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April 03, 2013

Landis Lakes Recreation Assn  
14600 Landis Lakes Drive  
Louisville KY 40245

Re: 2013 Annual Meeting Notice and Pool Information  
[REDACTED]

Dear [REDACTED]:

This letter is on behalf of the Board of Directors for the Landis Lakes Recreation Association. The Annual Meeting of the Association will be held on Thursday, April 25th, at 6:00 p.m. at the Landis Lakes Recreation Association Clubhouse, 14600 Landis Lakes Drive, Louisville, KY.

We will be discussing the status of the Recreation Association and the plans for the upcoming year. While many improvements have been made the Association continues to face many issues regarding the maintenance and operation of the pool and clubhouse. A list of the projects that have been completed is included with this mailing. We will be reviewing these improvements, future projects and volunteer opportunities for members. We encourage everyone to attend.

The pool is scheduled to open on May 25th and the last open day will be September 2nd. In response to numerous requests and as a result of our somewhat better financial position the pool will be open on Mondays this year. The operating hours will be daily from 12:00 noon until 8:00 p.m. The last full day of operation will be August 19th. After that it will only be open on weekends until the last day of operation on September 2nd. **In order to protect the interior of the Clubhouse which has recently been updated, other than using the restrooms no one will be permitted access to the Clubhouse interior rooms.**

As we did last year, instead of passes each resident will need to complete the enclosed Information Sheet. Please complete this form and return it to our office via US mail, email or fax. **THIS FORM SHOULD ONLY CONTAIN INFORMATION FOR PEOPLE LIVING IN THE HOME AND ANY CHILDREN RESIDING IN THE HOME REGULARLY AS PART OF A VISITATION OR SHARED CUSTODY ARRANGEMENT.** Each family will be allowed to include one childcare provider in their membership. The pool manager will be given a list of all eligible members. You will need to bring some form of identification with you to the pool. No one will be permitted to use the pool that is not on the list. The information to the pool manager will only be updated once per week on Monday. Should you wait to complete the form and return it to our office after pool opening you will not be able to use the pool until the following week when the list is updated. **FORMS WILL NOT BE ACCEPTED BY THE LIFEGUARDS AT THE POOL! THERE WILL BE NO EXCEPTIONS TO THIS POLICY.**

Please be advised that in the event there is a balance on your account you will not be permitted to use the pool or clubhouse. This rule applies to owners on payment plans. No one who is not current will be permitted to use the facilities. As with the information list, receivables information will only be updated once a week and provided to the pool management company on Mondays. In the event your account is paid during the week you will still not be able to use the pool until the following week when the list is updated. As of this date the balance on your account is \$ [REDACTED].

Guest cards good for 10 visits may be purchased from Paragon for \$20.00. You may also purchase a seasonal family guest pass for \$150.00 prior to May 1st. After May 1st the cost will be \$175.00. The pass is available for purchase so that you can pay for an entire family to be your guests for the season. This pass will not require the member to be present in order for the family to have access to the pool. A Member Information Form must be completed providing both your information and that of the family being issued the pass. The Board will monitor and modify this as deemed necessary. There may only be a limited number of passes issued. Those who bring guests to the pool without a pass will be charged a fee of \$5.00 per guest per visit. This will be collected by the lifeguards. You will need to have the exact amount required since the lifeguards will not be required to provide change.

The Pool Rules, which are posted at the pool, are as follows:

- No one admitted that is not on the approved list.
- No swimming when lifeguard is not on duty!
- No more than 5 guests per family per visit. 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!
- **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.
- The Association assumes no responsibility for injury or loss to persons or property.
- Anyone responsible for any damage to the facility or any furnishings and fixtures thereof will be expected to make full restitution and may face legal prosecution.
- The Association reserves the right to penalize and/or disallow access to the pool for any violation of the rules and regulations or unruly behavior. Anyone ejected from the pool area may have their household's pool access revoked. Return of the pool privileges will be subject to review by the Board.

In response to requests and comments from the membership last year the Association will be purchasing two picnic tables that will be placed on the lower deck level outside the back doors to the clubhouse.

Also, please be aware the pool dumpster is to be used by the Recreation Association only not for personal trash disposal. It has become standard for the dumpster to be overflowing with garbage and for it to be strewn across the parking lot. A security camera has been installed and anyone caught using this dumpster will be fined in the amount of \$200.00 per incident and may be reported to the police. Please help keep this area clean.

If you have any questions please contact our office at 502/451-0485 or via email to [info@paragonky.com](mailto:info@paragonky.com).

Sincerely,

*Jeanette Pollett*

Jeanette Pollett, CMCA, AMS, PCAM  
Association Manager

**LANDIS LAKES RECREATION ASSOCIATION  
MEMBER INFORMATION**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:**           Home: \_\_\_\_\_           Work: \_\_\_\_\_           Cell: \_\_\_\_\_

**EMAIL:** \_\_\_\_\_

**EMERGENCY CONTACT:** \_\_\_\_\_

**NAMES AND AGES OF ALL HOUSEHOLD MEMBERS:**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**BABYSITTER/NANNY:**

_____
_____

**SEASONAL GUEST PASS INFORMATION:**

**NAMES AND AGES OF ALL HOUSEHOLD MEMBERS:**

_____
_____
_____
_____
_____
_____

Return to: Paragon Management Group  
5151 Jefferson Blvd. #103  
Louisville, KY 40219

Fax: 502/451-8795  
Email: [info@paragonky.com](mailto:info@paragonky.com)

# LANDIS LAKES RECREATION ASSOCIATION

## 2012 COMPLETED CAPITAL PROJECTS

Wading Pool Repaired  
Wrought Iron Fence Repairs  
Fabric Replaced On Seven Pool Lawn Chairs  
Shutters Replaced  
Painted Columns/Eaves/Front Door  
Replaced Main Pool Motor  
Painted Clubhouse Interior  
Refurbished Hardwood Flooring  
Repaired Wooden Fence In Trash Area  
Replaced Broken Window  
Installed Rubber Slip Mats In Restrooms  
Installed Carpet In Utility Room  
Removed Two Trees And Sodded Area  
Repaired Outside Water Spigot  
Power Washed Patio/Retaining Wall/Pool Deck Steps  
Sealed Aggregate On Front Porch And Rear Patio  
Applied Fill Dirt/Seed To Area Behind Pool House  
Purchased Two Flower Pots For Front Porch  
Repaired Gate Lock On Main Pool Entrance

## 2013 IMPROVEMENTS IN PROCESS

Purchase Of Furniture For Clubhouse For Use By Renters For Events:  
4 – 48” Round Tables  
2 – 60” Rectangular Tables  
30 Chairs

Purchase of Two Picnic Tables To Be Placed On Lower Patio Area

## FUTURE CAPITAL PROJECTS EXPECTED TO BE REQUIRED WITHIN THREE YEARS

Repair Main Pool – Plaster Floor/Walls	\$56,624.00
Repair Concrete – Pool Area	
Install Siding – Upper Level Pool House	750.00
Install Irrigation System	9,665.00
Resurface Parking Lot	
Install Acid Feeder	300.00
Replace Sand/Gravel Filter	
Install CAT 2000 – Wading/Main Pool	2,400.00