

Mooreland Estates HOA bi-weekly email as of May 22, 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 direct your request to gmizell@comcast.net and I will add you to the email distribution list.

Keep Dogs on a Leash when Outside

On occasion, the Williamson County Animal Control Officer has been contacted when a loose dog is noticed at Mooreland Estates I. When the Officer responds, his primary concern is to get the animal to its owner and generally only takes action if the rightful owner cannot be contacted. It is Tennessee State law (TCA 44-8-408) that dog owners are to make sure their dog(s) are confined to their property or on a leash under control of a person. If your dog is running at large (RAL) you are legally responsible for any damages the animal does whether it is to a person, property or other animal through civil action. In addition, you could receive a citation with a minimum fine of \$130.

Most Mooreland Estates I dog owners keep their dogs on a leash and take care of the dogs' sanitary needs by using bags or other means. However, too frequently dogs are seen running off leash with the owner some distance away and the pets sanitation needs are placed in the nearest neighbors' yard. These incidents may sometimes be dogs/owners from persons outside of the community. It is also a good neighbor practice to clean up after your dog. When an unknown dog is running at large, you may contact the Williamson County animal control dispatcher at 790-5759 or 599-0450.

If you have a problem with stray cats in the area, I would suggest a call to Animal Control might be appropriate.

Entrance Sign on Mooreland Blvd @ Moore's Lane

Sometime between 8 PM Thursday and 6 AM Friday, considerable damage was done to the entrance sign on Mooreland Blvd. We are in the process of checking with the City of Brentwood Police about a report, but if anyone saw what happened, please let the HOA's Property Manager or Brentwood Police know. Without insurance proceeds to cover the cost of repair/replacement, the entrance sign may have to be removed and not replaced.

Tartan Drive Parking and Traffic Enforcement

The City Commission approved the HOA's petition to the City to have parking and traffic enforcement on Tartan Drive on April 24, 2006. This affects Tartan Drive only but is a benefit to the entire HOA since we all use Tartan Drive. If you see someone

speeding or parking on Tartan Drive, you can contact Brentwood Police Department to report the violation. The Brentwood Police Department can be reached at 371-0160.

Chipper Service Schedule

The next, regularly scheduled service from the City's Chipper Service for MEHOA is the week of June 12-16. Please do not put limbs on the chipper pile until June 5 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.**

Landscape Committee Work at the Front Entrance

The Landscape Committee had an HOA workday on Saturday, May 13 at the front HOA entrance. Please be sure to thank each one when you see them for their hard work to improve the HOA's appearance.

Clubhouse HOA Social postponed until Summer

Due to scheduling conflicts, the HOA Social / Pot Luck Dinner planned for the end of May has been postponed until summer. Contact Terri Dixon at 661-4001 if you are interested in helping with the Social.

New Committee – Clubhouse Interior Improvements

At the May 2006 Board Meeting, a new committee was formed to investigate ways to improve the interior of the clubhouse. Contact Amy Mizell at amizell@comcast.net if you would like to help determine what can be done to update the interior of the clubhouse or if you have suggestions.

Swimming Pool opened on schedule May 13th. Promptly thereafter, the temperature bottomed out so there has been little opportunity for pool fun thus far this season. However, as summer gets closer, let's be mindful that the pool is for HOA members, residents, and guests. Please be considerate of others who are enjoying the pool with you.

Roofs Replacements

The first group of 10 roofs has been bid and work will begin soon. The roof replacements were awarded to Willis Roofing / Maintenance Unlimited and Don Kennedy Roofing Company. A second group of 8 roofs have been approved as well. Where these are finished, a total of 35 roofs will have been replaced in the past two years.

Painting update

The current plan is for painting to begin in May, but a firm contract price has not been awarded as of this writing. The initial bids were between \$50,000 and \$65,000 OVER the BUDGET of \$80,000 and additional bids are being solicited. If the bids remain over budget, the HOA Board will have to re-evaluate the painting plan for 2006. Units in Phase I and II are scheduled to be painted this year but that is contingent on funding. If no other viable bids are received, an adjustment in the painting plan will be required.

Vineland Court Fire update

The Insurance Company has awarded the job for demolition of the four units destroyed by the fire in January. The units had to be inspected for asbestos to determine if special handling of debris is required. A small amount of asbestos was found in the kitchen area. We remain hopeful the demolition will begin by May 24, if not sooner. After demolition, the process of rebuilding can begin in earnest.

Committees update

The Association has a number of committees available for homeowners to participate in the daily management of our neighborhood. The active committees are Landscaping, Governing Documents, Five Year Capital Plan, Social, and Streets. If you would consider working on any of these committees, please let me know at gmizell@comcast.net. Thanks to all who responded to the last email newsletter indicating your willingness to serve on committees.

Change in Mooreland Estates Recycling Program

Our recycle vendor has recently informed us they will no longer be accepting glass for recycle. While they had collected glass containers in the beginning when the trailer was in the neighborhood and homeowners may feel they receive reduced service level, the vendor is not accepting glass from anyone. The vendor was encountering issues with recycling glass and increased worker compensation claims due to the people who sort it getting cuts. The revenue benefits of the glass recycle did not outweigh the cost of the worker compensation claims.

Since the overall objective of the recycling is to both aid the environment and allow the vendor to offset costs via recycle (with the side benefit to the HOA of reducing overall trash collection expense) the decision was made by the vendor to no longer accept glass for recycle.

Glass and Cardboard will have to be taken to the Williamson County Recycle Center located on Wilson Pike near the fire station. Publix grocery stores accept Styrofoam and Plastic Bags for recycling.

The Mooreland Estates Recycle Trailer will continue to accept Paper, Aluminum, and Plastic.

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.