

Paragon Management Group, Inc.

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Association Manager:
Jeanette Pollett
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Visit our updated website
for your community at
www.paragonky.com

We welcome any sugges-
tions regarding website con-
tent.

Important Contacts:

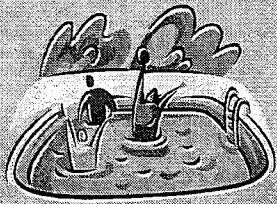
Middletown Fire Dept.
108 Urton Lane
Middletown, KY 40245
245-7555

Police Dept.—Eighth Dst.
200 Juneau Drive
Louisville, KY 40245
502/574-2258 Phone

Jerry Miller, Councilman
502.574.1119

Metro Call: 311
www.louisvilleky.gov/

Animal Control:
502/363-6609



Landis Lakes Recreation Assn.

Volume I

Spring 2011

Annual Meeting

The Annual Meeting of the Landis Lakes Recreation Association was held on April 21, 2011. Thank you to everyone who attended and participated in the discussion. A number of issues were discussed regarding the current financial position of the Association along with repairs needed to the Clubhouse/Pool and a plan for the continued operation and maintenance of the facility. Your board consists of one member from the board for each of the communities. The current board members are Fred Wells (Woods of Landis Lakes), Terry Sanders (Landis Lakes), and John Rahm (Academy Ridge).

FINANCIAL DETAILS

2008 — Actual expenses of \$102,479.24 in 2008 with dues of \$181.50 plus a special assessment of \$125 for a total of \$306.50.
2009 — Actual expenses of \$107,747.66 with dues of \$226.87 plus a special assessment of \$100 for a total of \$326.87.
2010 — Actual expenses of \$93,138.81 with dues of \$225.
2011 — Projected Expenses \$82,532.00
Current Bank Balance (3/31/11) \$57,581.90
Amount Owed to Association \$21,307.01

The Board is taking all necessary steps to operate within the budget this year but a shortfall is very possible.

DELINQUENT ACCOUNT UPDATE

For all the Association members who have been upholding your legal obligation to pay the Association's Annual Dues, the Board of Directors and Paragon would like to assure you that legal measures are being taken to collect any and all delinquencies.

We will be sending accounts of people who have chosen not to pay the fee to a collection agency who will report the delinquent homeowners to all the major credit reporting agencies, in addition to filing liens on their property. This will have a negative impact on their ability to obtain financing for vehicles, major appliances, flat screen televisions, computers, etc. and will cause the interest rates on their existing credit cards to increase.

We strongly suggest anyone owing the Association money contact Paragon immediately to arrange payment. Payment plans may be negotiated.

POOL PASSES

As a cost saving measure pool passes are no longer being re-issued each year. Each owner should keep their pool passes each year for use the next year. For those of you who did not keep your pass from last year please contact Paragon for a replacement. Each household will receive one replacement pass free. If the passes are lost there is a replacement charge of \$25.00 per pass.

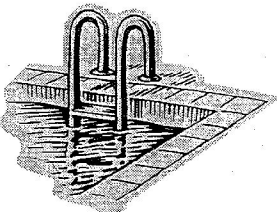
We will also be offering a new option this year for guest passes. Owners may either pay \$5.00 per person per visit at the pool when bringing guests or you may purchase a "Pass Card" for \$20.00 from Paragon which will be good for ten guest visits at the pool. For example, if you are bringing two guests to the pool with the card the lifeguard will mark two places on the card showing that the pass was used. Additional passes may be



Websites for

Local Events/Activities

- derbyfestival.org/
- www.actorstheatre.org
Phone: (502) 584-1205
- www.comedycaravan.com
Phone: (502) 459-0022
- www.improvlouisville.com
Phone: (502) 581-1332
- www.louisvilleglassworks.com
om Phone: (502) 584-4510
- Louisville.edu/uoftoday/
- www.louisvillezoo.org
Phone: (502) 459-2181
- www.louisvillescience.org
Phone: (502) 561-6100
- www.louisvilleky.gov/
MetroFest/Calendar/
default.htm
- www.louisvilleky.gov/
MetroParks/recreation/
summercamps.htm
- www.louisvilleky.gov/
MetroParks/recreation/
summerpools.htm
- www.louisvilleky.gov/
MetroParks/recreation/
metroarts.htm
- www.louisvilleky.gov/
MetroParks/recreation/
athletics/
- http://dp.msdlouky.org/
DPI/Metroplex/Louisville/



purchased throughout the season from Paragon. This is not only a savings for each owner using this method but also eliminates the need to carry cash to the pool. You may also, purchase a seasonal family guest pass for \$100.00. The pass is available to purchase so that you can pay for an entire family to be **your guest** for the year. This pass will not require the member to be present in order for the family to have access to the pool. The board will monitor and modify this as deemed necessary. There may only be a limited number of these passes.

The lifeguards will have a list of delinquent accounts and those owners will not be permitted access to the pool regardless of whether or not they have a pass.

POOL DATES AND HOURS

Another measure used to lower costs is a change in the open dates and operating hours for the pool. The pool will open on May 28th and close on September 5th. The pool will be closed on Mondays (exceptions: Memorial Day, 4th of July, and Labor Day). The operating hours will be Tuesday through Sunday from Noon until 8:00 p.m. The pool will only be open on weekends after August 15, 2011 (opening day of school for JCPS). This reduction in hours resulted in a cost savings of \$5,018.00 on the pool contract.. Also, we received a lot of positive feedback on improvements in the way the pool was run last year so we requested and have been assigned the same pool manager as last year.

POOL RULES

- No one admitted without a pool pass
- No swimming when lifeguard not on duty!
- No more than 2 guests per unit – Guest fee is \$5.00 per guest
- Children under the age of 13 must be accompanied by an adult (17 or older)
- Shower before entering pool
- All swimmers must have appropriate swim attire (swim suits)
- No glass permitted in pool area!
- No alcoholic beverages in the pool area
- DIVING IS ONLY PERMITTED IN THE DIVING AREA**
- NO FLOTATION DEVICES OR GOGGLES ALLOWED ON DIVING**

BOARD

- No running or rowdy behavior in the pool area
- No loud music
- No one is to be admitted to the Clubhouse

OTHER TOPICS

CLUBHOUSE RENTAL

To encourage more use of the Clubhouse the rental rate for events on Monday through Thursday is being reduced to \$50.00. The \$100.00 rate will remain in effect for events on Friday, Saturday and Sunday.

VOLUNTEERS

The most successful way to reduce costs is having community volunteers to assist with needed projects. If you are interested in volunteering please notify Paragon via email with information regarding your volunteer interest and availability.

If you have any questions regarding management of the pool, clubhouse or the Association, please contact Paragon Management Group.