your unit.

TENNIS COURT

It has come to our attention that a resident is using the tennis court as a dog run. Pets are not allowed on the tennis court. If this person is caught doing this, we will impose a fine.

YARD SALE

If anyone is interesting in participating in another yard sale at the complex call Ed Yocum at 905-5545. If there is enough interest we will hold another yard sale.

POOL

The pool will open May 26th, Memorial Day. Jerry Royalty will once again be pool manager.

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.

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