

Willoughby Station News

March 2008 Issue 145

Annually Homeowners Meeting

This meeting is set for April 10th
at 6:45 P.M. to 8:45 P.M...

Meeting location will be
Mt. Juliet Elementary School
on W. Division Street.

Spring Fling

April 12th, 2008

1:00pm - 4:00pm

Activities Include: Kids Tractor Pull, Basketball Shoot Out, Jump House, Letters To Troops, Foam Door Hangers, Jon The Balloon Man, Nashville Sound Mascot "Ozzie", Entertainment By Zachary Allen, Door Prizes Awarded Hourly, Plus Much More!

See Page 6 inside this issue for more information.

Homeowners

Board of Directors

Chuck Tarver President	754-5949
---------------------------	----------

Jerry Wallace V-President	758-4459
------------------------------	----------

Norma Davis Secretary	758-0375
--------------------------	----------

Bob Freeman Treasurer	758-7678
--------------------------	----------

Dario Ceragioli	758-0011
-----------------	----------

Sean McAnally	346-9297
---------------	----------

Joe Valencic	754-0912
--------------	----------

Melissa Taylor	754-4099
----------------	----------

Pat Rice	758-0902
----------	----------

Inside This Issue

<i>President's Corner</i>	2
<i>Financial Statement</i>	3
<i>Meeting Minutes</i>	4-5
<i>Welcome New</i>	5
<i>Neighbors</i>	
<i>Spring Fling</i>	6
<i>Advertisements</i>	7-11
<i>Neighborhood Information</i>	12

FEBRUARY 2008 PRESIDENT'S CORNER

Pool Bathroom Renovations

The board has approved a new floor for the bathrooms. This work will be finished before the pools open. We are also looking at upgrading the sinks and lower on urinal in the men's restroom. The board will be reviewing pricing and will make a decision soon.

GREAT NEWS

WSHOA has a social committee again.

Spring Fling will be April 12th from 1-4 PM. See information in the news letter for events.

Community Garage Sale Dates

Mark your calendars, May 16th and 17th have been set for this event. Watch for more information in upcoming newsletters or on the web page Willoughby-Station.com.

Annually Homeowners Meeting

This meeting is set for April 10th at 6:45 P.M. to 8:45 P.M... Meeting location will be Mt. Juliet Elementary School on W. Divison Street. Come early for the meet & greet, we will have invited guest available to meet with starting at 6 P.M... During registration we also will have pool keys/ID tags available to be picked up by paid up homeowners.

Annual Association Dues

Dues were due January 1st with late fees being applied after February 1st. Make sure you have paid your dues. Pool keys are available only to those homeowners who are paid. If you have any questions please contact the association office at 370-8094.

Pool Keys/ID Tags

The board has approved the issue of ID tags for use in the common area. One ID tag will be given to each person over the age of 10. Each home will also receive three guest ID tags. These tags will need to be worn at all times when using the amenity area.

Keys will be available to be picked up:

Annual homeowners meeting

At the pool, dates to be determined (watch for dates in future newsletters or on the web site).

Next board meeting is

March 20th at Hickory Grove Church

Chuck Tarver

Willoughby Station Homeowners Association
Income & Expense Actual vs Budget Statement
January 2008

	Jan 08	Budget	Variance	Jan 08	YTD Budget	Variance	Annual Budget
Ordinary Income/Expense							
Income							
Association Fees	149,329.24	145,000.00	4,329.24	149,329.24	145,000.00	4,329.24	220,500.00
Interest Earned Income	24.61	100.00	(75.39)	24.61	100.00	(75.39)	2,500.00
Late Fees (on assoc.dues)	350.00	0.00	350.00	350.00	0.00	350.00	4,500.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newsletter Advertising Income	250.00	0.00	250.00	250.00	0.00	250.00	0.00
Total Income	149,953.85	145,100.00	4,853.85	149,953.85	145,100.00	4,853.85	227,500.00
Expense							
Administrative							
Admin. Recognition	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	1,200.00
Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Legal & Tax Preparation	(130.00)	0.00	(130.00)	(130.00)	0.00	(130.00)	3,500.00
Management Fees	2,999.75	3,050.00	(50.25)	2,999.75	3,050.00	(50.25)	37,000.00
Meetings, Board & Annual	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00
Neighborhood Events	14.99	0.00	14.99	14.99	0.00	14.99	2,000.00
Newsletters	277.50	400.00	(122.50)	277.50	400.00	(122.50)	4,800.00
Office Supplies & Expense	225.47	150.00	75.47	225.47	150.00	75.47	2,400.00
Security, Amenity Area	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Welcoming Committee	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
WebSite	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Administrative	3,387.71	3,600.00	(212.29)	3,387.71	3,600.00	(212.29)	65,400.00
Common Area Maintenance							
Common Area Repairs	85.81	100.00	(14.19)	85.81	100.00	(14.19)	2,600.00
Grounds Care	3,600.00	4,000.00	(400.00)	3,600.00	4,000.00	(400.00)	50,000.00
Irrigation Repair	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Signage	0.00	0.00	0.00	0.00	0.00	0.00	650.00
Storage Rent	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Total Common Area Maintenance	3,685.81	4,100.00	(414.19)	3,685.81	4,100.00	(414.19)	54,400.00
Pool Area							
Pool Telephone	0.00	0.00	0.00	0.00	0.00	0.00	280.00
Locks & Keys	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
Pool Management	1,200.00	1,000.00	200.00	1,200.00	1,000.00	200.00	34,000.00
Pool Permits	0.00	0.00	0.00	0.00	0.00	0.00	1,100.00
Pool Repair	0.00	0.00	0.00	0.00	0.00	0.00	2,800.00
Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total Pool Area	1,200.00	1,000.00	200.00	1,200.00	1,000.00	200.00	41,180.00
Utilities							
Electricity	952.85	450.00	502.85	952.85	450.00	502.85	10,200.00
Neighborhood Watch Voice Mail	7.61	12.00	(4.39)	7.61	12.00	(4.39)	100.00
Water & Sewer	316.20	150.00	166.20	316.20	150.00	166.20	6,800.00
Total Utilities	1,276.66	612.00	664.66	1,276.66	612.00	664.66	17,100.00
Total Expense	9,550.18	9,312.00	238.18	9,550.18	9,312.00	238.18	178,080.00
Net Ordinary Income	140,403.67	135,788.00	4,615.67	140,403.67	135,788.00	4,615.67	49,420.00
Capital Reserves Account:							
Income							
Budgeted Transfers from Operating	28,000.00	28,000.00	0.00	28,000.00	28,000.00	0.00	28,000.00
Expenditures	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	28,000.00	28,000.00	0.00	28,000.00	28,000.00	0.00	28,000.00
	Jan 08	Budget	Variance	Jan 08	YTD Budget	Variance	Annual Budget

WILLOUGHBY STATION HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Date: February 21, 2008

Location: Hickory Grove Church

Members Present: Sean McNally, Pat Rice, Chuck Tarver, Melissa Taylor, Joe Valencic and Jerry Wallace

Members Absent: Dario Ceragioli, Norma Davis and Bob Freeman

Others Present: Jim and Joan Atkeison with Association Management Services, Christine Snyder, Tina McMahon, Melissa Spencer, Tara Engstrom-Martin, Joe Rice, Charlie Bridges and Kevin Taylor

Call to Order

Time: 7:05 P.M.

By: Chuck Tarver, President

Approval of Minutes of Previous Meeting

A motion was made by Joe Valencic and seconded by Jerry Wallace that the minutes of the meetings be approved, as written. The motion carried.

Financial Report

Jim Atkeison reviewed the report for the period ending January 31, 2008. A motion was made by Pat Rice and seconded by Joe Valencic that the report be approved, as presented. The motion carried.

Committee Reports

Amenity Area

Chuck Tarver stated that Beazer Homes had hauled off and cleaned up the limbs in the amenity area parking lot, that were too big for the city chipper service to take care of.

Amenity Area

Swimming Pools

Joe Valencic stated that he and Bob Freeman would check the pool furniture for any needed replacements and report to the board at next month's meeting.

Pool Bathroom Renovations

Chuck Tarver stated that per the discussion at last month's board meeting, Jim Atkeison had met with Russ Fuller with Fuller Industries regarding the replacement of the floors in both bathrooms. After some discussion regarding the proposal, a motion was made by Joe Valencic and seconded by Melissa Taylor that the proposal, including removal of the existing tiles and replacement of one urinal in the men's restroom be approved. The cost for the new floor and removing the existing tile is \$ 5,986.00. The motion carried. A discussion followed regarding replacement of the sinks in both bathrooms. Jim will get pricing on pedestal or sinks with a vanity.

Pool Keys Distribution

Jim Atkeison stated that he had spoken with Bob Freeman who had stated that he and Joe Valencic would distribute keys to homeowners whose account with the homeowners association was current, on two Saturdays. Keys will also be given out at the annual homeowners association meeting. Joe Valencic stated that he and Bob would be at the pool area from 11:00 A.M. to 3:00 P.M. on Saturday April 26 and Saturday, May 3.

Lane Ropes for Willoughby Waves

Melissa Taylor discussed three bids that Annmarie Wikman had received for replacement of the lane ropes used by the Willoughby Waves. Chuck Tarver stated that the original ropes had been purchased by the association. A motion was made by Sean McNally and seconded by Joe Valencic that the proposal from Recreonics in the amount of \$ 1,736.40 be approved. The motion carried. Joe will contact Melissa regarding the possibility picking the ropes up versus having them shipped.

Amenity Area Rules

Joe Rice distributed copies of four recommendations that the committee would like to make to the board. The first area that the committee considered and recommended for adoption were new rules for use of the playground, swimming pools, basketball court and tennis courts. After some discussion, a motion was made by Joe Valencic and seconded by Melissa Taylor that the rules be forwarded to Jerry Wigger, the attorney for the community, for review.

The second issue that the committee considered was the installation of fencing around the basketball court area. Charlie Bridges had obtained an estimate for this. The amount of the estimate was \$ 7,250.00. After some discussion, it was decided that a decision on this would be deferred.

The third area that the committee considered and recommended approval was the purchase of id bracelets to be used by Willoughby Station homeowners and their guests. Every household member above the age of ten would receive one bracelet and three bracelets for use by guests. The total approximate cost of the bracelets per household would be \$ 3.05. The total approximate cost for all the current households would be approximately \$ 2,300.00. A motion was made by Joe Valencic and seconded by Melissa Taylor that the proposal for purchase of the id bracelets be approved. The motion carried.

of Pool Keys Given to each Household

Joe Rice stated that the committee recommended that one key be given to each household and that each household could purchase one additional key. A decision regarding this was tabled until the next

meeting of the board.

Block Captains

Pat Rice stated that a replacement for Tricia Moses was still needed. Chuck Tarver stated that, next month he would deliver the newsletters to the homeowners that were in this group. Pat asked if a volunteer sheet could be made available and an announcement made at the annual meeting for future block captains.

Covenants & By-Laws

Jerry Wallace stated that there was nothing new to report.

Landscape

Joe Valencic stated that Bob Freeman had stated that there was nothing new to report.

Neighborhood Watch

Joan Atkeison stated that there was report of some vehicles being broken into last month. Joan stated that the neighborhood watch sign was turned in order to alert homeowners and the message on the neighborhood watch voice mail was changed to alert homeowners to the incidents.

Newsletter

Sean McAnally stated that there was nothing new to report.

Social

Tina McMahon, Christine Snyder, Melissa Spencer and Tara Engstrom-Martin discussed the plans and the flyer that the committee had made for the upcoming Spring Fling which is scheduled for Saturday, April 12 from 1:00 P.M. to 4:00 P.M. It was agreed that the flyer will be put in the next community newsletter and posted on the community web site. The committee is soliciting donations for door prizes. If the committee feels additional donations are needed, they will inform the board next month. A budget for the event was discussed. Budgeting for future events was also discussed. Chuck Tarver stated that if the committee that more funds were needed than the budgeted amount this year, the board would consider additional funding for the committee. The committee members asked about re-opening a checking account for the committee. Chuck Tarver stated that the board could consider this after several neighborhood events have been completed this year.

Unfinished Business

Frequently Asked Questions

After some discussion, a motion was made by Joe Valencic and seconded by Pat Rice that the document be sent to Jerry Wigger, the attorney for the community for review. The motion carried.

Architectural Change Requests

Jerry Wallace stated that he had reviewed to requests for fencing and one for a new roof. Jerry stated that he would recommend approval of the requests. A motion was made by Sean McAnally and seconded by Joe Valencic that the request be approved. The motion carried.

New Business

Pat Rice asked if the matter of replacement of the newsletter with the community web site could be discussed at the annual association meeting. It was agreed that this will be put on the meeting agenda.

Next Meeting

The next meeting of the board was scheduled for March 20.

Adjournment

There being no further business to come before the board, a motion was made by Joe Valencic and seconded by Sean McAnally that the meeting be adjourned. The motion carried and the meeting was adjourned at 8:50 P.M.

If you would like to place an ad in the newsletter, please contract

Cathy Limbacher

Newsletter Editor

Catlimbacher3@comcast.net

You can also get information about the newsletter on the back of this issue.

Thanks

Block Captains Needed.

Please contact

Pat Rice

if you are interested in helping.

758-0902

Join us for

Door Prizes
Awarded Hourly



Saturday April 12

Activities will include:

1 pm - 4pm

Tractor pull
Basketball Shoot Out
Jump House
Letters to Troops
Foam Door Hangers
Jon The Balloon Man
Nashville Sound Mascot
"Ozzie"

Kids Tractor Pull



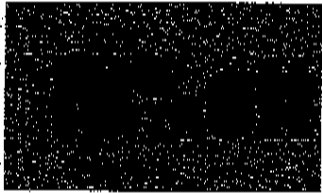
Entertainment by
Zachary Allen

PLUS MUCH MORE!

Do you LOVE your Willoughby Station Community? Can you hand out tickets?
If so you are PERFECT!!! The social committee is challenging the residents of Willoughby Station to step up and ensure that the Spring Fling is a success. 75 Volunteers are needed. Each person simply donating 1 hour or more of your time to assist with one of the above activities. To accept this challenge contact Melissa Spencer (288-4686) or Tara Engstrom (773-2138) or email your acceptance to WSsocialcommittee@aol.com before April 1st. The Social Committee would like to provide plenty of events for your family but without each of you it is just not possible. Support is always needed and appreciated.

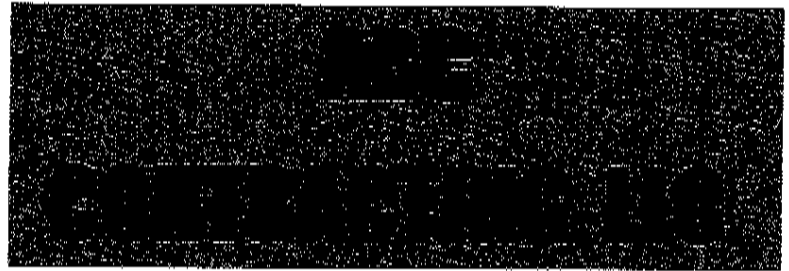
For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

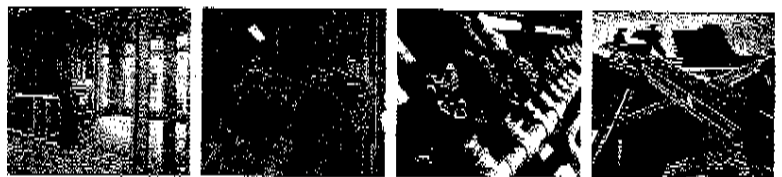


- PLUMBING
- ELECTRICAL
- DECKS
- SHEETROCK
- PAINTING
- ROOF REPAIRS
- ROOM ADDITIONS

Serving Nashville



ABC Contracting, LLC has been in the construction business for 15+ years. We specialize in all types of home improvement and maintenance. From a leaky faucet to a main water line, we can fix it. Need sheetrock repair? We've got that covered. How about that new light fixture or fan that you always wanted? Yes, we can install that too. We even fix shingles that the wind rips off. ANY item you need repaired or replaced is right up our alley.



Spring is right around the corner. Wouldn't you enjoy a new deck or screened porch? We can up-date your existing one or build a new one just in time for summer.




* NEW CUSTOMERS ONLY

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

**For Taxes
& Bookkeeping
Call Our Mom**



**SAVE
\$\$**

Your Small Business & Personal Income
TAX SPECIALIST

Personalized
Bookkeeping & Tax Services
Donna Kalinowski Blackwell, Owner

Tax Preparation *(including previous years)*
1099 & W2 Preparation

Monthly Bookkeeping • Payroll • Quarterly Reports
20 Years of Experience • Accepting Mastercard & Visa

Two convenient office locations to serve you!

Mt. Juliet: 3735 North Mt. Juliet Rd., Ste. 204 • 773-2736
Hickory Hollow: Paragon Office Suites, 845 Bell Rd., Ste. 209 • 731-2737

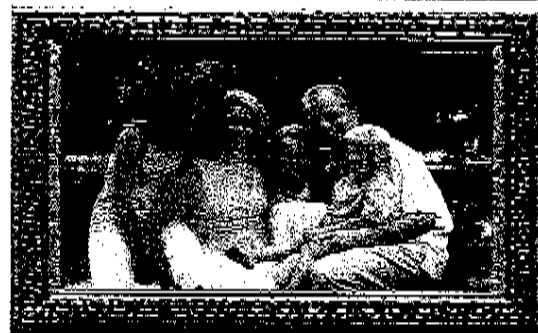
Primerica financial services

Helping families become debt free and financially independent

COMPLIMENTARY FINANCIAL REVIEW

Are you working hard? Making a decent living? Worrying about the future? Let us help. Primerica Financial Services is proud to offer a complimentary Financial Needs Analysis (FNA). This confidential financial review puts in your hands a printed analysis of all major areas of your personal finances, based on information you have provided. It also helps you organize and prioritize your financial goals so you can explore your options for achieving them.

- Roth IRAs
- Education Fund
- Emergency Fund
- 401K Rollovers
- Debt Elimination
- Term Life Insurance
- Auto & Home Insurance



PRIMERICA
A Citi Company

Securities Offered By: PFS Investments Inc.
Home Office: 3120 Breckinridge Blvd. Duluth, GA 30019

I'll come to you

*Evening
hours
available by
appointment.*

**(FREE
OFFER)**

**Call
Daniel Gilbert
Your Willoughby
Station Neighbor
At
361-1413**

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

SEND A FRIEND !



Almost 2400 sq ft, 3/4 bedrooms
new carpet, new light and plumbing fixtures,
wood floor, extended deck, stainless steel
appliances, soaring ceilings, great room open to
kitchen!! mls 936445

\$500 CASH*

2956 Melbourne Terrace, \$228,900

The seller will give you \$500 if you refer a friend and they buy their house! Great chance to earn some money and pick your neighbor!

Simply have your friend call their real estate agent or the listing agent Karen Hotsinpillar, Century 21 Music City!

Hope to hear from you and your new neighbor!

Karen Hotsinpillar, 260-8865 (24 hours)

CENTURY 21 Music City, 889-2374

4223 Lebanon Rd, Hermitage, TN

Virtual tour at www.karenhotsinpillar.com

*Offer only good to Willoughby Station residents who refer buyer before offer is written and if home closes.
Each CENTURY 21 office individually owned and operated.

For Sale

SWIVEL BAR STOOLS (4): Pecan wood, Leather seats & Cane backs, nearly new! Paid \$350 ea., asking \$200 ea.
FREEZER: Upright - 34 inches high. \$45. To view, call: 758-5432.

Steepleton St Regis Pool Table- with Navy felt top. Excellent condition. \$700. Khaki leather sofa and loveseat. Both recliner type. \$600. Black metal King bedframe in good condition \$250. Call Annabeth 773-1819.

Fender Stratocaster Guitar—White, 1 year old, great condition, new strings and setup. \$280 firm Mike 426-1607

Services

MBC Pc Solutions

PC repairs, Hardware and Software Installation - Virus Scan and Protection. Gil Jones - 615.754.0805 CNA, CCNA, and Network+ Certified. 1063 Willoughby Station Blvd. email: gilj40@comcast.net

10X30 Indoor Boat Storage available immediately. Please call Steve or Jennifer at 773-5027 if you are interested.

Thinking of Buying or Selling a Home.

Call Cathy Limbacher your Willoughby Station Neighborhood Realtor! *Full Time - Full Service - Dedicated - Honest - Ethical - Hardworking!* I have been in the Real Estate Business Since 1993. I HAVE SOLD MANY HOMES HERE IN OUR GREAT NIEGHBORHOOD! I will be happy provide you with a Current Market Analysis on your home just give me call or email me at catlimbacher3@comcast.net. Visit WS Neighborhood Web Site and see the great homes & land I have Listed at www.neighborhoodlink.com/mtjuliet/wstation See Home Located Within Walking Distance To Kentucky Lake - Close to Lake Between Lakes - Great for Hunting, Fishing or just to get out of town. Owner/Agent Coldwell Banker Barnes— Mt. Juliet Office 758-0488 Mobile 426-3253

New Avon Representative In Willoughby Station

For recent sales brochure, new items, etc. Call Tracey Ross at 754-9655 or email thr116@aol.com

For Sale – Wanted – Lost – Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

Beverly Ayers Design

Interior Designer-Let me help you refresh your home with what you have or spice it up with new decor. We can spend as little or as much as you need. You make the call. Home staging is also available. Mention this ad and receive one hour free consultation. home- 758-7625/ cell- 509-9520.

Ayers Painting and Remodeling

Any and all jobs: decks, fences, additions, plumbing, pressure washing-no job is too small-he does it all. Free estimates. office- 758-0000-cell-504-8476. Cecil Ayers

ZOOM MOVING SERVICES, INC. – LOCAL & FAMILY OWNED COMPANY SINCE 1991. WE PROVIDE SERVICES FOR ALL OF YOUR MOVING NEEDS. WE ARE LICENSED AND INSURED TO GO NATIONWIDE. CALL FOR YOUR FREE ESTIMATE. VISIT OUR WEBSITE FOR MORE INFORMATION –
www.zoommovingcompany.com – 615-777-8223

Eat. Party. Shop. What is not to LOVE?

Tastefully Simple offers many easy to prepare gourmet foods you and your friends can taste before you buy. The new spring/summer catalog is here. You will not want to miss tasting all the great new products, plus the traditional ones everyone loves.

Haven't heard of Tastefully Simple? Contact me for more information or to book a wonderful taste testing party for your family and friends to learn more. As the host you will earn gourmet food and gifts.

Contact Tara Engstrom, Tastefully Simple Consultant, 1051 Willoughby Station Blvd
Home 773.2138 Cell 309.230.4533 or email at engstrom_tara@hotmail.com website www.tastefullysimple.com

HOME BUYING OR SELLING?

Please give me a call if you are considering a move! I think this is fabulous neighborhood and would love to help you buy or sell a new home. I've sold numerous homes in Willoughby and have been a full-time agent since 1996! Free home evaluations and analysis. Century 21 Music City, 889-2374, Karen Hotsinpieller, 260-8865 (cell)

A CRITTER SITTER

While you are away, I will care for your pet with daily visits, feedings, walks, medications, and hugs. Your mail will be picked up, along with any other services available upon requests. Call your Willoughby Station Neighbor, homeowner of 4 years, at 773-7388. Ask for Joan.

Baby sitter- 15 year old reliable female. Currently enrolled in CPR certification classes. Available on Tuesday & Friday nights and on weekends. Trying to raise money to go on a missions trip with church. For more information please contact Jordan at (615)418 - 4315 or (615)754-0638. If no answer please leave a message.

PERSONAL ASSISTANT: I live in Willoughby Station and will make your life easier by assisting you with the following services: bookkeeping, filing, general duties, errand running (grocery shopping, dry cleaning, etc), in home child care, organize closets, cabinets, etc., help remove and hang curtains and pictures, wash clothes, load dishwasher, make phone calls, computer research, party planning or decorating, and other duties at your request. For assistance call 773-7388.

EMERGENCY CURB NUMBERS COMING TO YOU!

Have your address painted on your curb.

Great for -EMERGENCY VEHICLES

-PIZZA DELIVERY

-FAMILY/FRIENDS

For ONLY \$7.00 CALL NOW!

CALL TAYLOR @ 887-1005

ROGER'S PIANO STUDIO (At my house in Willoughby Station). Age 6 thru Adult. Thursday, Friday, and Saturday openings. Call me soon for more info! 754-0993 Leave message

Mt. Juliet Home Improvement

Carpentry, Fencing, Plumbing, Electrical, Fans, Drywall & Doors. Licensed, Insured, On-Time & Reasonably Priced. M-F 9:00AM - 5PM 754-6819

ANDERSON CUSTOM FRAMING & REMODELING

Over 12 Years Experience

- Custom Framing
- Remodeling
- Decks
- Trim
- Vinyl Siding
- Exterior Cleaning & Repair
- Chimney Caps
- Facial Repair

Licensed & Insured

For Free Estimate call your neighbor:

Bob Anderson 615-668-3046

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

*Looking for a Weekend Get-Away!
Great for Hunting, Fishing and Boating! Near Land
Between Lakes & Paris Landing State Park & Marina.*



150 Burns Rd.
Buchanan, TN 37122
MLS # 951841



Owner Agent

Cathy Limbacher, GRI
Office 615-758-0488
Office 800-884-8710
Mobile 615-426-3253

**COLDWELL
BANKER**

BARNES

\$35,000

896 Sq. Ft 2 Bedrooms, 1 Bath, Family Room &
Eat-in Kitchen. Covered Front Porch and Covered
Back Deck. Located within walking distance to
Cypress Bay Resort & Marina With Boat Dock/Slip.
Private back yard backs up to wooded Area.
View more information & Pictures at
www.neighborhoodlink.com/mtjuliet/wstation.com

HUDGINS DISPOSAL INC.

RESIDENTIAL

**Since
1962**



**Residential
Containers
Provided**

228-6331

2510 Hart St.

**Serving Hermitage • Old Hickory • Donelson Area
Bellevue & Mt. Juliet Area**

ADVERTISING SPACE IN LIEU OF COMPLEMENTARY
GARBAGE SERVICE IN COMMON AREA

Willoughby Station Web Site

<http://www.Willoughby-station.com>

Thinking About Making A Change Around Your Home Or Yard?

Please remember that the covenants for the development provide that changes to the exterior of a home or lot must first be approved by the Board of Directors. These changes can include such things as the addition of a fence, expansion of a deck, extensive landscaping, color changes to the exterior of the home and room additions.

Also please remember, trash cans, boats etc., are supposed to be out of public view.

If you are thinking of making a change, contact Joan at Association Management Services 370-8094, she will forward a architectural change request form to you.

The form is now available online! Just go to:

<http://www.Willoughby-station.com>

Click on the Architectural Change link under the "Community pages" section.

**If you see the red sign....call
641-1460!**

If the red sign is showing at the S. Green Hills entrance of Willoughby Station or the entrance from Hickory Hills Subdivision please call 641-1460.

A recorded message will inform you about any incident that has recently occurred or give you timely crime prevention tips.

Call Joan with Association Management
615-370-8094 ,

if you know of any crime information that should be alerted to the neighborhood..

Newsletter Articles

All homeowners are invited to sent Articles, ads, etc., for publication to the attention of Cathy Limbacher, Newsletter editor at 1906 Hobart Way, e-mail at CatLimbacher3@comcast.net (please include "newsletter" in the subject line of all e-mails) if no subject they may get deleted before I read them. Please send all full page or half page ads in MS Word or MS Publisher.

You must be a Willoughby Station Homeowner to submit articles, multi-line ads etc....Please limit your free ad to no more than 11 lines base on the lay out of the free section Please no anonymous articles. We will not be able to publish any ads, articles etc... without your name and address. Any large articles please e-mail in an attached file in MS Word or MS Publisher format.

All ads, services, etc., must be RE-SUBMITTED each month for publication.

If any resident or non-resident would like to run an ad larger that the ads place under FOR SALE, WANTED, LOST, SERVICES the cost is as follows:

Full Page

Willoughby Station Resident - \$50.00

Non-Resident - \$500.00

Half Page to Quarter Page

Willoughby Station Resident - \$25.00

Non-Resident - 250.00

The Multilane Ads for Willoughby Station Residents are free and minimum ad size for non-residents is a quarter page. Make check payable to WSHOA

Deadline for articles or to advertise is the

22th of each month. Ads & articles will be placed as they come in, some ad's & articles will not be published if we run out of space. They will be place in the next month issue. Get your ads & articles in early! Must have your check at time ad is place. Sent to 1906 Hobart Way - Mt. Juliet, TN 37122

Please feel free to contact any board member regarding questions or concerns about the neighborhood.

**Willoughby Station Homeowners
Association management:**
Association Management Services
P.O. Box 1126
Brentwood, TN 37024-1126
615-370-8094
E-Mail:j.atkeison@comcast.net

Directory

If any homeowner would like a current directory of the neighborhood, please contact Joan at Association Management Services at 370-8094

Vandalism Policy

In protection of your community assets, the WSHOA is offering a \$500 reward for information leading to the arrest of any person(s) responsible for any vandalism to the common areas, pools, tennis courts, basketball courts, playgrounds, etc. owned by the WSHOA. WSHOA will prosecute any offenders to the fullest extent of the law and will seek reimbursement through the appropriate legal authorities for the cost of all repairs as well as any rewards paid.

When the vandal is a juvenile the reimbursement will be sought from the parents or legal guardians