



Palomar Reserve Condominiums Newsletter

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Rules Updates

Every year we review the Rules and Regulations and, when needed, we make updates to this document. In the next few days, you will see an updated version of the Rules and Regulations on the Palomar Reserve website at www.Palomarreserve.com. The changes are summarized below:

Rule 2 Trash and Litter

The change requires residents to break down boxes before placing them in the dumpster. Repeated violations would result in a fine. This is in response to resident complaints about the dumpster being occasionally full and overflowing.

Rule 4E.

This change results in a \$300 fine for owners who do not provide access to their units for the Spring fire sprinkler inspection. The sprinkler inspection is required by the Fire Marshall and, if requirements are not met, could negatively impact the HOA's insurance rates. Owners may be present in their units on the day of the inspection, assign a proxy to be present or provide a unit key to the property manager for the purpose of the inspection. This change is intended to keep HOA costs down by continuing to qualify for insurance rates associated with buildings equipped with fire sprinklers.

Rule 8 Clubhouse:

This change added information about renting the clubhouse using the Palomar Reserve website.

Rule 10 Smoking –

This change makes it an offense to fail to remedy reasonable complaints about smoke from one unit disturbing neighbors. Repeated failure to remedy would be subject to a fine. This change is in response to owner complaints about excessive smoke in certain common area hallways.

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Dumpster Tool

A unit owner recently donated a tool that has been placed on the fence behind the dumpster. This tool can be used by residents for the following:

To help break down boxes before placing them in the dumpster.

To push bags of trash from the entrance of the dumpster further back to provide room for other trash bags.

To prop open the top of the dumpster top long enough to allow tossing a bag of trash into the top.

Please return this dumpster tool to the spot on the fence after use. .

Also, residents who are able are encouraged to assist those less able in breaking down boxes and pushing trash bags further into the dumpster.





Assurance Realty & Property Management

**3320 Clays Mill Road, #108
Lexington, KY 40503**

You May Contact

Ann Wesley

Phone: 859-296-4663

Email:

*Info@AssuranceRealtyKY.com
For Exterior Maintenance Issues
or Concerns*

*Or Go to our Website
www.PalomarReserve.com*

Palomar Reserve Board of Directors

Carrie Hoeller, President
Dexter Spradling, Vice President
Barry Tilden, Secretary
Baxter Napier, Member At Large
Ima Lane, Member At Large

Spring Cleanup Day & Potluck

In an effort to save money
and beautify our property...

On Saturday, April 18th.

The Palomar Reserve Board
is looking for volunteers to
help with a general clean-up
of the grounds.

Any amount of time you can
help will be greatly appreci-
ated. We will be picking up
trash, cleaning the mail pa-
vilion and spruce up the ap-
pearance of the property.
The Board will supply
gloves, cleaning supplies,
trash bags and water. If you
have any lawn tools to bring
along, those will also be ap-
preciated.

There will also be a
**potluck dinner at the
clubhouse starting at 5:00**
open to all residents, even if
you're not able to help with
the clean-up. The HOA
Board will provide the main
course of BBQ beef sand-
wiches and drinks.

Property Owners please
pass this on to renters if
you have them!

Please RSVP to this email
by April 11th, 2026.

**hoapalomarreseve@yahoo.
com**



Get Involved in a Committee!!

The Palomar Reserve Board of
Directors has 3 active
committees that need your
support and participation.

ClubHouse Committee

This committee is actively
working to increase the
utilization of the clubhouse
and the funds that the CH
brings in so that we can pay off
the mortgage on the club-
house.

City Grant Committee

This committee searches for
city grants that our HOA may
be eligible for and prepares
applications.

Gardening Committee

This committee works to
improve the landscaping and
appearance of the
property. They maintain the
flowers and plantings around
the community.

To get involved in one of these
committees email in-
fo@AssuranceRealtyKY.com

Free Smoke Alarms

Lexington Fire Department
has teamed up with the Amer-
ican Red Cross to Give you
Free Smoke Alarms!

If a fire were to ever start at
your home, did ou know you
may just have TWO minutes
to escape?

Call Today to schedule your
Appointment **859-231-5662**

Authorizing Work with HOA Contractors

Residents are reminded
that only the Property Man-
ager and Board may au-
thorize our contractors (e.g.
landscaping, elevator, re-
pairmen, security system
maintenance, etc.) to per-
form work. This allows us
to better control spending
of the dues you pay. If you
need a maintenance task
performed, call the proper-
ty manager or submit a
work request. Never speak
directly to the contractor

