

December 2009

Gardiner Park

Mulloy Properties, Inc
8303 Shelbyville Road, Louisville, KY 40222

502-618-5900



Living in Gardiner Park

Congratulations to our newly-elected Management Committee! November 15th at the annual Homeowners Meeting residents elected Skip Thoren, Chairman; Carol Freeland, Secretary and Sid Baxendale, Treasurer. The 2010 budget was unanimously approved.

2010 Committee Chairs are: Alan Fowler, Landscaping, Connie Fowler, Communications, Terry French, Maintenance, Rick Gorter, Architectural, and Judy Hill, Social. All committee chairs welcome volunteers and need your help! Choose the committee that looks appealing to you and contact the chair to join the committee of your choice.

Thank you to Alan Fowler who chaired this year's Nominating Committee. Alan says, " Please consider a leadership position in Gardiner Park. Remember, the future of our community is in our hands."

The Management Committee will be busy in 2010 setting priorities from the Action Plan responses received. Special thanks to Paul Foreman who led the Action Plan efforts and to the zone reps who worked in the neighborhood to receive feedback from 30 of 65 Gardiner Park residents.

There was Good News for the proposed Gardiner Park Shoppes commercial development, when on October 20 voters in Precinct B164 of Eastwood, passed the wet/dry vote by 288-82. This vote allows alcohol sales in future grocery stores and restaurants.

Good Luck to our new management leadership starting their work in January! We look forward to an exciting 2010 and progressive developments for our community.

The Communications Committee would like to hear from you! If you have updates or changes to your information in our Directory please e-mail the change(s) to donnakeithdrake@yahoo.com or call 244-9976. If you have an article, announcement or any item you would like published in our quarterly Newsletter or placed on our website www.gardinerpark.com contact any Committee member. They are:

Donna Drake 244-9976 Connie Fowler 254-0099 Judy Hill 253-1913

Jeff Nelson 489-9447 Carol Freeland 384-1003 Rosemary Phillips 245-9695

Mulloy Properties

Mulloy Properties is our full service property management firm. Mulloy can be contacted for maintenance requests at www.mulloyproperties.com Complete instructions on submitting maintenance requests can be found in your Gardiner Park Directory on Page Mgmt. Info 1. For after hours or weekend emergencies call 664-3966.

Gardiner Park Website Resource Page

We are always gathering new information to be included on our Resource Page on our website which Connie Fowler maintains. If you have been provided outstanding service by any company, contractor, handyman or skilled tradesman let Connie know so she can include that information on our website.



Getting to Know You by Tim and Pat Fischer

We are the Fischers – Tim, Pat and our English Cocker Spaniel, Bailey.

Approximately three years ago, after Tim's retirement from 35 years of employment with Bristol-Myers Squibb and having been hit by three hurricanes within 14 months, we decided to sell our house in Florida and buy a house in our home town of Louisville where Tim's three children and six grandchildren still reside.

How did we come to choose Gardiner Park? Well, aside from the fact that it's beautiful, one evening we were in town visiting our dear friends, Rick and Rosemary Phillips (Rosemary became our friend 5 years ago when we were neighbors in Douglas Hills) and after a few cocktails we strolled down to look at the house for sale at 312 Buckland Trace. Twenty-four hours later, Tim and I had bought the house. Tim likes to claim that the Phillips got him intoxicated and he bought a house. There may be some truth in that, but I don't think he's had a moment's regret.

You may have noticed that I don't spend as much time in Louisville as Tim does. That's because my daughter and only grandchild live in Florida and we have kept a rented villa near them so that I can enjoy my grandson's early years. My son-in-law's job is changing next March and they will leave Florida, so Tim and I will become full-time residents of Louisville once again. It will be sad for me to be away from my daughter and grandson, but I'm happy that Tim and I won't spend so much time apart and that I'll see more of my son and his wife who now live in Cleveland and return to Louisville frequently to visit friends and family.

In addition to his involvement with his very active grandchildren, Tim enjoys handicapping the horses, sports and traveling. I enjoy cooking and love my crafts of woodworking, sewing and stained glass. Bailey pretty much enjoys everything life has to offer (well, except for big, scary dogs), but dinner would be at the top of her list.

See you in March!





From the “Wizard of Knowledge”

It’s time to turn off the outside water lines and remove the hoses that are attached. Don’t forget that and have frozen or “burst” pipes this winter....remember the Wizard of Knowledge knows!

The Wizard of Knowledge feels your privacy is important. For those that don’t want to be bothered or harassed at home....register your home and cell numbers and STOP those annoying calls! **Your registration will not expire.** Telephone numbers placed on the National Do Not Call Registry will remain on it permanently due to the Do-Not-Call Improvement Act of 2007, which became law in February 2008. Read more about it at <http://www.ftc.gov/opa/2008/04/dncfyi.shtm>. This must be done online....the site is easy and takes just several minutes. You can register up to THREE phone numbers!



Our busy, convenient world quote.....”Grandma used to set her pies on the windowsill to cool....Daughter sits her pies on the windowsill to thaw” J

Stay tuned for more Wizard of Knowledge fun facts in 2010!

New Kids on the Block

We would like to welcome our new neighbors! They are:

Thomas and Marilee Rush at 16514 Briston Avon

Shirley Bonn at 310 Buckland Trace

Neil and Anita Kuvin at 220 Buckland Trace

We look forward to seeing you in the neighborhood and also at our social events. It’s so nice to have you here.



Gardiner Park HomeOwners Assoc
Balance Sheet
As of November 30, 2009

Gardiner Park Homeowners Association
Balance Sheet as of November 30, 2009
Prepared by Sidney J. Baxendale, CPA - Treasurer

in Dollars
Nov 30, 09

ASSETS

Current Assets

Checking/Savings

First Capital Bank Checking 89,548.62

Total Checking/Savings 89,548.62

Accounts Receivable

Accounts Receivable 4,205.38

Total Accounts Receivable 4,205.38

Other Current Assets

First Capital Bank CD 20,000.00

Total Other Current Assets 20,000.00

Total Current Assets 113,754.00

TOTAL ASSETS 113,754.00

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Deferred Fee Income 2,238.00

Total Other Current Liabilities 2,238.00

Total Current Liabilities 2,238.00

Total Liabilities 2,238.00

Equity

Contributed Capital from GPLLC 65,585.68

Retained Earnings 16,581.23

Net Income 29,349.09

Total Equity 111,516.00

TOTAL LIABILITIES & EQUITY 113,754.00

Gardiner Park HomeOwners Assoc
Profit & Loss
January through November 2009

Gardiner Park Homeowners Association
Statement of Income January 1, 2009 through November 30, 2009
Prepared by Sidney J. Baxendale, CPA - Treasurer

	<u>Jan - Nov 09</u>
Ordinary Income/Expense	
Income	
Penalty Income	\$ 243.23
Interest	3,914.36
Membership Dues	
Single Family Lot	81,941.45
TownHouse Lot	61,590.00
Total Membership Dues	<u>\$ 143,531.45</u>
Total Income	<u>\$ 147,689.04</u>
Expense	
Discretionary Expense	
Landscape Barrier at Cliffs	\$ 3,969.31
Bridge at Taddington Pond	1,172.68
Reserve Analysis	1,270.87
Removal of Dead English Oak	336.41
Repair Brick Sidewalk	432.52
Replace Eight Boxwoods	486.99
Replacement Plants	1,232.00
Clean Up Entrance	2,909.12
Removal of Dead Ash Tree	1,553.88
Sod, Seed, and Tree Removal	1,668.50
Repair Asphalt Path	2,489.42
Ivy on Dam Slope	2,018.45
Total Discretionary Expense	<u>\$ 19,540.15</u>
Lake Management Fees	1,863.37
Property Management Fee	9,429.15
Void	0.00
Contribution	700.00
Web Site Development	169.66
Social Committee Events	949.05
Common Landscape Maintenance	10,145.15
Insurance	
Blanket Employee Dishonesty Ins	169.06
Workmans Compensation Insurance	477.70
Liability Insurance	685.66
Total Insurance	<u>1,332.42</u>
Landscape Maintenance	
Fountain Maintenance	220.46
irrigation	7,906.62
Mowing, Trimming, Cleaning Lots	
Site Upkeep	
pond	672.43
Total Site Upkeep	<u>672.43</u>

Gardiner Park HomeOwners Assoc
Profit & Loss
January through November 2009

Prepared by Sidney J. Baxendale, CPA - Treasurer

Jan - Nov 09

Trim trees	1,926.94
Mowing, Trimming, Cleaning Lots - Other	<u>32,670.00</u>
Total Mowing, Trimming, Cleaning Lots	35,269.37
Snow Removal	<u>4,209.10</u>
Total Landscape Maintenance	47,605.55
Licenses and Permits	116.14
Postage and Delivery	149.27
Printing and Reproduction	422.48
Professional Fees	
Legal Fees	<u>355.00</u>
Total Professional Fees	355.00
Supplies	479.76
Utilities	
Garbage Pickup	8,972.30
Gas and Electric	6,723.93
Water	<u>9,386.57</u>
Total Utilities	<u>25,082.80</u>
Total Expense	<u>\$ 118,339.95</u>
Net Income	<u><u>\$ 29,349.09</u></u>