

Hearthstone Manor Newsletter

July 2020

Hello Neighbors!

Have you seen new neighbors moving in and renovating their homes? Have you seen Board members walking the property scouting maintenance and improvement needs? Or maybe you are still in hibernation mode and need an update on neighborhood activity?

Look no further than your Hearthstone Manor Newsletter published quarterly for answers to your questions, a recap of current activities in the neighborhood, and information about upcoming neighborhood events.



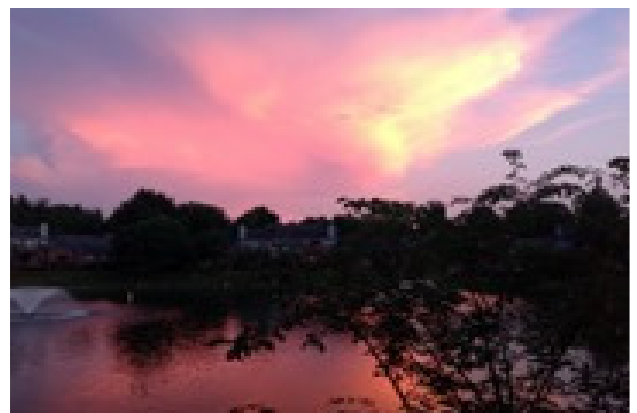
It is exciting to see renovations to homes throughout the neighborhood and to welcome new neighbors!



A great place to sit and chat with a neighbor.

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Gorgeous Sunset!



Special Assessment Update

At this year's annual homeowners meeting, a vote was held and approved to put in place an assessment of \$3,000 per home. The first \$1,000 is due by 12/31/20, the second \$1,000 is due by 12/31/2021, and the third \$1,000 is due by 12/31/2022. Thank you very much to the many homeowners that have paid the first \$1000 in advance and to those who have already paid the entire balance in full. This will enable the HOA to fund the reserves and in turn, work on special projects needed throughout the community such as drainage issues, painting, paving, lighting, etc. All 17 buildings have been evaluated for reserve spending allocation, and further planning will occur soon.

Paving Project: Phase 1 and Curb Repair Planned for This Summer

The HOA Board has approved Phase 1 of the paving project along with curb repair throughout the property. This work is scheduled to occur later this summer. Aaron's Asphalt has been awarded this job and we are very excited to get our roads back into great shape. Phase 1 includes paving the roads for that connect to units 101-141. Phase 2 will include the entrance road and the roads that connect units 200-224. Phase 3 will include the roads that connect units 225-246.



Tennis & Pickleball Courts

The tennis & pickleball courts have now been reopened. The new code to the lockbox is 2020. Please practice social distancing while using the courts and sanitize your hands before touching the lockbox, gate, or any equipment on the courts. Also please remember to release the tension on the tennis net after use.

Flowers & Landscaping

As you may have noticed, several volunteers have worked tirelessly to install new flowers, mulch, and pine straw throughout the community. Having this done by volunteers has saved the HOA a significant amount of money. Thank you to the incredible volunteers who dedicated their time working to make the landscaping more beautiful. The HOA will evaluate the funds available and consider doing further landscaping, seeding, and aeration this fall. Thank you to all of those who have volunteered to help make our community even more beautiful.



Hearthstone Manor Website

All meeting minutes, financial reports, governing documents, and other useful information relating to Hearthstone Manor is available for viewing on our website (HearthstoneManor.net). While most items can be viewed on the public side of the website, items such as minutes and financials can only be viewed by homeowners that register for full access. In order to access the private side of the website, please register by clicking on Registration under the Member Login tab.

A new HOA Handbook and a Maintenance Responsibility Chart have been posted on the website for the convenience of all homeowners. We highly encourage owners to take the time to read through these to better understand your responsibilities as a member of the Hearthstone Manor community.

www.HearthstoneManor.net



Call for Newsletter Information

All homeowners are welcome to send in information, announcements, pictures, or ideas for the quarterly Hearthstone Manor Newsletter by email to:

HearthstoneManorHOA@gmail.com

Communication

Hearthstone Manor has an email address that all communication should be sent to for the management company and the Board to review. If you have maintenance requests, concerns, questions, or suggestions for the management company and/or Board, please email HearthstoneManorHOA@gmail.com.

The management company, David Floyd & Associates, Inc., can also be contacted by calling **615-297-2824**. David Floyd & Associates, Inc.'s phone number is answered by a live person 24/7/365 and can be called at any time for emergencies or standard questions/requests. Owners may also contact the Board and management company by filling out the contact form on the Hearthstone Manor website (hearthstonemanor.net). We prefer to have as much communication as possible through email to create a paper trail and be as transparent as possible.

If you need to update your contact information, please send us an email at HearthstoneManorHOA@gmail.com.



What's Happening Now!

The large pond is being restored to its original 1985 state with the installation of a 3rd fountain. This fountain was salvaged and rebuilt as a community project and will have a minimal installation fee. The lights on the 3rd fountain will make the pond even more eye-catching to potential home buyers while helping to prevent the growth of algae in warmer temperatures. Thank you to Dr. Bob Erickson for taking the time to personally work on this project.

What's Happening Now... continued

Touch up painting has occurred on several garage doors throughout the community.

The vehicle bridge walls will be redone as a community project in the near future and the lighting will be replaced with new LED fixtures.

Tilapia and grass carp have been stocked into the large lake to assist in the algae control effort. Thank you to Dr. Bob Erickson for overseeing this.

The HOA will be installing LED light bulbs with dusk-to-dawn sensors in all lamps that remain on throughout the day (so they will only come on at night). All burnt-out light bulbs will also be replaced with LED bulbs.

The pest control contract with Cooks Pest Control has been cancelled as part of the cost containment project. With the previous contract, pest control service was only done when individual owners would call Cooks and request it. The HOA recommends that owners contact Cooks Pest Control for any pest control needs, and it is most effective (and less expensive) if all of the owners of a building have the exterior treated - there is very little that needs treated on the interior by doing this. Generally, there is a favorable discount to the owners in the building if they have the exterior treated at the same time. The HOA still has a termite control contract with Cooks Pest Control which will not be altered at this time.

The gutters throughout the community have been cleaned by Don Kennedy Roofing. Some roofing and gutter issues were discovered during the cleaning and will be addressed.

A mole eradication effort is underway and has proven successful thus far. This effort has saved the HOA a lot of money by not having to pay for professional critter control. Thank you to Dr. Bob Erickson for heading up this effort. The mulched area in your limited common area is a haven for moles. We encourage you to try methods of containment. If there is a mole issue near your home that you would like the HOA to try to help with, please email HearthstoneManorHOA@gmail.com.

Architectural Modifications:

Please remember that if you plan on making modifications to your deck, windows, doors, or any other external part of your home, you must submit an architectural modification request (an ARC) for approval and it must be approved in writing prior to beginning any work.

The form can be found on the Hearthstone Manor website (hearthstonemanor.net) by clicking on ARC Form under the Forms tab.

The ARC Form allows you to explain the proposed changes to your deck, home, and/or other limited common area. Pictures and drawings are always helpful.



Basic Information on deck modifications:

- For deck extensions, you can extend out to the point where the end of the current steps go down to the ground and the new stairs can be on the side.
- Be specific if you are planning on making changes to a second story deck.
- The only acceptable construction materials for decks is preserved wood.
- The currently accepted deck stain is Sherwin Williams “*Black Fox*.”
- Don’t forget that the upgraded staining of your deck to *Black Fox* should include painting the French or sliding door trim out to your deck so that it matches the deck color. Sherwin Williams “*Black Fox*” paint should be used for this.
- Any modifications to lights in the deck area or on the deck and any addition of or replacement of a ceiling type fan must be explained in detail and shown in pictures/drawings.
- You must indicate your grill placement clearly in your submission. If you are planning on using your natural gas grill, it must NOT be placed under your upper deck for two story units.
- **Propane gas grills and firepits are strictly prohibited.**



Important Reminders:

We have had some issues with brush & trash being left curbside by residents. While the Metro Government does offer roadside pickup of brush & trash in some areas, this service is not available at Hearthstone Manor. If you have brush or items to dispose of, please take them to the local dump or bag them & place in your trash can, but do not leave them on the curbside area.

Watering hoses need to be stored out of sight, and hose hangers are not permitted on the exterior of decks/buildings. Owners that frequently use watering hoses are encouraged to keep them in an attractive storage box on/beside their decks or inside of their garages. The small black expandable watering hoses may be stored in an attractive flower pot by your faucet.

We have noticed that there are some landscape beds that need attention. The HOA does not maintain the beds of individual owners, which typically lie between the unit and the sidewalk. These beds should be neat and clean in appearance and be attractive rather than detractive. Thank you to the vast majority of owners who have put in the effort to make their beds look beautiful. If you are not a gardener, grass is acceptable in the limited common area.



Financial Savings

The HOA is taking many measures to cut costs and save the HOA money. Hearthstone Manor has been running a deficit and was unable to properly fund the reserves over the recent years. This lack of reserves funding was the main reason for needing a special assessment. With the help of the special assessment, along with the cost cutting measures of the HOA, the reserves are now being funded and special projects will be able to occur that will fix issues and improve the appearance/value of the property. By having volunteers do much of the landscaping, pest control, lake maintenance, tree trimming, and other basic tasks, monies are saved on the yearly budget and are placed into the reserve fund.

Hearthstone Manor Volunteer Committees

Hearthstone Manor is blessed to have so many active volunteers in our community. By having volunteers willing to serve, we can maximize our resources and save \$\$\$ in the process. We greatly appreciate the fantastic work done by our volunteer committees. Below is a list of the committees the HOA has formed thus far. If you would like to join one of these committees, please reach out to us at:

HearthstoneManorHOA@gmail.com.

Flowers Committee	Board Liaison - Bob Maier
Seeding & Aerating Committee	Board Liaison - Bob Maier
Touch-Up Painting Committee	Board Liaison - Gary Armstrong
Architectural Review Committee	Board Liaison - Gary Armstrong
Welcome Committee	Board Liaison - Kim Vance

Your HOA Board

Kim Vance - *President*
Bob Erickson MD - *Vice President*
Bob Maier - *Treasurer*
Steve Miller - *Secretary*
Gary Armstrong - *Architectural Review Chair*

Thank you all for continuing to "Keep Hearthstone Manor Great!"

The Hearthstone Manor HOA Board