



# **Cleveland Hall Homeowners Association, Inc.**

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**Old Hickory, Tennessee**

## **Summer Newsletter**

**August - September, 2008**

### Developer's Report

The picnic and play area is still under construction. Plans for the area include the following:

- Most of the picnic area will be sodded with the balance of the area seeded and strawed.
- A number of bushes, shrubs and trees will be planted this fall.
- 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 ready for sale. Sales are expected to be somewhat slow until after the first of the year. The weeds and brush on the lots will be bush-hogged further back from the streets later this year after the growing season has ended.

Phase V lots will be recorded with Metro after the first of the year and be ready for sale then.

### 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:

- Tennis Court Keys - Homeowners who want a key should complete a tennis Court Key Agreement form and mail it to Sentry Management. Sentry, in turn, will issue a numbered key and return it by mail including a copy of the form. If the key is lost, there will be a replacement charge of \$25.00. Forms are available on our website.
- Entrance Lighting – A contract has been awarded to have the entrance lighting repaired and upgraded. The lighting will run from Old Hickory Boulevard to the railroad trestle.
- Entrance Landscaping – Additional plants and trees will be added at the entrance. Many of the existing plants will be replaced with more hearty ones and with those that bloom all season. The Board is in process of having landscapers provide recommendations.

### HOA Committees

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

The Welcoming Committee would like to welcome our newest homeowners, Kris and Cindy Cantrell at 1029 Tabitha Lane.

### Reserve Picnic Area For Group Activities

Homeowners who would like to use the Gazebo/Picnic Area 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.

### Tennis Court Reminders

When you are finished playing tennis, be sure to:

- Release the tension on the net to increase the life.
- Turn off the tennis court lights.

### Annual Homeowner Picnic

The Picnic Committee is planning a homeowner picnic for Sunday, October 12, 2008 to be held at our picnic/play area. Mark your calendars and plan to attend. More information will be sent out prior to the picnic.

### Community Yard Sale

Our annual community yard sale is Saturday, October 4<sup>th</sup>. Those who wish to participate share in the cost of a classified ad and holds their own individual sale. About a dozen homes participated last year.

Goodwill will provide a temporary attended donation center during the sale for residents who wanted 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.

### Association Annual Meeting

The annual meeting of homeowners is scheduled for Thursday, November 13<sup>th</sup> 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.

### HOA Website

Our community website address is [clevelandhallhoa.com](http://clevelandhallhoa.com). Visit the site to obtain the latest information about Cleveland Hall. To be notified of current information by email, send your email address to [theboard@clevelandhallhoa.com](mailto:theboard@clevelandhallhoa.com).

### Vendor Referral List

Do you need a plumber, painter, or someone to repair your lawn mower? Check out our Referral List available on our website. This list provides vendors who your neighbors have used in the past and can recommend them to others. If you have someone you would like to recommend, send the information to [theboard@clevelandhallhoa.com](mailto:theboard@clevelandhallhoa.com).

### 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 Couple of reminders:

**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.

**Antennas** – Satellite dishes measuring two (2) feet or less in diameter shall be and hereby are permitted to be placed on the Lots if the same are screened from the view of neighboring Lots.