



# THE PETERSBURG ESTATES GAZETTE

*“WHERE PRIDE RESIDES”*

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Winter/Spring 2026

## LETTER FROM THE PRESIDENT CARLETTA BELL

*Happy  
New Year*

Welcome to 2026! The Petersburg Estates Homeowners Association eagerly anticipates the opportunities that lie ahead. While challenges will undoubtedly arise, the Board will confront them with unwavering determination and a steadfast commitment to serving Petersburg Estates.

As we look ahead, it is imperative that we reflect on the accomplishments of the past year.

During 2025, we achieved the following milestones:

- Successfully concluded the campaign to revise our Deed of Restrictions. This marks the first revision in 30 years to the Deed of Restriction.
- Secured direct funding for Petersburg Estates from Metro Government for the first time.
- Established a collaborative relationship with Daniel Grossberg, our state representative.
- Strengthened our connections with the Louisville Metro Police Department and Metro Government.
- Enhanced communication with Association members through the distribution of newsletters.

We intend to continue our efforts throughout the year to ensure that Petersburg Estates remains a secure and desirable community.

As we embark on this new year, we encourage every homeowner to invest in their community. We will elect new Board members this year, and we invite you to consider serving on your Board.

Homeowners can also contribute to the community's appearance by consistently and repeatedly contacting Metro Government to report code violations.

When appropriate, homeowners can encourage neighbors to adhere to association standards for the community's aesthetic appeal.

**Carletta Bell, President**

### Petersburg Estates Homeowners' Association Board

- Ms. Carletta Bell, President
- Ms. Michelle Patrick, Vice President
- Ms. Wanda Carson, Secretary
- Ms. Kenya Story, Treasurer
- Mr. Roderick Allen
- Mr. Chuck Coleman
- Mr. Hal Hill
- Mr. Louis Lusco
- Mr. Anthony Perry



# FINANCIAL MATTERS



## PETERSBURG ESTATES

### 2025 SPENDING REPORT

January 1, 2025 – December 31, 2025

<u>Category</u>	<u>Amount Spent</u>
Utilities – LG&E- Street Lights.	\$20,788.71
Computer Services	\$4,000.00
Audit Expenses	\$0.00
Grass Cutting	\$11,729.88
Snow Removal	\$1,880.00
Bereavement	\$0.00
Grounds Maintenance	\$1,040.00
Welcome/Blockwatch	\$0.00
Holiday Banners	\$515.00
Legal	\$1,248.27
Office Supplies	\$85.26
Postage and P.O. Box	\$400.00
Insurance	\$449.86
Taxes	\$300.00
Phone	\$203.40

**Total Spent 2025** **\$42,640.38**

**Income received from 2025 assessment: \$30,491.76**

The amount spent in 2025 was \$12,148.62 more than what was collected from assessments. We did receive some funds from collections on liens placed on properties. The Board was also forced to transfer funds from our savings to pay our bills. This is not sustainable. If every homeowner pays the current \$175.00 assessment, we will collect \$38,675.00. This will still not be enough to pay our bills leaving us with a deficit of \$3,965.

## PETERSBURG ESTATES

### HOMEOWNERS ASSOCIATION

PROPOSED 2025-2026 BUDGET

<u>Category</u>	<u>Allocation 2025-2026</u>
Utilities	\$22,000.00
Computer services	\$ 2,000.00
Audit Expenses	\$100.00
Grass Cutting	\$10,000.00
Snow Removal	\$3,000.00
Bereavement	\$200.00
Ground maintenance	\$700.00
Welcome/Blockwatch	\$200.00
Holiday Banners	\$940.00
Legal	\$650.00
Office Supplies	\$400.00
Postage and P.O. Box	\$578.00
Insurance	\$450.00
Taxes	\$300.00
Phone	\$510.00

**Projected Total** **\$42,028.00**

### **2026 Assessment is Coming!**

The assessment fee for the 2026 assessment has been increased to \$250.00. The fee can be paid in two installments: May 1, 2026, and November 1, 2026.

To ensure that your assessment is paid in full, please make all payments before the end of 2026.



# PETERSBURG ESTATES NEIGHBORHOOD ANNOUNCEMENT

## IMPORTANT DATES

**3/30/2026: Deed Restriction Booklet will be distributed.**

4/11/2026 Petersburg Estates Association Election  
9/1/2026 Fall Newsletter

5/1/2026 Assessment Letters Distributed  
9/12/2026 Petersburg Estates Yard Sale

## Snow Removal

Petersburg Estates Homeowners Association provides snow removal when we receive at least 4 inches of snow. The lowest estimate we have secured for this service is \$1,000.00 to clear Exeter, Petersburg Rd (one lane), Simpson, and Starks. It is an additional \$75.00 for each court. There are 8 courts in Petersburg. This is a total of \$1,600.00 each time we pay for snow removal.

## Petersburg Estates Elections

Elections for positions on the Petersburg Estates Board of Directors will be held on **April 11, 2026**.

Individuals interested in serving on the Board are requested to submit their name and address to [petreasurer@gmail.com](mailto:petreasurer@gmail.com) no later than March 23, 2026.

Board members serve two-year terms and are volunteers.

The tentative voting location is Forest Baptist Church.

**Further updates will be provided on the Petersburg**

## See Something, Do Something!

In Petersburg Estates, we are a community of homeowners. We have a shared responsibility for the maintenance and growth of Petersburg. We all want a safe, attractive, well-maintained community. This means everyone can and should do something.

**Street Lights Out:** Call LG&E at 589-1444 to report the outage. Anyone may make the call.

**Code Violations:** Call 311. Call frequently, even if you are told a report has already been submitted. Use this number to report homeowners who park in their yards rather than in their driveways. Use this number to report commercial vehicles parked on our streets. We suggest that as many of your neighbors as possible make these calls. The squeaky wheels do get the most attention.

**Abandoned/Disabled Cars:** Call LMPD at 502-968-3969. All cars parked on the street must be moved at least once every 24 hours. LMPD will tow cars in violation of this policy.

## **Did You Know that the Mayor and Metro Council Election is Nonpartisan?... Election Day is May 19, 2025**

As a community, all Louisville voters will experience a shift at the polls on May 19<sup>th</sup>. This election for mayor and Metro Council will not have party labels. We will no longer have candidates labeled as Democrats or Republicans, so keep these facts in mind when going to the polls.

Straight-party voting... Because the mayoral and Metro Council races are now nonpartisan, they are not included in straight-party voting. If you vote a straight-party ticket and do not fill in the bubble next to a mayoral or Metro Council candidate, your vote will not count for those offices. This rule also applies to judicial races.

Voting machines cannot assign party labels in nonpartisan contests. Voters must intentionally select candidates for mayor, Metro Council, school board, judicial offices, and home rule city races. Voters are also encouraged to check both sides of the ballot, as some nonpartisan races may appear on the back.

It is imperative that you, as a voter, become knowledgeable about the candidates. Voters who want to know the candidates' political affiliations will need to do their own homework by asking pointed questions, reviewing campaign websites, social media, endorsements, public statements, and incumbents' voting records.

As Election Day ... May 19, 2026, approaches, please remember the following:

- You must be a registered voter to participate in the election.
- Kentucky primaries are closed for partisan races.
- Nonpartisan races include mayor, Metro Council, judicial offices, school board, and home rule cities such as St. Matthews, Lyndon, Anchorage, and Prospect.
- To vote in nonpartisan races, you must fill in the bubble next to the candidate's name—even if you vote straight-party.
- Party affiliation does not affect your ability to vote in nonpartisan races
- Independents may vote in nonpartisan races only
- The top two vote-getters for mayor and Metro Council advance to the November general election

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**PETERSBURG ESTATES  
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