

MOCKINGBIRD GARDENS HOA

299 MOCKINGBIRD GARDENS DRIVE LOUISVILLE, KENTUCKY 40207

Website: www.MockingbirdGardensKY.com | Email: MockingbirdGardensKY@gmail.com

NEW OWNERS QUICK GUIDE (as of January 2025)

Welcome to Mockingbird Gardens! Please create a profile on our community website. Once approved, you will have access and be able to communicate with the Board and Property Management company, reserve Tennis & Pickleball courts, reserve the Clubhouse, etc.

Step 1: www.MockingbirdGardensKY.com

Step 2: Sign up

- Verification may take between 48-72 hours.

DUES

- HOA Dues - \$2,000.00 (beginning 2026)
- Due Date - January 31
- ❖ Any payment received after January 31st will be charged a late fee each month until payment is received in full.

PETS

- We are a pet friendly community in all common areas throughout the neighborhood EXCEPT for the: Pool, Tennis/Pickleball Courts, and Clubhouse are strictly prohibited.
- Owners are expected to pick up after their pets in common areas and dispose Pet Waste in their waste containers (or) at the Pet Waste Station, located on the west side of the Clubhouse.
- Pet area required to be leashed within the community at all times, when not on personal property.

POOL

- Guests: Owners are permitted 5 guests (non-residents) to access the Pool each day during the pool season at \$10/person per day.

WASTE & RECYCLING

- Waste is picked up every TUESDAY (starting around 5am).
- Yard Debris is picked up every FRIDAY
- Recycling Every other Friday
- ❖ Per the Bylaws, containers need to be placed on the curb with the arrow facing the street no later than 6am on collection day and no earlier than 4pm the day before. All waste must be in the containers for pick up.
- ❖ Waste & Recycling containers must be stored inside or behind your residential structure.

WIFI & CODES

- Wifi is available at the Clubhouse Network Name: MB Clubhouse | Password: clubhouse2025
- North Coralberry Gate code (to Chenoweth Elementary): **1 + Your Address Number + ***
- Example: 1299* (using the clubhouse address 299 Mockingbird Gardens Drive)