



# Palomar Reserve Condominiums Newsletter



## Palomar Website

If you have not already visited the Palomar Website, it is a very useful tool for obtaining information about the association. The website address is

**[www.PalomarReserve.com](http://www.PalomarReserve.com)**

On this site, you will find the rules, bylaws, meeting minutes and financials of the board meetings. You can register as a new owner, or update your information as an existing owner, submit maintenance requests, reserve the clubhouse, pay your HOA dues, and contact management.

## Pet Reminders

Many of the Palomar residents have pets in their homes. We love our pets and are pleased that Palomar is a pet friendly environment.. To make pet ownership enjoyable for all residents, we asked that pet owners remember to always clean up after your pet. Pet waste should be promptly picked up, bagged and placed in a trash receptacle. Pets should never be unleashed, tied or staked on the grounds, left unattended on a patio or deck or allowed to roam in common

space. Thank you for you for continuing to be responsible pet owners.

## Clubhouse

The Clubhouse is available for Owners use for private gatherings. All homeowners need to do is fill out the clubhouse agreement and pay a small fee and cleaning deposit. Non homeowners must also purchase event insurance. It is a great place to gather for special events and birthday parties or showers. Please visit our website for more information.

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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 set 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 he dumpster as it will have to be removed before they will empty it. Thank you for

keeping our community clean.

## Recycling Locations

**Electronic Recycling center**  
1306 Versailles Road

**Beaumont Middle School,**  
2080 Georgian Way

**Veterans Park,**  
650 Southpoint Dr

**Chinoe Creek Apartments**  
3522 Creekwood 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**

## **Cold Weather is Here!**

Please take the following precautions during this winter weather. 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.

## **Snow Removal**

Palomar Reserve provides snow removal for our parking areas and sidewalks. The freezing weather has created black ice from melting and refreezing overnight. The landscaping crew will make every effort to clean walks and parking lots as quickly as possible. However, in the event that they have not gotten to your building and it is necessary for you to leave, we have provided a small bucket of salt near the front door for you to use. Hopefully, this will provide some traction to enter and exit.

Please alert management of any issues. We want to make sure everyone can get easy access to their home.

## **HOA**

### **Accomplishments**

#### **2023**

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

#### **2024**

- Asphalt sealing & Striping in July
- 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.

- Removed recycling bin from the property in order to avoid unsightly trash and excessive traffic

- Continue to improve Flowers & Shrubs around the HOA Grounds

- Purchased a new treadmill for the fitness center

#### **Wish list for 2025**

- Gutter cleaning for 4219 & 4235
- Removal of Brick wall in the rear of 4235 building
- Resubmit city Grant application for same scope of work as 2024 submittal
- Landscaping improvements using the funds left over from the 2023 grant.