

THE PETERSBURG ESTATES GAZETTE

"WHERE PRIDE RESIDES"

EMAIL CONTACT

petreasurer@gmail.com

PHONE NUMBER

502.551.3947

WEBSITE

petersburg-estates.com

Summer/Fall

PETERSBURG ESTATES HOMEOWNER'S 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

WE ARE ALL
— — —
The appearance and condition
of your property,
Affects the value
of my property
— — —
IN THIS TOGETHER



LETTER FROM THE PRESIDENT

Greetings To All Residents!

We are almost ready to close out the summer months and enter the fall season. We have had many extremely hot summer days, and I believe that we will all welcome a few cooler days.

Frequently, members of your Board of Directors are asked why we have a homeowners' association. This seems like a good opportunity to shed some light on the purpose of your association.

The Petersburg Estates Homeowners Association was formed in May 1978. The Certificate of Incorporation was awarded by the Secretary of State on May 22, 1978. The objectives and purposes of the Association are the same today as they were 48 years ago. These are:

- To foster a sense of community cooperation
- To encourage residential property upkeep
- To eliminate vandalism and litter in the area
- To encourage better police protection and other services
- To improve traffic flow and traffic law enforcement
- To be concerned with youth problems
- To ensure a reasonable and adequate zoning scheme

Did you know that without an HOA you would not have these services?

Streetlights – We all know how disconcerting it is when one of the lights is out. Can you imagine what it would be like with no lights at all?

Grass Cutting – Homeowners who live on Exeter, Simpson, Unseld or who have property that backs up to Abernathy would have a jungle growing behind their property because Metro Government does not take care of these properties.

Snow Removal – We all know how necessary this service is for everyone. In January 2025 when we were unable to secure a contractor for snow removal, we all suffered.

HAPPENINGS IN THE SUBDIVISION!

ANNUAL SEPTEMBER

YARD SALE

Petersburg Estates will hold its annual community wide yard sale on September 12, 2026. This is the second Saturday in September. The third Saturday (September 19th) will be used as a rain date.

ALL ISLANDS ENTRANCES REFRESH

The PEHA is excited to announce that we will be refreshing our community's landscaping. We are enhancing the entrances with new plants. These improvements will add new curb appeal in our subdivision.

NEW & OLD RESIDENTS

If you are new to Petersburg within the last year, please take the time to call 502.551.3947 to give us your information. This also applies to selling your home. We are trying to keep with the change of ownership.

GOOD NEIGHBOR CHECKLIST

To increase property values of our homes lets do the suggested "look for" on our property

- ✦ Repair or Remove damaged shutters.
- ✦ Tow disabled vehicles from our street.
- ✦ Repair and Reattached gutters and siding
- ✦ Keep grass cut regularly
- ✦ Remove excessive junk from our property.
- ✦ Remove large oil spills or spots in front of our homes.
- ✦ Discontinue parking vehicles on the sidewalk or the grass
- ✦ Make sure you restrain your dogs by using a leash.

Enforcement of Deed of Restrictions – We regularly receive correspondence and telephone calls from homeowners about residents and neighbors who violate our Deed of Restrictions. Your HOA seeks to correct these issues.

I want to take this and every opportunity to recognize and commend our Board of Directors. All of these homeowners voluntarily give their time and efforts to the Association. I encourage you to examine the budget for this year and previous years. You will see that we have never paid any board members for their services.

We all have a shared responsibility for the upkeep of Petersburg Estates. The appearance and condition of my property affects the value of your property. Let's show our Petersburg pride by encouraging everyone to do better.

Carletta Bell

DEED OF RESTRICTIONS ENFORCEMENT

Petersburg Estates is a deed restricted community. All residents are required to comply with the Deed of Restrictions. Failure to comply may carry with it fines and the costs of any legal fees and court costs incurred by the Petersburg Estates Homeowners Association.

During the month of July 2026, members of the Board of Directors of the Homeowners Association walked every street and court in Petersburg to assess compliance with the Deed of Restrictions. Homeowners who were not in compliance were notified of the violation with a postcard or letter. Board members will monitor compliance to determine if further action is required.

Please review pages 2-4 of the Association Handbook to ensure your compliance. Handbooks were hand delivered to every household. The Handbook is also online on our website at petersburg-estates.com. Residents may also use the QR code to access all documents.

ASSESSMENTS

2026-2027 Assessment notices were mailed at the end of April 2026. Residents who still owe funds will be sent a reminder notice in November. Homeowners can send payments at any time. Payments to Petersburg Estates should be mailed to: Petersburg Estates Homeowners Association, P.O. Box 39474 Louisville, KY 40233-9474.

PETERSBURG ESTATES ASSOCIATION MEETING

Please join us for the association meeting to be held at the
Newburg/ Louisville Free Public Library,

4800 Exeter Avenue

Monday, November 16, 2026 at 5:30 p.m.

FINANCIAL MATTERS

CATEGORY	ALLOCATED 2025-2026	FUNDS SPENT 2025=2026	ALLOCATED 2026-2027
Utilities:			
LG&E	\$22,000.00	\$21,416.71	\$24,000.00
Contracted Services			
Computer	\$2,000.00	\$4,000.00	\$2,000.00
Audit Expenses	\$100.00	\$0.00	\$100.00
Grass Cutting	\$10,000.00	\$11,729.88	\$12,000.00
Snow Removal	\$3,000.00	\$1,825.00	\$2,000.00
Homeowner Activities:			
Block Watch	\$200.00	\$0.00	\$200.00
Holiday Banners	\$940.00	\$0.00	\$940.00
Administrative;			
Legal	\$650.00	\$750.00	\$800.00
Office Supplies and Printing			
Postage	\$578.00	\$562.00	\$578.00
Insurance	\$450.00	\$449.00	\$450.00
Taxes	\$300.00	\$300.00	\$300.00
TracPhone	\$510.00	\$188.12	\$250.00
Sec. of State	\$0.00	\$15.00	\$15.00
501 (c) 4	\$0.00	\$0.00	\$700.00
Miscellaneous:			
Bereavement	\$200.00	\$0.00	\$0.00
Ground Maintenance	\$700.00	\$180.00	\$700.00
TOTAL	\$42,028.00	\$41,823.55	\$45,833

PETERSBURG ESTATES NEIGHBORHOOD EVENTS

USEFUL NUMBERS

CITY GOVERNMENT	PUBLIC SERVICES
Metro Animal Services 363-6609	LG&E 589-1444
Metro Call (for high grass, illegal parking, street repairs, code enforcement, etc): 311	Louisville Water Company: 583-6610
Metro Police (Non- emergency): 574-1111	MSD: 589-1444
Metro Police Anonymous Tipline: 574-LMPD (5673)	TARC: 585-1234
District 6 Metro Police	Maj. Mandy Vance 502-574-2187

NOVEMBER 3rd ELECTION REMEMBER TO VOTE !!!

November 3, 2026, is Election Day in Kentucky. Petersburg Estates Homeowners Association does not endorse individual candidates, but we do encourage everyone who is eligible to vote. Voting is one of the most important actions that you can take to determine your future. Voting influences:

- *Funds that Metro Government spends in Petersburg*
- *Police attention that Petersburg receives*
- *Funds allocated for the Newburg Library*
- *Funds allocated for our parks*
- *Representation on our School Board*
- *TARC services in our area*
- *Maintenance of our roads*

Please visit our Petersburg Estate website to obtain further information regarding the candidates. Additionally, please visit vote.gov to verify your voting status and precinct.

The Petersburg Estate Gazette
P.O. Box 39474
Louisville, KY 40233-9474



SCAN ME