

December 18, 2024

Dear Resident,

As you know, costs continue to increase especially electricity and water which unfortunately are two of our highest expenditures for the Recreation Association (pool and clubhouse). Other increased costs include maintenance, repairs, management, chemicals, lifeguards and upgrades, therefore, after a great deal of thought and discussion, the Board has decided that the annual Recreation Association Dues must be increased to \$425.00. Our dues are still one of the lowest in the area.

There are many projects that need attention including:

- Concrete repair to the pool deck area
- Partial replacement of lounge chairs
- The landscaping around the clubhouse is old and very overgrown, this needs to be removed in the spring, and in order to save money, several Board Members and area residents have volunteered to help with new landscaping.
- Resurface and striping of parking lot

We must be proactive and not reactive with these valuable assets. We do not want to have a special assessment for major repairs. At the end of the season, we had Phoenix pools remove all the crumbling concrete joints around the pool and replace with a material that will expand with the season and not crack. We replaced both lifeguard chairs, the old ones were unstable, rusted and on the verge of being dangerous. And it all costs money.

We appreciate your patience and understanding.

Sincerely,

Your Landis Lakes Recreation Association Board

Landis Lakes Recreation Association Phone: 502-473-0003
 c/o Kentucky Realty Corporation
 3330 Pinecroft Drive
 Louisville, KY 40219

Account Number:	Statement Date
	12/20/2024
Due Date	Amount Due:
01/31/25	425.00

Make checks payable to your association



Louisville, Kentucky 40245

Send payment To:

Landis Lakes Recreation Association
 AAFS
 PO Box 93117
 Las Vegas, Nevada 89193-3117

DATE	TRANSACTION	AMOUNT	BALANCE	MEMO
		Balance Forward:	0.00	
1/1/2025	MFEE 31000	425.00	425.00	Maint Fee

Pay This Amount: \$425.00

Please send all correspondence or any inquiries on your invoice to:

Kentucky Realty Corporation
 3330 Pinecroft Drive
 Louisville, KY 40219

You can pay online at www.kentuckyrealty.net. Click the "make a payment" tab and select option 2 for Alliance Association Bank. You will need the information at the bottom of the statement. If you have any questions please email shelly@kentuckyrealty.net. Thanks!

DETACH COUPON, AND RETURN IT WITH YOUR PAYMENT

Date Paid: _____

Check #: _____



Louisville, Kentucky 40245

Make checks payable to your association
 Detach and return this portion with your remittance

Statement Date
12/20/2024

Account Number:	Payment Due By:
	01/31/25

Amount Due:	Amount Enclosed:
425.00	

Property:
 Louisville, Kentucky 40245

Landis Lakes Recreation Association
 AAFS
 PO Box 93117
 Las Vegas, Nevada 89193-3117

In accordance with the rules of the National Automated Clearing House, information from the check sent with this payment may be used to create an electronic debit to your account. The electronic debit on your statement is valid as proof of payment.

Mgmt ID #

Assoc ID #

Account #

0113 000733