



Palomar Reserve Condominiums Newsletter

New Website for Palomar Reserve Residents

We are pleased to announce that your community now has a website for your use. www.PalomarReserve.com This is a great tool which allows you to access your own payment portal and pay your HOA fee online if choose to do so. You can also view or print copies of the community rules and by-laws. If you wish to submit a maintenance request, contact the management or fill out a new owner update form, you can do all of this from the website. Newsletters, board meeting minutes and financials will also be available on this site.

Rules Of the community

At Palomar, the board continues to assess the community rules in order to improve the community for all residents. The rules for the community have been updated as of 5/31/24 and a current copy has been posted to the Palomar Reserve Website for your review. If you cannot access a computer, you can call the

management office for a copy to be mailed to you. Listed below is a small excerpt from the Palomar Community Rules

Pets

Pet droppings must be picked up. Pets must be leashed at all times and may not be left unattended in the Common Areas. Pet leashes may not be staked in or attached to anything in the Common Area. Limit of 2 pets per unit. Pets are not to be used for commercial breeding purposes.

Trash & Littering

Littering is prohibited. This includes cigarette butts. All trash must be deposited in the trash dumpster. If you have bulky items that DO Not go in the trash bin, please call 311 for pick up. This is the responsibility of each resident. A list of items that should not be placed in the dumpster (and will not be picked up by 311) is posted on the

outside of the fence around the trash bin.

Grills

Grill usage must comply with the current (2018) Edition of the National Fire Protection Association (NFPA Fire Prevention Codes as follows: "no hibachi, grill, or other similar devices.. (anything that produces flames or that can ignite used for cooking, heating or any other purpose shall be used or kindled on any balcony or patio, under any overhanging portion or within 10 feet of any structure. This includes electric, grills as well. ... Charcoal and LP gas grills, barbeques, smoker (including pellet smokers), and similar appliances are considered open flame cooking devices. Also grills cannot be stored on any patio or balcony.

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As most of you already know, the Palomar Board made the decision to remove the community recycling dumpster. The decision was made because of the nuisance that the dumpster created for our residents. This recycling drop off location was listed as a community Recycling location on the city's recycling website. Therefore, others were invited to come on the Palomar Reserve property to drop off their recyclables. Many times

Updates on Recycling

there was unsightly mess of items that had to be cleaned up by owners or management staff because the dumpster was overflowing. We now no Longer have this issue.

Residents are encouraged to recycle, but at another location. Here is a list of the mixed recycling drop off locations All of these locations are available 24 hours a day, 7 days a week.

Please use one of these locations if you wish to recycle.

Electronic Recycling center
1306 Versailles Road

Beaumont Middle School,
2080 Georgian Way

Lansdowne Shoppes,
3387 Tates creek

Chinoe Creek Apartments
3522 Creekwood Drive

Veterans Park
6050 Southpoint Drive



Assurance Realty & Property Management

3320 Clays Mill Road, #108
Lexington, KY 40503

**You May contact
Ann Wesley, Broker
Phone: 859-296-4663
Email:
Ann@AssuranceRealty
KY.com**

**For
Exterior Maintenance
Issues Or concerns or
go to our website
WWW.Palomar
Reserve.com**

Dryer Vent Cleaning

Dryer vent cleaning is very important for the safety of our community. Vents that are clogged can create condensation which creates damage to your condo or other condos near you. In addition, a stopped up dryer vent can cause a fire. Routine maintenance would be to have your dryer vent cleaned annually or at least every other year. This is the responsibility of the home owner.

Recently a group of owners in the same building decided to have their dryer vents cleaned collectively and were able to get a discounted rate from Stanley Steamer. If you are interested in having your vents cleaned, you can certainly choose whatever vendor you prefer to complete the task as there are several companies that perform dryer vent cleaning. In order to have the cleaning done properly on must units, however, they need to access the inside of your condo. If you have not had your dryer vents cleaned recently, we highly recommend that you schedule a cleaning.

Buddy System for Emergencies

In an effort to make sure residents are safe, the BOD felt it might be helpful if owners designate a neighbor as their "Buddy" in the event of emergency. This would be someone that could keep your spare key to secure your property or grant emergency responder's access if needed. That person could also check in with you periodically to make sure that you are safe and not in need of medical assistance. This could especially be a helpful if you do not have any relatives who live in close proximity to you.

Parking Lot Seal & Stripe

Sealing and striping the parking lot should begin July, 2024. Work will be completed in sections. Assurance Realty will send out notices prior to the work taking place. Please plan accordingly as vehicles will need to be moved while this work is performed.

Car Break In & Crime Prevention

The Division of Police believes that car break-ins can be reduced by encouraging citizens to use the listed car break-in prevention tips:

1. Always lock your car after parking it.
2. Do not leave valuables in the car.
3. Do not leave keys in the car. Keys left in the car often result in the car being stolen. Every month 40% of the cars stolen in Lexington had the keys left in the car.
4. Park in well-lighted areas.
5. Mark your car radios, other car equipment, CD's and tools with your operator license number.
6. Lock your packages and gifts in your car's trunk, especially during the holiday season.
7. Use heavy duty locks for tool boxes and if they are stored in pickup trucks, secure the tool boxes to the bed of the truck.
8. Be observant. Notify the police if you see

anyone acting in a suspicious manner such as loitering around or looking into cars.

What to do if your car has been broken into?

Notify the Division of Police. A report of the break-in alerts the police to crime activity in certain areas and it allows the police to respond with an investigation or extra patrols.

A report can be filed by phone with a tele serve officer at (859) 258-3604, from 7 a.m. to Midnight. An officer can come to the scene if requested. Provide complete information on the stolen property.

"911" Calls

Tips To Remember

1. Always call from a safe location,
2. Provide accurate descriptions of suspects, vehicles,

and weapons

3. Fayette County is equipped with Enhanced 911. This only identifies the number and location of the phone being used. That is why you are asked the location of the occurrence of emergency

Examples of Emergencies

- Crimes in Progress
- Fires
- Injury Accidents
- Gas and Toxic Leaks
- Medical Emergencies

Examples of Non-emergencies:

(859-285-3600)

- Non-Injury Accidents
- Crimes Not In Progress
- Loud Music, Barking Dog
- Illegal Parking
- Traffic Violations