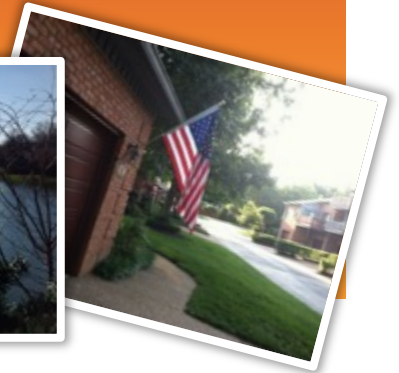


Hearthstone Manor Newsletter

June 2021



Hello Neighbors!

Have you seen new neighbors moving in and renovating their homes? Have you seen Board members or the property manager walking the property scouting maintenance and improvement needs? Look no further than your Hearthstone Manor Newsletter for answers to your questions, a recap of current activities in the neighborhood, and information about upcoming neighborhood happenings.



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

Welcome New Homeowners!

216- David & Bonnie Watson



A great place to chat with a neighbor.



Landscaping

Thank you to the volunteers who installed the Spring flowers and other beautiful plantings throughout the community!

Acer Landscape Services has begun servicing the community weekly. The HOA is aware of some issues with services and is working with Acer to continuously improve the services.

The shrubs throughout the community are scheduled to be trimmed next week. **If you do not want the shrubs at your home trimmed by Acer, please let the HOA know by emailing HearthstoneManorHOA@gmail.com no later than Monday, June 7th, 2021.** Please note that the shrub trimming will be all or nothing- if you notify the HOA that you do not want the shrubs at your home trimmed, none of the shrubs at your home (front or rear) will be trimmed.

The HOA has purchased a community seed-spreader that may be used by all homeowners (with permission). Additionally, the HOA may consider contributing to the cost of grass seed if a plan, cost estimate, and details are submitted prior to sowing the grass seed (on a case-by-case basis). Please email at HearthstoneManorHOA@gmail.com if you would like to use the seed spreader and/or request that the HOA participate in the expense for purchasing grass seed. *Note: Homeowners will be expected to pay for at least the first \$50 of grass seed purchased.*

All Decks Need to be Stained Black-Fox by June 30th, 2021.

Please remember that all decks need to be stained Black-Fox by June 30th, 2021.

Owners also need to paint all rear doors (going out onto decks) and rear door trim Black-Fox by June 30th, 2021.

Black-Fox stain & paint can be purchased at the Brentwood Sherwin-Williams. The proper finish for the stain and paint is satin.

NOTE: *Sherman Williams is currently experiencing a shortage of paint. If necessary, you may go to the Sherman Williams on Wilson Pike and obtain color matching details for another brand of paint/stain (such as Behr at Home Depot).*

REMEMBER: *The decks need to be stained, and the doors and door frames need to be painted. Decks should not be painted, and doors and door frames should not be stained.*

Failure to have your deck(s) stained by the June 30th, 2021 deadline will result in the HOA staining the deck(s) and billing your account at cost for doing so.

Phase 2 of the Roads Project is scheduled for this Summer!

The entrance road and streets connecting units 200-224 are scheduled to be repaved this summer (likely in late June or early July). Phase 1 (units 101-144) was completed last year, and Phase 3 (units 225-246) is scheduled to be completed next year. More information will be relayed prior to the start of Phase 2.

Architectural Modifications

Please remember that if you plan on making modifications to your deck, windows, doors, or any other external part of your home (including your limited-common area), 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.



Important Reminders

Garden 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 on decks.

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 one prior notice).

Pet waste must always be properly disposed of.

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

All meeting minutes, financial reports, governing documents, and other useful information relating to Hearthstone Manor are available for viewing at any time on the HOA's 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.

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 (such as road work, trim painting, lighting upgrades, addressing drainage issues, etc.).

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 would have been paid at closing).

Did You Know?...

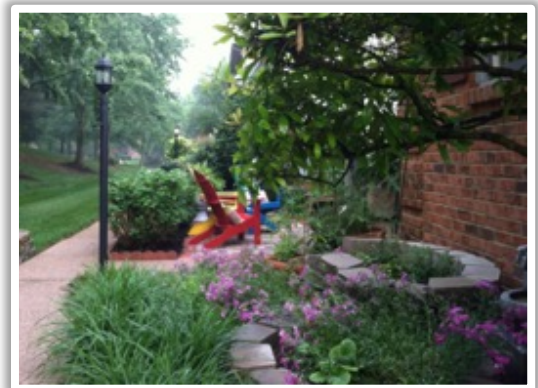
The HOA has two bank accounts- a reserve account and an operating account. The operating account is used for standard recurring operating expenses (such as paying for utilities, general maintenance, common repairs, landscaping, pond maintenance, etc.) The reserve account is used to fund special projects, major repairs, and items that only need to be addressed every so often (such as repaving roads, replacing roofs, painting buildings, fixing drainage issues, repairing sidewalks, replacing siding, etc.). The special assessment funds collected are being largely used to fund the reserve account that was previously drained after years of tapping into it for operating expenses. The HOA Board and management company assess the HOA's financial position continuously and strive to be fiscally responsible.

Hearthstone Manor is a Planned Unit Development (PUD) and not a Condominium Association. Our HOA is responsible for roads, sewers, and multiple other items that condominium associations are often not responsible for. We encourage you to familiarize yourself with what a PUD is so you can better understand our unique community.

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 for standard questions and 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.



Introduction of the Garden Tea Club

Mission Statement: To Beautify Hearthstone Manor and Build Relationships in the Community. See a weed, pull a weed; sowing seeds of happiness.

Goals: (at this point suggestions, additional suggestions are welcome).

1. To vote on “Yard of the Month”
2. Encourage fellow residents to make Hearthstone Manor look like a ‘Mini Cheekwood’
3. Encourage “Adopt a Spot” community common ground locations: planting flowers, weeding & watering
4. Share garden tips, seeds, and plant cuttings
5. Provide photos for the newsletters
6. Socials/Potlucks for the club members
7. Volunteer to plant/mulch/water in the community
8. Membership is free

Bylaws/Rules:

1. All Club members have a voice to vote on the yard of the month
 1. One vote per membership household
 2. Will review front/side/back yards, each home is set up differently
 3. Voting months will be April through December (seasonal Christmas decorations for December)
2. Monthly yard winners will be privileged with a “Yard of the Month” sign in their yard and bragging rights
 1. Residents can only win once every 12 months

Point of Contact: Helen Brown
(brownhl@comcast.net)

NOTE: This is not an HOA sponsored club. All Hearthstone Manor residents are welcome to join. The club is entirely voluntary.

Garden Tea Club Meet & Greet

When: Saturday, June 5th

Time: 10:00 AM

Where: Gazebo area, bring your chairs (hats, sunglasses, or a blanket)

Sign-up sheets will be available

Ice tea, water, ice, cups, napkins and homemade muffins will be available

Please RSVP by emailing Helen Brown at brownhl@comcast.net with your name and unit #).

If you have a favorite muffin or breakfast item and would like to share, that would be awesome! Please let Helen know so she can plan for the appropriate food space. If you would like to help in any way, please let Helen know.



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