



Palomar Reserve Condominiums Newsletter

September 2025

Annual Meeting & Election

The Palomar Reserve Annual board meeting will be held on Monday, October 20th 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

Pet Rules

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 ask 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 areas.

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.

Tuesday Evening Social in the Clubhouse

Join your neighbors for Tuesday night social from 5 p.m. – 10 p.m. at the Clubhouse.

Inside this issue:

Annual Meeting & Election	1
Pet Rules Reminders	1
Clubhouse	1
Bulky Pickup Trash Reminders	1
Tuesday Night Potluck	1
Fire Safety	2
Annual Sprinkler	2
2023, 2024, 2025 Accomplishments	2

Bulky Item Pickup

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 the waste management truck driver 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.

Trash Reminders

Please place all trash in plastic bags and put it in the dumpster.

Do not sit trash beside the dumpster

-Break down boxes and preferably dispose of them at one of the city's recycling centers.



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

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 Sprinkler Inspections

Annual inspections are done on the sprinkler system to check for any needed

Owners are responsible to give access for a sprinkler inspection to perform that inspection. Homeowners are notified a week or two in advance regarding the inspection. Failure to provide access for inspection is a violation of the association's master deed and also the rules of the community. The cost for the reinspection will be billed back to the owner as outlined in the Rules of the community at a minimum of \$150 per unit. Please make every effort to provide access when notified of an upcoming inspection of your unit. Thank you for helping make our community safe for everyone.

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

HOA Accomplishments 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.
- Continue to improve Flowers & Shrubs around the HOA Grounds
- Removed recycling bin from

the property in order to avoid unsightly trash and excessive traffic

- Purchased a new treadmill for the fitness center

HOA Accomplishments 2025

- Gutter cleaning for 4219 & 4235
- Removal of Brick wall in the rear of 4235 building
- Front Sign Landscaping improvements
- Funded an independent review of 2024 HOA finances
- Spring clean up and pot luck dinner
- Winter quilt sweepstakes, Spring chocolate sweepstakes and June yard sale to raise funds to pay down the principal on clubhouse loan.
- Improved Clubhouse rentals by adding a rental tab to website
- Replaced the flower pots around the common areas and purchased better watering equipment
- Prepared and submitted city grant application for \$10K for various projects around the HOA (approval pending)
- Initiated a Welcoming Committee to greet new homeowners and welcome them to the HOA
- Prepared an amendment to the HOA Bylaws to correct some longstanding issues (to be voted on at the annual meeting)