

Mooreland Estates HOA bi-weekly email as of June 23, 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 will be replaced and reinforced. Mooreland II will be participating with us in the cost of replacement. The contractor assigned to the project is BK Masonry and we hope they can complete the job within 3 weeks.

HOA cookout @ Clubhouse

There will be an HOA cookout at the clubhouse patio on July 8 so please make plans to participate. We hope to enjoy an afternoon of good food, rekindle old friendships and make new ones! Terri Dixon is in charge of planning this event so be looking for more information.

Do you know where your water shutoff is?

As many of us already know, when you have an issue with your plumbing, the first thing you look for is the water shutoff. For Phase I and II, the water shutoffs are usually located under the front door. However, for homeowners in Phase III, finding the water shutoff has proven to be more of a challenge. If you do not know where the water shutoff for your unit is, your chance is coming soon. The HOA will be planning a water shut off period during one day to allow those homeowners who choose to install a shut off to do so. If you have any questions on this, contact Dick Bray at dickbray@bellsouth.net

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 3-9. 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

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 contract for demolition was awarded by the HOA to East Lake Contractors. Unfortunately, the permits for demolition are being held up by the State of Tennessee pending a survey by their inspectors. We remain hopeful the demolition will begin very soon, if not sooner. After demolition, the process of rebuilding can begin in earnest. We are currently negotiating with an architect to develop the plans for reconstruction.

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.