

Newsletter Background

This Newsletter was prepared by the Smith Springs Townhomes Association Board of Directors. The topics selected represent issues and questions brought to our attention by homeowners, calls to the property management firm, and items we believe to be important to you. If you have suggestions for future newsletter content, contact the property management firm at:

Paragon Management Group, Inc.

845 Bell Road, Suite 202

Antioch, TN 37013-2114

Phone: (615) 731-4767

Fax: (615) 731-4765

Email: info@paragonmanagementgroup.org

Board of Directors

Jim Erickson-President-Unit 76

JoAnne Scaife-Vice President-Unit 84

Mary Murphy-Secretary-Unit 90

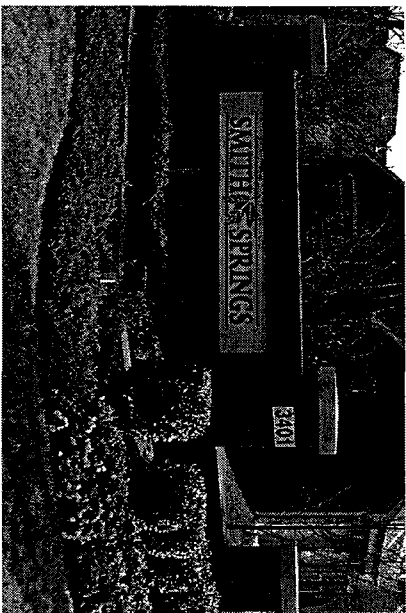
Linda Bradford-Treasurer-Unit 67

Lauren Brown-Assistant Secretary-Unit 45

Randy Oxley-Alternate

Charles Warner-Alternate

Smith Springs Townhomes Association



Winter 2007 Newsletter

Smith Springs Townhomes Association
Winter 2007 Newsletter
c/o Paragon Management Group, Inc.
845 Bell Road, Suite 210
Antioch, TN 37013-2114

Board Of Directors

Welcome to our new Board Members: Lauren Brown, JoAnne Scaife and Linda Bradford!

Meeting Notice

The Board of Director's has scheduled a meeting with all homeowner's on **Thursday, March 22, 2007** to be held at **Lakeshore Christian at 6:30 p.m.**

Please mark your calendar to attend.

Lawn care/Landscape

LSI has been making numerous repairs to the landscape of Smith Springs. Your Board and Paragon worked with Regent Homes regarding the landscape repairs. Regent Homes provided the funding for these repairs.

Exterior Improvements

The Board of Director's studied the placement of the additional speed hump and a decision was made to place it near the Smith Springs Road entrance. It could not be installed at the entrance due to safety issues.

The Board and Paragon are researching installation of an additional streetlight in the vicinity of unit 120 for safety and insurance purposes.

Bateman Gutter Cleaning did an excellent job cleaning all the gutters in January. Clean gutters will protect the integrity of the building structure.

Trash Carts

Except on collection day, carts are to be kept out of site, either in your garage or at the back of your unit.



Exterior Alterations

Please be aware that any alterations/additions to the exterior of a unit requires prior approval, i.e., storm doors, fences, satellite dishes, flags, changes to landscaping, etc. An approved Architectural Review Committee request must be on file for all changes.

Maintenance Fees

The attorney has taken necessary legal action to protect the assets of the HOA, including placing liens on delinquent units and filing suit against homeowners.

Currently there are 36 accounts more than 30 days delinquent.

Maintenance fees are necessary for the upkeep and preservation of your neighborhood, including lawn care, insurance, maintenance of the common areas (gutters, roofing, entrance lighting, etc.).

Maintenance fees of \$71 are due the 1st calendar day of each month. Late fees are assessed for payments not received timely.

Automatic bank draft is available at no extra charge. If you would like to enroll in this service we will provide the necessary application.

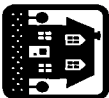
Skate Boards/Roller Blades/Skates



Warmer weather is on the way and we would like to remind all homeowners that skateboards, roller blades, and skates on the sidewalk and in the street is a violation of the governing documents.

On September 18, 2004, the Homeowners Association adopted a resolution **banning** skateboards, skates or roller blades on the sidewalks, streets, parking areas or any other paved or concrete surface, with the exception of an individual unit driveway and private walkway with the unit owner's permission.

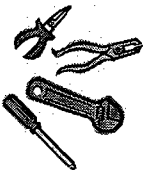
The governing documents for the Association provide for the assessment of fines for violations of this Resolution. The Association is authorized to act on any complaints received from neighbors concerning activities that disturb the peace, safety, comfort or serenity of the occupants of surrounding property.



Welcome to all our new Homeowners!

Maintenance Responsibilities

Homeowners often have questions about repairs that are covered by the Association. Below is a brief list that we hope will be helpful to you.



	Homeowner	Association
Air conditioner	X	
Common Grounds		X
Exterior Doors	X	
Driveway, parking area		X
Electrical/wiring (inside)	X	
Exterior Lighting		X
Fences (common area)		X
Interior maintenance	X	
Mailbox key replacement	X	
Mailboxes		X
Painting, exterior		X
Plumbing (outside to Meter)		X
Plumbing (inside)	X	
Plumbing (under floors)	X	
Roofs		X
Sidewalks		X
Siding, exterior trim		X
Trees, shrubs (common area)		X
Trees, shrubs (planted by residents)	X	
Utilities (interior)	X	
Utilities (exterior)		X
Windows	X	

Did you know...

Reliable estimates tell us that 65% of the property damage to community associations is internal water



damage caused by faulty pipes, hoses, plumbing fixtures and appliances. Faulty washing machine hoses are the leading cause of water damage. Regular inspection of hoses is a good practice to avoid possible leaks.