

Mooreland Estates HOA bi-weekly email as of June 5, 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.

Keep Dogs on a Leash when Outside

Please clean up after your pet and please do not let your pet disturb shrubs or flowers that other members have planter.

If you have a problem with stray cats or dogs off the leash in the area, I would suggest a call to Animal Control might be appropriate (599-0450).

Entrance Sign on Mooreland Blvd @ Moore's Lane

There was no police report of the incident that destroyed the entrance sign off Moore's Lane. The sign cannot be repaired, it will have to be rebuilt or replaced. We are in the process of gathering pricing for rebuild / replacement. Mooreland II has indicated a desire to share in the cost of replacement, should the price not be excessive. We hope to have more information on this at the next Board meeting on June 20.

2005 Financial Audit

The auditor has released the HOA's 2005 Financial Audit and it is posted on the HOA's website for everyone's review.

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 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.**

Clubhouse HOA Social

Due to scheduling conflicts, the HOA Social / Pot Luck Dinner planned for the end of May has been postponed until later this month. 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. Thanks to those who have volunteered to work on this committee.

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 which is damaged.

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 7 roofs have been approved as well. Where these are finished, a total of 35 roofs will have been replaced in the past two years. Over \$56,000 has been committed to roof replacements for this year.

Painting update

The current plan was 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 very soon, if not sooner. After demolition, the process of rebuilding can begin in earnest. We are in the process of contracting with an architect to develop the plans for reconstruction.

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. Part of the proceeds from this location support the public schools Mooreland Estates is zoned for. 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.