

Hearthstone Manor Newsletter

February 2021



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!

Welcome New Homeowners!

231- Marilyn Rashmir

224- Alice Carroll



A great place to chat with a neighbor.



Special Assessment Update

At the 2020 annual homeowners meeting, a vote was held and approved to put in place an assessment of \$3,000 per home. The first \$1,000 was 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. This will enable the HOA to fund the reserves and in turn, work on special projects needed throughout the community.

There is an early-payment option available for owners who are willing to pay by 2/28/2021. Owners may choose to pay \$950 rather than \$1,000 for this year's special assessment amount if the payment is made by 2/28/2021. If an owner wishes to pay \$2,000 towards the special assessment balance by 2/28/21, then only \$1,900 would need to be paid (as there will be a \$50 discount x 2). All payments should be mailed or delivered to David Floyd & Associates, Inc. 104 East Park Drive, Suite 320 Brentwood, TN 37027.

Thank you to those who have already paid the entire balance in full, as this will help the HOA complete projects earlier than anticipated.

Note: Owners that purchased their homes after January, 2020 do not need to pay the special assessment (as the entire assessment balance has to be paid in full at or before the time of closing).

Landscaping

Thank you to the volunteers who installed the fall flowers and headed up the project to install the boulders along the curbside of the entrance lane. The boulders were installed in an effort to deter large trucks from exiting through the entrance lane and thus running over the flower bed in the process (which has happened on multiple occasions in recent month).

The HOA also went through a competitive bidding process for the 2021 grounds care contract and has chosen Acer Landscape Services to be the grounds care company for Hearthstone Manor in 2021. We are pleased to inform you that the grass will return to being cut on a weekly basis in 2021 (rather than every other week as it was in 2020). The contract with Acer will begin effective 3/1/2021.

Gutter & Trim Painting Project has been completed!

The HOA was able to fully complete the gutter & trim painting project this year. The HOA obtained multiple competitive proposals for this project and was able to get the project finished for a fraction of the originally planned amount. This project was originally planned to be spread out over a few years for budgetary reasons, but savings from community volunteers and David Floyd & Associates, Inc. allowed the expenditure to occur sooner than anticipated.





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.

Important Reminders

Residents must keep their pets on leashes at all times when outside of their homes.

Pet waste must always be properly disposed of. Failure to properly dispose of pet waste will result in fines. Please be courteous of your neighbors and always pick up pet waste.

Watering hoses are not to be on hangers or coiled on the ground. Hoses may be stored in a dark colored container box, and flexible hoses may be stored in an attractive pot or container.

Guest parking areas throughout the community are meant to be used for guest parking. Residents are not permitted to park long-term in guest parking areas. Vehicle that are parked long-term in guest parking are subject to towing (with prior notice).

2020 Accomplishments

You may have noticed that several improvements occurred throughout the community in 2020. Some of these items are listed below:

- Installed grate in creek in front of pedestrian bridge (this will help keep the lake free of debris/trash)
- Completed Phase 1 of the Roads Project
- Added third fountain to lake (as the lake originally had three fountains)
- Made upgrades to the vehicle bridge (new paint, wood repair, and lighting)
- Revamped street-side lampposts at units 101-144
- Power washed curbs in front of units 101-144
- Made drainage system improvements
- Trimmed and removed trees in various locations
- Aerated and over-seeded turf in selected areas
- Power-washed several areas of siding
- Cleaned gutters
- Had small pond cleaned of sediment
- Added additional trees in selected areas
- Mulching and fall flowers installed by grounds committee
- Installed Flock Safety camera system at entrance



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 requests, concerns, questions, or suggestions for the HOA, 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 in order to create a paper trail and be as transparent as possible.

All Decks Need to be Stained "Black-Fox" by June, 2021.

Please remember that **all decks need to be stained "Black-Fox" by this June**. While most owners have already had their decks stained Black-Fox, there are several decks that still need to be stained. **Owners also need to paint the rear doorframes and door trim Black-Fox at the time that the decks are stained**. Black-Fox stain can be purchased at the Brentwood Sherwin-Williams. If you need a recommendation for a contractor to stain your deck and/or paint your doorframes and door trim, please send us an email at HearthstoneManorHOA@gmail.com.

Call for Newsletter Information

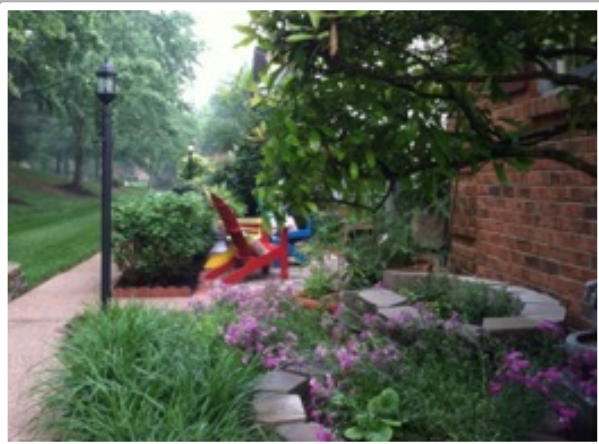
All homeowners are welcome to send in information, announcements, pictures, or ideas for the quarterly Hearthstone Manor Newsletter by emailing HearthstoneManorHOA@gmail.com.

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 ARC 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.



Your HOA Board

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

Thank you all for continuing to “Keep Hearthstone Manor Great!”

The Hearthstone Manor HOA Board