

Mooreland Estates HOA bi-weekly email as of July 10, 2006

www.neighborhoodlink.com/bwood/moorelandestates/

In an effort to keep members and residents apprised of the events of Mooreland Estates HOA, here are some items of interest. Please forward to anyone here who you think may like to receive this information. If you received this email from someone and would like to receive future ones directly, please email me at gmizell@comcast.net and I will add you to the email distribution list.

Entrance Sign on Mooreland Blvd @ Moore's Lane

The front entrance sign has been replaced and reinforced. Mooreland II is participating with us in the cost of replacement based on number of homes in each HOA. Both columns have been reinforced to the point where the next car / truck that hits either column will not be able to leave the scene!!!

HOA cookout / pot luck @ Clubhouse

There was an HOA cookout at the clubhouse patio on July 8 and about 60 people attended. There was a lot of food and it was VERY good (first hand experience). If you were unable to attend, you should make every attempt to be at the next one.

There have been some requests for recipes of the food shared at the potluck. If you are willing to share your recipe with others, please email it to Amy Mizell at amizell@comcast.net and she will collect them and distribute them to everyone who requests them.

On a personal note, I want to express my appreciation to all who helped raise the \$\$ for the clubhouse renovation. I am sure seeing me in the dunking booth never figured into the amount or frequency of your donation.....

Water Shutoff – July 11

Mallory Valley Utility District will be testing our meter from 10 AM to 2 PM on Tuesday, July 11. Water service will be unavailable during this time.

Committees update

The Association has a number of committees available for homeowners to participate in the daily management of our neighborhood. The active committees and their purpose are:

- i. Management Contract Review Committee – This committee is in charge of reviewing our existing management contract, recommending revisions to the contract language, establishing contract specifications and participating in the bidding process for a new management

- committee when the current contract expires. There are seven members of this committee and Glenn Mizell chairs it.
- ii. Communication – This committee oversees the production of the HOA quarterly newsletter, coordinates updates to the HOA message board, and utilizes the street captains to facilitate communication throughout the neighborhood. There are twelve members of this committee and Tricia Watkins chairs it.
 - iii. Landscaping – This committee is charged with developing and implementing a cohesive plan for tree removal, tree replacement, and general landscaping in the HOA common area. There are nine people on this committee and Kathy Knox chairs it.
 - iv. Governing Documents – This committee is charged with reviewing and recommending updates / amendments for the HOA membership to consider. Our governing documents were written in 1976 and remain largely unchanged. They are in dire need of updating. There are seven members on this committee and Myrte Veach chairs it.
 - v. Street – This committee is charged with developing a cohesive plan for street maintenance and to develop a strategy for transferring street maintenance to the City of Brentwood. There are six people on this committee and Dick Bray chairs it.
 - vi. Five Year Capital Plan – This committee is in charge of developing and updating annually our HOA's five-year capital plan. They develop the priorities for asset maintenance / replacement and recommend methods of funding. There are six people on this committee and Rob Walker chairs it.
 - vii. Social – This committee is in charge of planning and hosting social events for the Association, such as potluck dinners and block parties. There are two people on this committee and Terri Dixon chairs it.
 - viii. Clubhouse Interior Renovation – This committee is in charge of identifying the areas of the clubhouse that need to be updated and to recommend priorities for updating. There are four people on this committee and Amy Mizell chairs it.
 - ix. Pool and Playground – Responsibilities are to monitor the condition of the pool, pool deck, pool fencing, exterior lighting, playground, etc. There are three people on this committee and Jim Proctor chairs it.

If you would consider working on any of these committees, please let me know at gmizell@comcast.net.

Outstanding Accounts Receivable

Over \$6,000 was collected against the 8 largest accounts receivables with one account being collected in full via foreclosure in May. Our attorney has indicated that of the remaining seven largest accounts, one account is making payments on an approved plan while the HOA will be pursuing foreclosure against the remaining six largest accounts. Liens are being filed against all other accounts outstanding, regardless of size/amount. The Board is committed to collecting all outstanding accounts receivable by the end of the summer.

If you are concerned you may have an outstanding amount due to the Association, it would be advisable to contact Westwood Management at 794-1411 to request a copy of your account balance. Should the HOA file a lien against your property for

outstanding fees, it will ultimately cost you more in attorney's fees and courts costs than the original amount due.

Chipper Service Schedule

The next, regularly scheduled service from the City's Chipper Service for MEHOA is the week of July 31-August 6. Please do not put limbs on the chipper pile until that week in accordance with the HOA's agreement with the Public Works department. Also, all shrubs should be cut up and placed in the Thursday trash collection, not on the chipper pile. The chipper pile is for tree limbs ONLY. Violation of this policy could result in the City deciding not to provide chipper service to Mooreland Estates.

If you notice anyone placing limbs at the chipper location and you do not recognize them, please take a moment to ask them where they live. If they do not live in Mooreland Estates, kindly ask them to take the limbs elsewhere. If they do not comply, please get their license plate number and email it to me. I will turn it over to the City for their action.

Swimming Pool – The hours for the swimming pool are 9 Am – 10 PM each day. The pool rules say that guests should be limited to a maximum of 2 per child and 4 per adult. However, if the pool is crowded, please refrain from inviting guests to the pool so those who live here can enjoy the facility. ***FURTHER, PLEASE ASK ANY UNATTENDED GUEST TO LEAVE THE POOL IMMEDIATELY!*** Over the past three years, there has been an increasing amount of vandalism at the pool. We need to ensure the pool is available for the enjoyment of those who pay for it.

We are already going to be forced to close the pool for up to one week this year to complete a repair to the pool fill line that is damaged.

Painting update

Sharpton Painting has been awarded the contract for painting of the units in Phase I and Phase II. The units to be painted are: Clearfield Drive, Flowerwood Court, Sunberry Court, Vineland Drive, Volunteer Court, Old Fowlkes Drive, 7000-7006 Tartan Drive, and Rosewood Court. If you live on these streets and have not returned your color chart to Westwood Management, please do so immediately. If you do not choose a color, your unit will be painted with one of the approved colors that most closely match your current color. Painting will begin on or around August 1.

Vineland Court Fire update

The contract for demolition was awarded by the HOA to East Lake Contractors. The contractors for removing the asbestos are on site now. Please refrain from entering the area inside the red tape/rope.

Mooreland Estates HOA website

The HOA's website is www.neighborhoodlink.com/bwood/moorelandestates/. The website contains many important documents for your review. The HOA's Governing Documents, HOA Board meeting minutes, HOA financials and the HOA most recent audit document are stored on the website. The website is not fancy but it is free to the HOA and its members.