

# The Pines Newsletter 3Q 2022

## *connecting our community*



### **ATTENTION ALL RESIDENTS**

We currently have an open position on the HOA Board. Please let a Board member or Suzannah at Blue Arrow know if you are interested in joining the HOA Board by Monday, July 11.

### **IMPORTANT NOTICE**

The next owners meeting is scheduled for Wednesday, September 14 at 6pm in the clubhouse.

### **Dryer Vent Cleaning**

We can get a group discount on dryer vent cleaning if five or more residents are interested in scheduling an appointment. Prices range from \$100 - \$125 (plus tax) per condo.

**Please contact the Blue Arrow if you'd like to be added to the appointment list.**

### **Future Events**

The HOA Board is planning an activity challenge for Pines residents. It kicks off in September. Details and sign-up sheets will be posted on each building's bulletin board.

### **Contact Info**

- Blue Arrow Property Management: **502-901-9600** or [Info@BlueArrowPM.com](mailto:Info@BlueArrowPM.com) or <https://bluearrowpm.com/>
- The Board is reachable via email: [thepines40218@gmail.com](mailto:thepines40218@gmail.com)
- The Pines website: <https://thepineslouisville.com/>
- Resident portal: <https://portal.bluearrowpm.com/home>

### **Feedback Requested**

If you attended the Personal Safety seminar, please send Lanette some feedback about the class. Call or text 502.536.8805, or email [ciresilanette@gmail.com](mailto:ciresilanette@gmail.com).

If you'd like to contact the seminar hosts directly with questions or to inquire about other classes, their contact info is below:

3622 Frankfort Avenue  
502-371-7883

[fightfactoryky@gmail.com](mailto:fightfactoryky@gmail.com)  
<https://www.fightfactoryky.com>

If you're interested in the books we discussed at the seminar, they are:

- *"When Violence is the Answer"* by Tim Larkin
- *"The Gift of Fear"* by Gavin deBecker

Both are available at the Louisville Free Public Library.

## Community Updates and Reminders

- You'll notice a new charcoal grill in the pool area. Please provide your own charcoal, lighter fluid, etc. And please dispose of the ashes in the bucket next to the grill once you are finished with it.
- Covers for the call boxes in buildings 1, 2, and 3 were installed to protect them from the weather.
- In order to keep our new trees and landscaping in decent shape, we need volunteers to help water the islands in front of each building. Hoses are provided. Please contact Blue Arrow if you'd like to help keep our community foliage green and healthy.
- Please use the dog potty area behind the last bank of garages (in front of bldg. 6) when walking your pets, and be sure to clean up after them. Please also always have your pets on a leash when they're outside of your condo (*it's a city ordinance, not just neighborly courtesy*). Ensure that your pet is not aggressive or a danger to other residents or their pets.
- Since many of us are doing some spring cleaning, don't forget to have your dryer vents cleaned (annually); pour bleach in your HVAC drain lines (monthly); change your HVAC filter (monthly); and test smoke detectors (quarterly).
- In the interest of resident safety, do not let anyone in any of the buildings if you do not personally know them.
- When renting the clubhouse, please be sure to complete the checklist when you clean up, including cleaning out the refrigerator and emptying trash.
- According to the Master Deed, car maintenance is prohibited in the parking lot.

## Community Communications

**Below you'll find information about ways to stay informed of community happenings at The Pines Condo Complex:**

**Blue Arrow Property Management:** Please make sure that our property mgmt company has your current contact information so they can alert you immediately of any pressing news, maintenance issues, etc.

**Facebook:** Our community has an informal page aimed at keeping residents apprised of local happenings. Look for it at "**The Pines Condo Complex - Louisville, KY**"

<https://www.facebook.com/The-Pines-Condo-Complex-Louisville-KY>

**REACH Alert:** This is a cellphone-based communication system. Contact Blue Arrow Property Management to be added to the Pines REACH alert system. Text notices are sent to keep residents informed about water shut off notices, landscaping tasks, security alerts, etc. <https://www.reachalert.com/>