



Cleveland Hall Homeowners Association, Inc.

Old Hickory, Tennessee

Fall Newsletter

October, 2008

Developer's Report

The picnic and play area has been completed. Almost all of the picnic area has been sodded. The area around the tennis court is to be seeded and strawed. Bushes, shrubs and trees have been planted along the fence between the park and the lots facing Cleveland Hall Blvd. As reported in our last newsletter, as soon as Phase III is approved by Metro (we need two more houses started), the final black top asphalt paving will be done. At the same time, the final paving will be done on Phase V where the gazebo, picnic and play area is located. The lots in Phase IV are being bush-hogged further back from the streets.

From the Board

Your board continues to meet each month to review the operation of the HOA with the Community Manager from Sentry Management. The following are highlights of recent activities:

- Entrance Lighting – New wiring and lights have been installed. Work is continuing to complete the lighting upgrade.
- Entrance Landscaping – A master plan has been provided by Needham's Nursery for upgrading the entrance landscaping. Proposals will be requested from landscapers.

Assessment late Payment Policy – Effective November 1, 2008

Payment is due on the 1st of each month and is deemed late after the 15th with a late fee of \$10 charged to the account. After day 31, a letter stating the intent to file a lien is sent to the owner. After 60 days, a lien on the property is filed.

Grass Clippings, Leaves and Tree Limbs Disposal

Some homeowners are disposing of their grass clippings, etc. on to vacant lots. This has to be cleaned up by the lot owner, usually at a cost to the owner. Grass clippings can be bagged and left by the curb on Wednesdays for Hudgins to pick up with the trash.

Owners are asked to quit disposing their grass clippings, etc. on to vacant lots in the future.

HOA Committees

A sign-up form to volunteer for committees is available on our website. We still need volunteers for the Social and Grounds Committees.

Reserve Picnic Area For Group Activities

Homeowners who would like to use the Park for a group activity such as a birthday party, family reunion outing, etc., should contact Sentry Management to schedule the use of the area. This will help eliminate any conflicts that may happen.

Park Dedication Outing

All homeowners and their families are invited to a "Dedication of the Park" on Sunday, October 12, 2008 beginning at 3:00 p.m. Hamburgers, hotdogs and drinks will be served. A

headcount is needed of those who plan to attend so there will be enough food. All you need to bring is your favorite lawn chairs and a desert, if you like.

Community Yard Sale

Our annual community yard sale is Saturday, October 4th. Those who wish to participate share in the cost of a classified ad and hold their own individual sale.

Goodwill will provide a temporary attended donation center during the sale for residents who want to donate their unsold items. They will setup in picnic/play area, and residents can bring their donations to the Goodwill truck. Donation receipts are issued on the spot. All donations to Goodwill are 100% tax deductible.

If you haven't already responded to the email notice, contact Wilson Stewart at 847-9839 if you plan to hold a yard sale.

Association Annual Meeting

The annual meeting of homeowners is scheduled for Thursday, November 13th at the Old Hickory Country Club beginning at 7:00 p.m. All homeowners will receive an Annual Meeting Packet containing a meeting notice, financial statement and proxy form to be used to submit an absentee vote for the board of directors. To be eligible to vote, your monthly assessment account must be current. All home and lot owners are encouraged to attend.

Board Member Election

We need homeowners, who are interested in being a candidate for the Board of Directors, to submit a brief bio that will be included in the annual meeting packet. All five positions of the Board will be elected. Two board members will serve three years, two members will serve two years, and one member will serve one year.

It's important to include a bio with the annual meeting notice so those homeowners who may not be able to attend in person can vote by proxy. Deadline for submitting a bio is October 18, 2008

Rules and Regulations Reminders

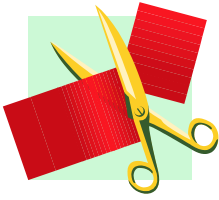
The Cleveland Hall Homeowners Association is governed by Bylaws and Declaration of Covenants, Conditions and Restrictions. Anyone who doesn't have a set of these documents should contact Sentry Management. Also, a set of documents and amendments are available on our website. To report a violation of the CC&R, call Kathy Holbrook with Sentry at 269-7016 Ext 204. The following are a few reminders:

Approval for Modifications, Additions and Alterations – All outside modifications to owner homes must have approval of the Architectural Review Committee. Approval forms are available on our website at clevelandhallhoa.com, or contact Kathy Holbrook with Sentry at 269-7016, Ext 204.

Speed Limit – PLEASE KEEP YOUR SPEED TO NO MORE THAN 30 MPH. We have new and existing families with children living in Cleveland Hall. Children have also started back-to-school, and they will be walking to and from the school bus. Although, it will be getting darker earlier, there are still children playing outside. Please Slow Down.

Metro Police has been asked to patrol the community and set up occasional radar speed checks.

Pets – Be courteous to your neighbors by keeping your pets on a leash while they are outside. Dog owners are responsible for cleanup and disposal of their pet waste. Do not let dogs and cats run loose. Adhere to Metro leash law.



We are pleased to see the completion of the Playground/Picnic Area. To celebrate this event, a Ribbon Cutting Dedication will be held on Sunday, October 12, 2008 beginning at 3:00 p.m. immediately followed by an old fashion cookout. We will be serving hamburgers, hot dogs, chips, soft drinks and water. All you need to bring is your favorite lawn chair and a desert, if you like. Completion of this project presents an opportunity for the community to get together, in fellowship, to celebrate the progress being made to our grounds as well as the opportunity to enjoy some good food.

Contact Carolyn Burris at 847-2295 or Stephanie Duke at 847-4634 by Wednesday, October 8th to confirm your family's attendance as well as the number of attendees, so we will be sure to have a sufficient amount of food for everyone. Also, if you plan to bring a dessert, please let us know that as well. As always, we appreciate any volunteers, so if you are interested, contact Debra Vogel (541-0575 or dam0322@comcast.net). We look forward to seeing you at our celebration.

