



The Cleveland Hall Gazette

Summer 2007

PUBLISHED FOR THE RESIDENTS OF CLEVELAND HALL ESTATES

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Update From The Developer

The construction of Phases IV and V is progressing well after some delays during the winter. The work should be completed in October and lots can be sold at that time. There are 3 unsold lots in Phase III and based upon inquiries the sales in the new phases should be good. I hope to have the amenity area opened around mid-fall.

If you have any questions or if I can be of assistance please give me a call at 300-7807.

Allen Bryan



Vendor Referral List

Most of us have used a business, contractors or individual to perform a service or repair around the house. This might include general repair and maintenance, house cleaning, tree removal, landscaping, painting, carpet cleaning, irrigation systems, etc.

A list of individuals and businesses used in the past who you can refer to your neighbors is being created. The list can include any trade or service you have used and can recommend.

The current list is on page 2 of this newsletter.

Send your list, including contact names and phone numbers to Linda Manzel at manzels@comcast.net.



Homeowners Association Turnover

The Cleveland Hall Homeowners Association is currently under the control of the developer. Plans are to turn over the association to the homeowners as of January 1, 2008.

This means that homeowners will be more involved in the association such as serving on the Board of Directors and committees. Also, homeowners will begin paying monthly assessments that will include expenses for management services, upkeep and maintenance of the common areas, liability insurance, street lights, and trash disposal, among other expenses.

The annual operating budget will be developed to determine the amount of monthly fees. Cleveland Hall will contain 170 lots when completed. Lot owners will pay one fee and lots with homes will pay a different fee which will include trash disposal.

More information will be sent to all owners as we get closer to the end of the year.

HOA Documents



When each of us purchased our lot or home in Cleveland Hall, we should have received a set of

Homeowner association docu-

ments including 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 any owner has not received these documents, or have misplaced them, contact Wilson Stewart.

Here are a few of the restrictions and guidelines we all should be aware of:

Architectural Standards. The ARC has exclusive jurisdiction over all original construction, modifications, additions and alterations on any portion of the properties. This means that all new construction must be approved before any excavation or construction takes place. An application form must be completed and submitted along with a copy of the construction plans and a proposed plot plan.

Parking. All automobiles shall be parked only in the garage or in the driveways. All other vehicles, campers, boats, trailers, etc. must be parked entirely in a garage or within a side or back yard totally screened from view. Vehicles should not be parked on the streets overnight.

Pets. Common household pets such as dogs and cats are not to exceed a total of four per household. Pets shall not be permitted to roam free. Whenever dogs are outside a lot, they shall be confined on a leash held by a responsible person.

Antennas. No exterior antennas, satellite dishes, etc. shall be al-

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lowed without prior permission of the ARC. However, satellite dishes less than two feet in diameter are permitted as long as they are screened from view of neighboring lots.

Guns. The discharge of firearms within the properties is prohibited, including "B-B" guns, pellet guns, and other firearms of all types.

Pools. No above-ground pools shall be erected.

Fences. No fences of any kind are permitted except as approved by the ARC.

Signs. Signs advertising lots or homes for sale are permitted to be placed on the respective lots. Otherwise, no sign of any kind shall be erected within the Properties without the written consent of the ARC.

Garbage cans. All garbage cans and other similar items shall be located or screened so as to be concealed from view of neighboring lots, streets and property adjacent to the lot, except on the prior evening to or scheduled day of trash pickup.

These are just a few of the provisions in our Association documents. All are intended for the mutual benefit of all homeowners in Cleveland Hall.



Resident Referral List

The following is a list of individuals and businesses used in the past and recommended by your neighbors:

HOUSEHOLD
Creskide Glass Company -

Window replacement, glass shelves
2605 A Fessey Park Road
Nashville, TN
463-2525
(Stephanie Duke)

Garrett Security Systems Inc.
- Installation & service central vacuum, home security systems & monitoring
Nashville, TN, 865-5758
White House, TN, 672-4868
(Robert Manzel)

Lee's Solar Technology - Window tinting
Kevin Lee
360-9944
(Stephanie Duke)

Nashville Maid Service
596-9127
(Celeste Frederick)

Randy Piper's Plumbing Service
125 Hogan's Branch Road
Goodlettsville, TN 37072
851-2294
Beeper: 201-8986
(Stephanie Duke)

Roofing
Don Kennedy Roofing
833-9393
(Debra Vogel)

Ed Martin Construction Co. - Reconstruction, remodeling and home repair
449-8568
(Debra Vogel)

Superior Sandblasting - Sandblasting, powder coating
Brett Hixson
885-4702
(Debra Vogel)

LAWN & LANDSCAPE
ACE Landscape & Lawn Maintenance
Barry Jamison
758-3877
cell 415-7060
(Stephanie Duke)

Needham's Nursery
Hwy 70 Mt. Juliet
754-7076

(Stephanie Duke)

Raymond Batey - Cleveland Hall common area maintenance
397-8366
(Allen Bryan)

The Lawn Ranger - Complete lawn care service
Wally Carson
826-1261
(Wilson Stewart)

Campbell Irrigation Inc. - Lawn sprinkler systems installation and service
David Campbell, Owner
822-9013 (Office)
533-3181 (Mobile)
(Wilson Stewart)

Send your list, including contact names and phone numbers to Linda Manzel at manzels@comcast.net.



Community Garage Sales Set For

October 6

Are you thinking about having a garage sale. About a dozen homeowners held ones in the past couple of years, and it has been very successful. We'll have another "Cleveland Hall Garage Sale" this year. Each resident holds their own sale on the same Saturday, and those who participate share the cost of a newspaper ad.

We're giving everyone plenty of time to set aside all those items you want to get rid of.

For more information and to have your sale included, contact Jo Baggett at 541-0107 or e-mail her at raybaggett@aol.com.