

Hearthstone Manor HOA
2022 Annual Homeowners Meeting

March 16, 2022 6:30 PM

Zoom Video Conference

Thank You Board Members!

- Gary Armstrong
- Helen Brown
- Bob Erickson
- Steve Miller
- Steve Speake

Election of Board Members

- The official election ballots will be distributed to all homeowners via email after the annual homeowners meeting.
- Homeowners may cast their ballot for the candidates of their choosing. Only one (1) ballot per residence may be submitted.
- Completed ballots can be submitted via email to ballots@dfloydassoc.com (this can be done by taking a picture of the ballot with a cell phone, scanning the ballot, or completing the ballot digitally), via fax to 615-297-2824, or via mail to Hearthstone Manor HOA c/o David Floyd & Associates, Inc. 104 East Park Drive, Suite 320, Brentwood, TN 37027.

Board Candidates

- Helen Brown (234)
- John Garrett (229)
- Steve Speake (144)

2020-2021 Accomplishments

- Improved lighting in selected areas
- Completed major drainage improvements at units 210-216 and 231-236
- Installed custom-fabricated grate under pedestrian bridge to catch debris in creek
- Painted vehicle bridge rails
- Completed phases 1 and 2 of roads project
- Performed community-wide tree trimming and removal
- Replaced light fixtures on vehicle bridge

2020-2021 Accomplishments (continued)

- Added third fountain to lake (lake originally had three fountains)
- Installed Flock Safety license plate reader camera at entrance
- Added boulders at entrance flower bed to prevent vehicles from damaging bed
- Planted several new trees
- Painted wooden trim and gutters on all units
- Pressure washed siding as needed
- Had excess sediment vacuumed out of creek and small pond

2020-2021 Accomplishments (continued)

- Returned to having weekly grounds care services during mowing season in 2021
- Planted grass across the road from units 101-114 (this will keep the HOA from having to mulch this area annually)
- Hired professional lake maintenance company (Jones Fish) in 2021
- Completed sidewalk repairs at multiple units
- Collected \$4,955 in working capital & transfer fees for the HOA in 2020-2021 (new income)

2022 Goals

- Install five new trees (completed)
- Hire new grounds care company (completed)
- Install sod alongside creek banks (completed)
- Repair tennis court lighting
- Replace all mailboxes
- Complete final phase of roads project
- Make additional drainage improvements
- Repair stone wall alongside OHB
- Pressure wash and stain the wooden perimeter fence
- And more...

Hearthstone Manor HOA Website

- The HOA has a website that contains items such as budgets, financial reports, meeting minutes, the governing documents, the HOA handbook, policies & procedures, FAQs, etc. The website address is HearthstoneManor.net.
- The website has a private side and a public side. Homeowners may register for full-access in order to view private information.

Proposed Amendments to the Governing Documents

- The HOA will be pursuing the passage of amendments to the governing documents in the near future.
- The main goal of the proposed amendments is to clarify maintenance responsibilities and modernize HOA procedures.
- In order for the proposed amendments to become effective, at least 67% of all owners must vote in favor of the proposed amendments. The vote for passing the proposed amendments will be held via absentee ballot.

Adjournment

If you have any questions or requests, please email us at HearthstoneManorHOA@gmail.com or call 615-297-2824.

Thank you!