



Palomar Reserve Condominiums Newsletter

Annual Meeting & Election



The Palomar Reserve Annual board meeting will be held on Monday, October 21st at 6:30 at the clubhouse. The association is always looking for owners who want to serve their community by serving on the board. Please reach out to a current board member or Ann@AssuranceRealtyKY.com if you have interest in serving on the board. The board generally meets monthly on the 3rd Monday of each month in the clubhouse

Parking & Registration

Palomar Reserve is fortunate to have garages as well as a nice parking lot

for the residents. However, all vehicles parked in the Palomar Reserve lot must have a current license and be drivable. Cars that have expired tags or that are inoperable will be towed at the owner's expense. Owners can update the information on the website and include their vehicle information when doing so. This really helps management identify ownership of a vehicle. This is very important if we might need to get a car moved for a needed repair. The Palomar website is www.PalomarReserve.com

Clubhouse

The Clubhouse is available for Owners use for private gatherings. All you need to do is fill out the clubhouse agreement and pay a small fee and cleaning deposit. It is a great place to gather for holiday events, birthday parties or showers. Call Assurance at 859-296-4663 to check availability and book your event today! Thanksgiving and Christmas are just a few months away.

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Bulky Pick up items

The city trash service offers a pickup service for bulky items such as furniture. Please call 311 if you set something by the dumpster. Please note that city service will not accept construction materials and those items should be taken away by your contractor. Unacceptable items are glass,

wood, carpet, tires and electronics. (See a list of unacceptable items posted on the dumpster). If you do sit out a bulky pick up item, please do not block the dumpster or our they will not be able to empty it. Also, do not place furniture inside the dumpster as it will have to be removed before they will empty it. Thank you for

Recycling Locations

keeping our community clean.

Electronic Recycling center
1306 Versailles Road

Beaumont Middle School,
2080 Georgian Way

Lansdowne Shoppes,
3387 Tates creek

Chinoe Creek Apartments



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

Cold Weather Preparation

As we start to think about cold weather, please make sure that you are prepared for emergencies. Familiarize yourself with your water shut off. Know where it is located and how to turn it off in the event of an emergency. Make sure management and/or a neighbor has an emergency key for access to shut off water. If you do not stay in your condo during the winter months, make sure that you keep your heat on at least a minimum of 55 degrees with cabinet doors open. Advise management that you will be away for an extended period in the event of an emergency.

Fire Safety

An important part of fire

safety is to make sure you have an operable smoke detector. Make sure you change the batteries and remember to test it regularly. Palomar Reserve provides a sprinkler system for your protection in the event of a fire. Make sure that you do not block your sprinkler heads. Also, never paint over your sprinkler heads when painting your walls or ceilings. This could make them not function in the event of a fire. Annual inspections are done on the sprinkler system to check for any needed repairs

Snow Removal

I know it seems like a long way off but snow season is just around the corner. Palomar Reserve provides snow removal for our parking areas and sidewalks. Please alert management of any issues once the season begins. We want to make sure everyone can get easy access

Elevator Issues

When an elevator is held open for too long, the system trips off and has to be reset by an elevator technician. This costs the HOA a maintenance fee when it happens during non-business hours. If it is known which unit caused such a trip, the bill for this maintenance fee will be charged back to the unit. So please do not hold the elevators for extended time periods.

- All the buildings were treated for termites
- Common area windows were cleaned
- Brick wall in back of 4218 & 4248 was pressure washed
- New fence was installed behind 4218 & 4248
- With owner volunteers, we repaired the front fence, mailbox pavilion and paid for dead shrub removal and new landscaping around the front sign
- Made updated code requirements to sprinkler valves

- Grant submitted asking for \$10K Matching funds for 2025 improvements to building 4218 sidewalk and 4235 wall
- Palomar Reserve Website Up and Operational
- Transferred \$25K of reserve fund into a CD which will earn \$95/month of interest
- Improved Exterior Lighting On all buildings with photo cells to save energy costs.
- Continue to improve Flowers & Shrubs around the HOA Grounds
- Removed recycling bin from the property in order to avoid unsightly trash and excessive traffic

HOA Accomplishments

2023

- Replaced all of the roofs through insurance due to storm damaged
- Replaced 3 HVAC systems

HOA Accomplishments

2024

- Asphalt sealing & Striping in July

- Purchased a new treadmill for the fitness center