



Cleveland Hall Homeowners Association, Inc.

Old Hickory, Tennessee

Summer Newsletter

July, 2008

From the Developer

The lot sales in Cleveland Hall have been slow in 2008 even though I have had regular calls regarding lot purchases. So far this year there have been four lot sales in Phase IV. Considering the current economic conditions, Cleveland Hall is in good shape with 7 houses listed for sale on MLS.

At this time I have contracted to have the fencing installed along the common lines with Hopewell and Hermitage Golf Course. I have also contracted to have the irrigation system installed in the amenity area at which time we will also seed and straw that area. In October the trees and other landscaping will be planted and the grass repaired and reseeded.

I hope everyone will enjoy the amenity area and its facilities as we complete it. If you have any questions or if I can be of assistance please give me a call.

Allen Bryan

From the Board

We are now into six months of our fiscal year since the Homeowners Association was turned over to the homeowners as of January 1st. Your board members have been meeting monthly reviewing the operation with the property manager representative from Sentry Management.

We had a bumpy start with the monthly assessments. As a convenience to homeowners, we included the monthly trash disposal fee from Hudgins with our homeowner assessment. Sentry pointed out that our Covenants specified that all lots and homes be assessed equally. Since lots didn't pay for trash disposal, their fee was less than homes. By the end of the first quarter, the fees had been adjusted to an equal amount and Hudgins began invoicing each homeowner.

Tennis Court

The tennis court is being used quite a bit. It's also being used by kids skateboarding and roller blading. Sentry Management recommended that a door knob lock be installed with non-duplicating keys issued to homeowners who request them. To save money, the Board decided to install a combination lock and provide the combination to those homeowners who want to use the court. It lasted a day until someone cut off the lock.

A door knob lock will be installed the week of July 7th. Those homeowners who want a key should sign the enclosed agreement form and mail it to Sentry Management. Sentry, in turn, will issue a numbered key and return it by mail including a copy of the form. If the key is lost, there will be a replacement charge of \$25.00.

HOA Committees

Six committees have been appointed by the Board. Enclosed is a description of the committee responsibilities. Additional volunteers are needed for the Grounds Committee and the Communications Committee. Anyone interested in serving should submit a Committee Volunteer Sign-Up form enclosed and also available on our website.

Annual Homeowner Picnic

The Social Committee is planning our annual homeowner picnic for Sunday, October 12, 2008 and will be held at our new Cleveland Hall Park. Mark your calendars and plan to attend. More information will be sent out prior to the picnic.

Ladies Coffee

We would like to thank Anne Pomeroy for opening her home for the Cleveland Hall Ladies Coffee on May 14th. The food was delicious, and the opportunity to visit with neighbors was even more enjoyable.

Mark your calendars for the next Cleveland Hall Ladies Coffee!! Instead of a morning coffee time, there will be an evening covered dish get together on Tuesday, August 19, 2008, at 6:30 p.m., and will be hosted by Judith Barrom and Jane Walkush at the home of Jane Walkush at 1649 Stokley Lane. Jane and Judith are providing meat and drinks, and are asking for those attending to bring a covered dish or dessert. As always, they are asking for donations of toiletry and baby items to be donated to Second Harvest Foodbank in Donelson.

Community Yard Sale

Our annual community yard sale is Saturday, October 4th. Those who wish to participate share in the cost of a classified ad and holds their own individual sale. About a dozen homes participated last year.

Mailbox Number Plates

When your mailbox numbers need replacing, call Cam Mullins with Nashville Sign Company located in Hendersonville. His number is 826-2002. Cam can provide two sets of numbers to match your existing ones. You can pick them up at their shop at 100 Taylor Industrial Blvd., or Cam can mail them to you.

HOA Website

Our community website address is clevelandhallhoa.com. Visit the site to obtain the latest information about Cleveland Hall. To be notified of current information by email, send your email address to theboard@clevelandhallhoa.com.

Rules and Regulations Reminders

The Cleveland Hall Homeowners Association is governed by Bylaws and Declaration of Covenants, Conditions and Restrictions. Anyone who doesn't have a set of these documents should contact Sentry Management. Also, a set of documents and amendments are available on our website. To report a violation of the CC&R, call Sentry at 269-7016 Ext 208. The following are a few reminders:

Speed Limit – We have new families with children moving into Cleveland Hall. Its summertime and school is out. This means kids are out playing. Please keep your speed to no more than 30 mph.

Pets – Be courteous to your neighbors by keeping your pets on a leash while they are outside. Dog owners are responsible for cleanup and disposal of their pet waste. Do not let dogs and cats run loose. Adhere to Metro leash law.

Parking – Vehicles are to be parked in garages or driveways and not left on the street overnight.

HOA Committees

The Cleveland Hall Homeowners Association Bylaws authorizes the Board of Directors to appoint an Architectural Review Committee, and other committees as deemed appropriate in carrying out the roles and responsibilities of the homeowners association. At this time the Board has established these additional standing committees: Communications, Finance, Grounds, Social, and Welcoming. Ad hoc and other committees may be appointed from time to time as needs of the Association require.

The size of committees will be determined by the chairpersons, with the exception of the ARC, which is limited to five voting members by the Declaration of Covenants, Conditions and Restrictions. However, the Board recommends that committees normally seek to have at least five to seven members to allow for training, unexpected turnover and absence of members at specific meetings.

With the exception of the Architectural Review Committee, the general purpose of the committees is to advise the Board of Directors concerning matters under the committees' jurisdiction. There are exceptions to this general rule. For example, the Communications Committee publishes the newsletter and neighborhood directory, among other responsibilities, and the Social Committee organizes the annual homeowner picnic. On the other hand, examples where the committees are advisory are budget recommendations (Finance), and selection of grounds maintenance contractors (Grounds Committee).

All committees are required to provide a monthly activity report to the Board for their review.

Architectural Review Committee

Article X, Section 1. of the Declaration of Covenants, Conditions and Restrictions describe the definition and responsibilities of the ARC.

Communications Committee

The function of the Communications Committee, reporting to the Board of Directors, shall be to enhance communication with and among residents and members of the Association. The Committee will be responsible for publishing newsletters, operating the HOA website, and publishing the Homeowner Directory. In addition, other functions compatible with this charter may be assigned from time to time.

Finance Committee

The Finance Committee shall advise the Board on financial matters of the HOA. Specifically, the Committee shall:

1. Work with the Property Manager to develop an annual budget for Board approval, taking into consideration contractual obligations of the Association, input from the various committees and Property Manager, known requirements of the Association and direction from the Board. The Committee has the authority to thoroughly review recommendations made to it and to make decisions that will allow the Association to live within its means and balance the budget.
2. With the authority implicit in the above, recommend the amount of the annual assessment that property owner must pay. Should special assessments seem to be a possibility, the Committee should work with the Property Manager to develop specific recommendations.

3. Review each month's financial statements and advise the Property Manager of errors or problems noted.
4. Ensure that the Board's collection policy is properly implemented.
5. Review the annual audit of the Associations financial records and advise the Board of any problems noted in the audit, including corrective actions that should be taken.
6. Maintain oversight of the Association's Reserve funds to ensure that they are properly maintained and allocated and that necessary changes are recommended.

Grounds Committee

The Grounds Committee shall have responsibility for oversight of the maintenance and improvement of all common areas maintained by the HOA, including landscaped areas, and shall advise the Board on matters relating to the HOA's responsibility for arranging landscape maintenance services where such service is provided by the HOA. Specifically, the Committee shall:

1. Working with the Property Manager, recommend the selection and participate in the oversight of a contractor to maintain all of the HOA's landscaped areas;
2. Maintain oversight of the condition and maintenance of other HOA property, including but not limited to signs, lights, fences, monuments and other equipment,;
3. Working with the Property Manager, advise the Finance Committee and Board of financial needs to properly maintain HOA property.
4. Maintain oversight of the cost and quality of service being rendered by the contractor selected to maintain the common areas and make appropriate recommendations to the Board.

Social Committee

The Social Committee has responsibility for those activities that tend to enhance the quality of life in the community by improving communications, providing recreation and providing opportunities for improving both the immediate and outside community. The Committee will sponsor the annual picnic and functions that contribute to the esprit of the community.

Welcoming Committee

The Welcoming Committee makes up welcome packets containing such items as local business discount coupons, theater tickets, free merchandise coupons, etc. and deliver them to new homeowners to welcome them to the community.

Committee Chairpersons

Architectural Review Committee – John Davis

Communications Committee – Sandy Ford

Grounds Committee – Debra Vogel

Finance Committee – Rudy Lahoud

Social Committee – Muriel Taylor

Welcoming Committee – Carolyn Stewart

CLEVELAND HALL HOMEOWNERS' ASSOCIATION

COMMITTEE VOLUNTEER SIGN-UP

Indicate your interest in serving on one or more of the committees listed below by writing your name on the line under the committee name. Return the form to Sentry Management or a member of the Board.

ARCHITECTURAL REVIEW (Review and approve new home construction plans and additions to existing homes according to the ARC Guidelines.)

COMMUNICATIONS (Help write articles for homeowner newsletters.)

FINANCE (Provide input to the Treasurer on finances and budget of the Association.)

GROUNDS & LANDSCAPING (Advise the Board on matters relating to the HOA's responsibility for landscape maintenance services where such service is provided by the HOA.)

SOCIAL (Help plan homeowner social events such as an annual picnic, etc.)

WELCOMING (Collect items for a welcome packet, deliver packets to new homeowners, etc.)



Cleveland Hall Homeowners Association, Inc.

Old Hickory, Tennessee

AGREEMENT

TENNIS COURT KEY

Date _____

By signing this agreement, I acknowledge receiving key # _____ and have read the Tennis Court Rules for Cleveland Hall.

I understand that, if this key is lost, a replacement cost of TWENTY-FIVE DOLLARS (\$25.00) will be due and payable to Cleveland Hall Homeowners Association, Inc.

I, the undersigned, understand this agreement and agree to abide by the provisions herein, including the Tennis Court Rules.

HOMEOWNER NAME

STREET ADDRESS

Sentry Management, Inc.
4219 Hillsboro Pike, Suite 300
Nashville TN 37215-3332
615-269-7016