

**Landis Lakes Community Associa**  
8003 Lyndon Centre Way  
Suite 101  
Louisville, KY 40222

## INVOICE

www.contactcornerstone.com  
502-384-9012

██████████  
Louisville KY 40245

### 2024 Annual Dues

██████████  
Account #: ██████████  
Lot/Unit #: N/A  
Due Date: 02/14/2024  
**Amount Due: \$590.00**

Date	Description	Charges	Credits	Balance
12/19/2023	Balance Forward			
	Current Charges			
	Homeowners Fees	\$590.00		\$590.00
<b>Current Balance:</b>				<b>\$590.00</b>

A late fee of \$25.00 will be assessed on any balance owed after 3/1/24. This late fee will continue to be assessed each month a balance remains outstanding.

NOTE: HOA Fees are to be sent to Cornerstone; Recreation fee payments are to be sent to Kentucky Realty.

ONLINE PAYMENT OPTIONS: Please visit our website listed above for additional payment options. Please enter Landis Lakes in the Search Bar. Your account number is listed above. Processing fees may apply.

.....  
please remit this portion with your payment

MAKE CHECKS PAYABLE TO:  
**Landis Lakes Community Association, Inc.**

Remit Payment To:  
c/o Cornerstone Property Management  
**8003 Lyndon Centre Way**  
**Suite 101**  
**Louisville, KY 40222**

### Account Information

2024 Annual Dues  
██████████  
Account #: ██████████  
Lot/Unit #: N/A  
Due Date: 02/14/2024  
**Amount Due: \$590.00**

**Amount Enclosed:**

# *Landis Lakes*

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Community Association

## ANNUAL MEETING NOTICE

Happy Holidays! It is that time of year again!

The Landis Lakes Community Association Annual Meeting has been scheduled for Thursday, January 18<sup>th</sup>, 2024, at 7:00 pm.

Enclosed, you will find the following:

1. Annual Association Dues Invoice.
2. Annual Meeting Notice
3. 2023 Recap Letter from the Board.
4. Instructions on how to use the proxy method to vote.
5. 2024 Budget (not all expenses for 2023 have been received)

Nominations for 2024 Board of Directors:

1. Terry Sanders
2. Doug Rankin
3. Brian Glanz
4. Steve Pursell

Angela Martin our Property Manager can be reached at the Cornerstone office Monday – Thursday 9:00 AM – 5:00 PM and Fridays 9:00 AM -1:00 PM or by email at [angela@contactcornerstone.com](mailto:angela@contactcornerstone.com) if you have any questions.

In preparation for our LLCA Annual Meeting to be held on Jan 18, 2024, the board would like to highlight some of the neighborhood activities that were worked on over the past year or so.

First, here is a list of some of the maintenance items completed:

1. A new irrigation control panel and rain gauge was installed for the irrigation system at the bridge area. We also made some repairs to the irrigation heads so that water was more evenly distributed. Afterwards, sod was installed to replace the bare dirt areas at the bridge.
2. A path was cleared at the bottom of the "sledding hill" in order to access the common areas behind Landis Lakes Court.
3. Electrical repairs were made to the lighting systems at the entrance and at the bridge.
4. Several areas of the stockade fence were repaired after being knocked down during the March windstorms. This was the same storm that damaged several roofs in the neighborhood.
5. Removal of several dead trees in common space areas that would negatively impact resident properties.

Additionally, in an effort to cut expenses and ensure contractor contract compliance, board members have donated their time to actively monitor and adjust irrigation system programming, actively monitor landscaping and fertilization schedules, and monitor snow removal operations.

In addition to addressing items such as those above, the board meets each month to discuss the monthly financial report, neighborhood maintenance, resident concerns and neighboring development impact.

As a reminder, the LLCA does not maintain the pool or clubhouse. The pool and clubhouse are maintained by the Landis Lakes Recreation Association, a separate board with separate association dues. Also, the Landis Lakes Social Club is a separate organization independent of the LLCA and LLRA. Refer to their website for more information.

We look forward to seeing you at the annual meeting.

Sincerely,

Landis Lakes Community Association Board



## Proxy Instructions for 2024

You will not be receiving a proxy in this packet.

All proxies must be requested from Cornerstone Property Management Company if you cannot attend the meeting.

- We all have a major investment in our homes and neighborhood. You are asked to elect the people who look out for the CCR and maintenance. If you cannot attend the annual meeting, you can send your vote to Cornerstone.
- "Attorney-in-Fact" does not have to be an attorney.
- **Fill in the date, name, and address.**
- You can scan and email to [angela@contactcornerstone.com](mailto:angela@contactcornerstone.com) or Cornerstone at 8003 Lyndon Centre Way #101 Louisville, Ky 40222.
- Your proxy must be received by Jan 11th, 2024.

**Landis Lakes Community Association, Inc.**

<b>Description</b>	<b>Budget 2023</b>	<b>Actual as of</b>	<b>12/21/23</b>	<b>Budget 2024</b>
<b>Income</b>				
Association Fees	\$ 69,620.00	\$ 69,274.50	\$ 69,620.00	
Late Fee Income	\$ -	\$ 650.00	\$ -	
Interest Income	\$ -	\$ 127.06	\$ -	
Subtotal Income	\$ 69,620.00	\$ 70,051.56	\$ 69,620.00	
<b>General &amp; Administration</b>				
Management Fees	\$ 5,616.00	\$ 5,148.00	\$ 5,616.00	
Professional Fees	\$ 1,000.00	\$ 905.00	\$ 1,000.00	
Legal Fees	\$ 1,000.00	\$ 105.00	\$ 1,000.00	
Bank Charges	\$ -	\$ -	\$ -	
Insurance Expense	\$ 2,800.00	\$ 2,180.39	\$ 2,800.00	
Office Supplies	\$ 800.00	\$ 393.86	\$ 800.00	
Community Relations	\$ 500.00	\$ 787.91	\$ 1,000.00	
Annual Filing Fee	\$ 15.00	\$ 15.00	\$ 15.00	
Subtotal	\$ 11,731.00	\$ 9,535.16	\$ 12,231.00	
<b>Utilities</b>				
Electricity	\$ 18,500.00	\$ 16,338.95	\$ 18,500.00	
Water & Sewer	\$ 2,000.00	\$ 2,076.67	\$ 2,500.00	
Subtotal	\$ 20,500.00	\$ 18,415.62	\$ 21,000.00	
<b>Maintenance</b>				
Additional Landscaping	\$ 1,200.00	\$ 1,507.14	\$ 1,200.00	
Tree Maintenance	\$ 5,189.00	\$ 6,189.50	\$ 4,689.00	
Irrigation Repairs	\$ 3,000.00	\$ 1,519.86	\$ 2,500.00	
Gen. Main & Repair	\$ 3,000.00	\$ 3,759.04	\$ 3,000.00	
Lawn Main & Landscaping	\$ 19,000.00	\$ 15,777.99	\$ 19,000.00	
Snow Removal	\$ 6,000.00	\$ 2,932.00	\$ 6,000.00	
Subtotal	\$ 37,389.00	\$ 31,685.53	\$ 36,389.00	
<b>TOTAL EXPENSES</b>	<b>\$ 69,620.00</b>	<b>\$ 59,636.31</b>	<b>\$ 69,620.00</b>	