

February 2009

# Gardiner Park



Mulloy Properties, Inc  
3433 Stony Spring Circle, Louisville, KY 40220

502-493-4143



## Living in Gardiner Park

### Living in Gardiner Park

Our Annual Homeowners' Meeting was held on Sunday, November 23<sup>rd</sup> and we elected officers for 2009. Our new Advisory Committee Chairman is Bob Crittendon, Joni Roberson returns as Secretary and Sid Baxendale returns as Treasurer. Bob will also sit on the Board of Directors along with Jerry Cottner and Denisa McCauley of Blacketer Company. The remaining members and committee chairs of the Standing Committees are: Doug Yates, Dale Lang, Bob Welch, Linda Walker, Nancy Rath, Carol Welch and Donna Drake. Willard Martin has agreed to help the Advisory Committee when needed, especially regarding irrigation.

Gardiner Park was very generous during the Christmas season as they donated to support injured Eastwood firefighters and Jim Grant's party for underprivileged families. Approximately \$3,000 was collected for the firefighters (most of these donations were from Gardiner Park residents) and at least 23 families benefited from Jim's party. What a joy to live in such a giving and thoughtful community!

The Communications Committee would like to welcome Carol Freeland to our Committee. The Committee would like to hear from you! If you have an article or other item you would like to have published in the Newsletter or placed on our website [www.gardinerpark.com](http://www.gardinerpark.com) contact any Committee member. They are:

Donna Drake 244-9976

Connie Fowler 254-0099

Judy Hill 253-1913

Jeff Nelson 489-9947

Carol Freeland 384-1003

Rosemary Phillips 244-6986

## Mulloy Properties

Mulloy Properties is our full service property management firm. Mulloy Properties can be contacted for maintenance requests at [www.mulloyproperties.com](http://www.mulloyproperties.com). Complete instructions on submitting maintenance requests can be found in your Gardiner Park Directory on page Mgmt Info1. **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. If you have been provided outstanding service by painters, carpenters, electricians, plumbers, handymen, etc., please let Communications Committee member Connie Fowler know so she can include this information on our website.



### Social Committee

The social committee encourages anyone in the community to join the social committee! If this something you would be interested in, please call Nancy at 245-5827. We'd love to have some of our newer neighbors get involved in planning the social calendar.



### Advisory Committee Communications

Chairman Bob Crittendon said our road paving will continue after the temperature reaches 40 degrees or more. Bob also said lot 33 is sold and Mike Blacketer plans on building on lot 34 and/or lot 99. Bob is also discussing street signs with the Blacketers as well as possible erosion issues on the dam area.

Bob would also like to hear your concerns or constructive feedback (please include ideas or suggested solutions) regarding the 1) lakes, 2) irrigation system and 3) landscape maintenance. Send these to Bob via e-mail [sandi.crittendon@insightbb.com](mailto:sandi.crittendon@insightbb.com) or address 333 Buckland Trace.



### Special Thanks for being a Good Neighbor

On Saturday, January 31st during the ice storm, two children (a boy and a girl about 9 or 10 years old) were seen walking (with a brown dog) on the big lake which was frozen over. They were three or four feet from the edge of the lake. Before this observant neighbor could get to them, they left. Whether these children were visiting family members in Gardiner Park or just came into Gardiner Park on their own is not known. Fortunately, the children were safe on this day. We are relating this situation for your information and to ask that you please do get involved if you see anything such as this happening on our property in the future.

Also, during the ice/snow storm Terry French, went the extra distance in helping his neighbors. He used his snow blower on driveways not just once, but twice. In addition when a lot of the snow had melted but ice crusts were still present he actually chipped and scraped a safe path for a few other people so they could get to their mail-boxes.



### Scooper Dooper Pooper Update

Well neighbors, here we are in the throes of winter and poop is everywhere-- around the big lake, nestled near the walking paths and in the middle of vacant lots! Just a reminder, we do need to clean up after our pets as a courtesy to all the Gardiner Park residents. Our population of dogs and cats is rather large. We ALL

Need to observe this important restriction to keep our community refuse free. Our next step may be to diaper our fine feathered friends!



## Getting to Know You

Hi Everyone!

Gary and Carol Freeland are your neighbors at 16704 Taddington Place. We moved to Gardiner Park just over a year ago, having lived in Douglass Hills for 22 years. We have one son, Christopher, and a new daughter-in-law, Darci.

Carol is life long resident of Louisville, growing up in Fern Creek. Yes, I am a Creeker! Carol taught for Jefferson County Schools for 32 years, retiring in 2007, and loving every minute. I work part-time at Two Chicks and Co. in Middletown, enjoy reading, and have started a small business, "Anne Carole Designs", designing personalized stationery, greeting cards, etc. I serve on the communications and social committee.

Gary grew up in Charleston, West Virginia, where his family owned and operated, Freeland Furniture Company. He moved to Louisville in 1973, met Carol, and we have been married for 33 years. He is Deputy Executive Director of the Educational Professional Standards Board in Frankfort. This agency oversees the standards and requirements for educational institutions and teachers in Kentucky. He enjoys tennis, golfing, skiing, and at this time of year, shoveling snow.

We have enjoyed our new home and have met many of our great neighbors. We've had a wonderful year in Gardiner Park.



### Landscaping Committee Report

Our Landscape Committee is planning to do some work on the far end of the dam of the large lake. There is erosion there and we are going to have some areas planted with ivy and lay new sod in another. We hope this will stop the erosion and make the area look better. Our committee will meet again in March and make plans for the coming year.

**Gardiner Park HomeOwners Assoc**  
**Balance Sheet**  
As of December 31, 2008

Gardiner Park Homeowners Association  
Balance Sheet as of December 31, 2008

	<u>Dec 31, 08</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
First Capital Bank Checking	\$ 109,937.84
Total Checking/Savings	<u>\$ 109,937.84</u>
Accounts Receivable	
Accounts Receivable	\$ 3,493.07
Total Accounts Receivable	<u>\$ 3,493.07</u>
Other Current Assets	
First Capital Bank CD	\$ 45,000.00
Republic Bank CD	20,000.00
Accrued Interest Receivable	931.00
Total Other Current Assets	<u>\$ 65,931.00</u>
Total Current Assets	<u>\$ 179,361.91</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 179,361.91</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
Deferred Fee Income	\$ 97,195.00
Total Other Current Liabilities	<u>\$ 97,195.00</u>
Total Current Liabilities	<u>\$ 97,195.00</u>
Total Liabilities	\$ 97,195.00
<b>Equity</b>	
Contributed Capital from GPLLC	\$ 65,585.68
Retained Earnings	20,491.21
Net Income	-3,909.98
Total Equity	<u>\$ 82,166.91</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 179,361.91</u></u>

**Gardiner Park HomeOwners Assoc**  
**Profit & Loss**  
 January through December 2008

Gardiner Park Homeowners Association  
 Income Statement for the Year 2008

	<u>Jan - Dec 08</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Interest	\$ 5,542.48
<b>Membership Dues</b>	
Single Family Lot	78,490.32
TownHouse Lot	59,524.04
<b>Total Membership Dues</b>	<u>\$ 138,014.36</u>
<b>Total Income</b>	<u>\$ 143,556.84</u>
<b>Expense</b>	
Lake Management Fees	\$ 4,844.00
Property Management Fee	9,800.69
Void	0.00
Contribution	700.00
Web Site Development	1,018.30
Social Committee Events	1,001.83
Common Landscape Maintenance	51,903.55
Christmas decorations	512.62
<b>Total General Maintenance/House Ext.</b>	<u>\$ 512.62</u>
<b>Insurance</b>	
Liability Insurance	\$ 612.32
<b>Total Insurance</b>	<u>\$ 612.32</u>
<b>Landscape Maintenance</b>	
irrigation	\$ 5,037.35
<b>Mowing, Trimming, Cleaning Lots</b>	
Trim trees	4,495.88
Mowing, Trimming, Cleaning Lots - Other	35,640.00
<b>Total Mowing, Trimming, Cleaning Lots</b>	<u>\$ 40,135.88</u>
Snow Removal	3,144.38
<b>Total Landscape Maintenance</b>	<u>\$ 48,317.61</u>
<b>Licenses and Permits</b>	\$ 113.95
Miscellaneous	35.00
Postage and Delivery	108.22
Printing and Reproduction	926.40
<b>Professional Fees</b>	
Legal Fees	220.00
<b>Total Professional Fees</b>	<u>220.00</u>
Supplies	10.00
<b>Utilities</b>	
Garbage Pickup	\$ 9,192.42
Gas and Electric	6,678.63

**Gardiner Park HomeOwners Assoc**  
**Profit & Loss**  
January through December 2008

	<u>Jan - Dec 08</u>
Water	11,471.28
Total Utilities	<u>\$ 27,342.33</u>
Total Expense	<u>\$ 147,466.82</u>
Net Income	<u>\$ (3,909.98)</u>