



# The Cleveland Hall Gazette

Spring 2006

PUBLISHED FOR THE RESIDENTS OF CLEVELAND HALL ESTATES

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### Update From The Developer

The construction of Phase III is complete and we have been closing sales of lots for a month or so. At this time there are approximately 18 of the 37 lots closed or under contract. There is considerable interest, and I foresee more sales as the year progresses.

We are still working on the engineering for Phase V. It has been complicated because of drainage issues, but we should have the plans finished and approved in 2 to 3 months. If sales continue as expected on Phase III we should start construction on Phase V around the end of summer which will also include the amenity area. Once the amenity area is completed, plans are to turn over the Homeowners Association.

I am sure you have noticed the substantial curb and sidewalk repairs that were done last December. Regretfully, there will be quite a bit more repair done in the next month or two. It is my understanding that Metro lost a large lawsuit regarding the American Disabilities Act and they are very exact on how ramps and walks are to be constructed. These changes and specifications have been evolving over the last several years and items that were approved three years ago are now no longer satisfactory.

Let me wish you the best and please call if you have any questions or suggestions.

*Allen Bryan*



### Bylaws, CC&R, and

### Guidelines

All residents of Cleveland Hall are automatically members of the Cleveland Hall Homeowners Association, Inc.

When each of us purchased our lot or home in Cleveland Hall, we should have received three documents: 1) Declaration of Covenants, Conditions and Restrictions (CC&R), 2) Bylaws of Cleveland Hall Homeowners Association, Inc., and 3) Guidelines and Procedures of the Architectural Review Committee (ARC) for Cleveland Hall Homeowners Association, Inc.

If you did not receive these documents, or have misplaced them, let us know.



### Resident Directory Updates

Enclosed is a current resident directory.

Verify that your listing is correct and provide any updates, including the names of your children. Be sure to include your email address, if you have one.

Also, if you sell your home, be sure that we have the new owners' names so the directory can be updated.

Send your changes to Wilson Stewart by email, regular mail, or drop them off at 1428 Station Four Lane.



### Restrictions on Signs

The Cleveland Hall Covenants provide for certain types of signs to be erected on the lots. Persons conducting construction activities are permitted to place a sign on the lot identifying those persons. However, once construction is complete and the home is occupied, the signs are to be removed.

In addition, for sale signs are allowed during the time a home is on the market.

All other signs such as business advertisements, political, etc, are not allowed.



### Street Light Repair

When you see a street light out or about to go out, tie a colored ribbon around the pole so NES can identify it for repair. Then send an email providing the street location to our neighbor, Keith Wheeler at [kwheeler@nespower.com](mailto:kwheeler@nespower.com).

#### From The Editor

We hope you enjoy receiving these newsletters and will provide your suggestions for improvements in future issues. Contact Wilson Stewart at 847-9839 or send an email.



We have an agreement with Hudgins Disposal Service to provide trash pickup services to all residents at \$14/month billed quarterly.

If you have any problems with your service, give them a call at 228-6331.



## House Cleaning Services

Most individuals who clean homes are honest and do a great job. However, we have had reports from homeowners that, after hiring individuals, the homeowner began noticing that certain items were missing. With no evidence, the police say, the cleaning people cannot be accused of a theft.

If you are considering hiring someone to clean your house, be sure to check out their references.

## Neighborhood Cookout Planned



Spring is just around the corner, and plans are in the making for a Neighborhood Cookout.

In the past, for you "new neighbors", Cleveland Hall families have met for a covered dish get-together. This year, it's been suggested that we have a grill-out with hot dogs, chips and a tub of drinks and beer, and maybe deserts.

If you would like to help in the planning, contact Wilson Stewart.

These events provide a great time for everyone to meet their

neighbors and fellow members of our homeowners association.



## What is a Homeowners Association?

When you moved into Cleveland Hall, you automatically became a member of the association.

When you took ownership, your deed to the property has "Deed Restrictions" including "Declarations of Covenants, Conditions and Restrictions," better known as the CC&R's.

These CC&R's require every owner of the property to be a member of the community association and abide by the associations documents. Such documents consist not only of the CC&R's, but also the articles of incorporation, by-laws, rules and regulations and the architectural or design guidelines established by the association.

The purpose of the association is to protect the health, safety and welfare of the community and it's members. In other words, to maintain or increase property values of it's members and to protect the assets of the association. The association, through it's board, is responsible for enforcement of the "Deed Restrictions" which include the association documents.

The board are the directors of the association elected annually by it's members. (The exception is during the initial development years in which the developer or declarant is usually in control of the board.) Therefore, members of the association can control how the association operates by electing those individuals to the board who have their same interests on how the community is to be maintained.

First and foremost you need to read the association documents. Even if it appears to be a tedious boring task, it is critical to do so. Although the CC&R's are the foundation in which the association operates, the architectural and design guidelines usually control the esthetics of the community and what you can or cannot do to your home or lot.

Before you can change anything on the exterior of your home or lot you must (in almost all cases) submit your plans and/or specifications for architectural approval prior to making changes. This includes changing the paint color on your home.

Although slightly more restrictive, this is equivalent to submitting plans to a city for a "building permit." Usually this is the most controversial subject when living in a community.

When you purchase a home or lot within a community association you should expect that the esthetics of the community would stay the same or improve. You would not expect it to deteriorate and cause a lose of value to the community as a whole.

In order to live in this type of community there needs to be a sense of cooperation among all the members of the community.

This first step starts with you. GET INVOLVED.

- Attend regular board meetings
- Present positive ideas to the board or management company
- Volunteer for a committee
- Help research information for the board or management company
- Present solutions rather than criticisms regarding rules and regulations or other subjects which the board may want to implement
- Volunteer to run for a board of directors position