



## CHANGE OF MANAGEMENT GROUP

The LLCA Board of Directors has decided to change the management of our association from the Paragon Management Group to Mulloy Properties effective January 1, 2017. Our Property Manager is **Andrea Orangias**. Her telephone number is **502-498-2410**. Some of duties of Mulloy Properties include:

- Day to day operations of the association
- Obtaining bids and supervision of all vendor relations
- Responding to all homeowner calls/questions
- Full service bookkeeping/financial reporting

All homeowners will be receiving a letter from Mulloy Properties in the near future with more details.



MULLOY PROPERTIES

## MEET YOUR NEIGHBOR DURING THE HOLIDAYS

Be sure to mark your calendar for the **"Meet Your Neighbor During the Holidays" Party** on Sunday, December 4, 2016 from 3:00 pm to 6:00 pm at the clubhouse.

We hope you will join us in meeting your neighbors and enjoying the holiday season with them. Light refreshments will be served.



# ANNUAL MEETING



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The Annual Meeting of the Landis Lakes Community Association will be held on Monday, January 23, 2017 at 7:00 pm at the clubhouse. Our Property Manager, Andrea Orangias, will be at the meeting to discuss the transition from Paragon to Mulloy Properties and the services they offer. She will be open to any questions you may have. **The agenda will also include election of board members and discussion of the 2017 budget (if you are interested in serving in 2017, please contact a board member).** We would like to encourage all homeowners to attend. Attending these meetings will allow you to take advantage of your right to participate in discussion of matters that protect, preserve and enhance your community assets and ultimately your property value.

## WELCOME TO OUR NEIGHBORHOOD

We would like to welcome Leonid & Tatyana Rybakov on Landis Lakes Drive to our neighborhood. If you see them, please be sure to introduce yourself and make them feel welcomed.



## SNOW REMOVAL NOTIFICATIONS

The day before an expected snowfall, Mulloy Properties will monitor the weather, especially the temperature. They will talk with the LLCA board representative and form a game plan. Mulloy Properties will send an e-mail to homeowners before the snow starts to inform them about the snow removal plan. If you would like to be notified by e-mail about what is going on with the snow removal when it does snow, it is very important that you provide us with your e-mail address.



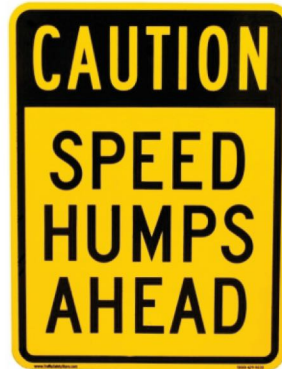
## RECAP OF THE UGANDA CHILDREN'S CHOIR

Many in the neighborhood had the opportunity to enjoy the Uganda Children's Choir at the home of Trip and Corinne Fetter on Landis Lakes Drive, while the choir was on their U.S. tour. Several families in the neighborhood hosted some of the children during their stay in Kentucky. The music and testimony of the kids were delightful and inspirational. Thanks Trip and Corinne for sharing these special kids with our community!



## UPDATE ON SPEED HUMPS

The Board decided to table the installation of speed humps in our neighborhood because the cost is about \$18,000 for three humps. Since all homeowners are expected to pay a special assessment fee of \$197 to the Landis Lakes Recreation Association this year, we did not want to impose an additional fee to purchase speed humps at this time. We are hoping that we will be able to budget some funds for speed humps in the 2018 budget. In the meantime we are asking all homeowners to observe the speed limit (20 mph). We have many children in our neighborhood and we take their safety very seriously.



## PLANNING ON HOME IMPROVEMENTS?

The board would like to gently remind our residents that if you are planning on any home improvements including adding fences, outdoor lighting, major landscaping changes, etc., please request an Architectural Review application from Paragon (if in 2016) or Mulloy Properties (if 2017). One of the main responsibilities of the board is to ensure adherence to our community's CCR (Covenants, Conditions & Restrictions) to help maintain the integrity of the neighborhood. Thank you for your cooperation in this matter!

**May Christmas and other seasonal holidays during this time of year be a source of happiness, joy and a reminder of what is truly important. Stay safe, have fun and enjoy this special time of year!**



***Your 2016 board:***

***Angie, Ed, Ken, Kyra and Mark***