



Willoughby Station

AUGUST 2008 • ISSUE 150

Come join us for...

Summer FEST

**Saturday, August 16
from 3:00-7:00 p.m.**

See page 7 for more
information and page 5
for help needed for this
event!

Homeowners

Board of Directors

Jerry Wallace 758-4459
President

Bret Watt 773-2138
Vice-President

Bob Horn 288-4590
Secretary

Bob Freeman 758-7678
Treasurer

Dario Ceragioli 758-0011

Joe Valencic 754-0912

Melissa Taylor 754-4099

John Holmes 758-6394

Brian Snyder 773-5074

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some knowle
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educating or

PRESIDENT'S CORNER

AUGUST 2008

Neighborhood Watch

We have only had about 5 volunteers sign up for this committee. We need at least 10 to form the committee. Please contact Brian Snyder.

Homeowner's Responsibilities – Following the Covenants

It has come to my attention there are several violations to the homeowner's covenants I would like to bring to your attention. Remember, when you signed your contract to purchase a home in Willoughby Station, you agreed to adhere to the covenants and by-laws of Willoughby Station. Please follow these covenants and help keep our neighborhood looking clean:

3.12 – Use of Temporary Structures: *No structure of a temporary character, mobile home, camper, trailer, basement, tent, shack, garage, barn or other outbuilding shall be erected, moved onto any Lot and/or used at any time as a residence, not shall any residence of a temporary charter be permitted.*

3.13 – Storage of Automobiles, Boats, Trailers, and Other Vehicles: *No trailers, boat trailers, travel trailers, inoperative automobiles or campers shall be semi-permanently or permanently parked or stored in the public street right-of-way or forward of the front*

building line. Storage of such items and vehicles must be screened from public view, either within the garage or behind a fence which screens such vehicle from public view, unless otherwise approved in writing by the Developer in accordance with paragraph 3.2 above. No tractor-trailers, buses, or other large commercial vehicles shall be parked on driveways or in streets within the Properties for periods of time exceeding twelve (12) hours or for more than twenty-four (24) hours in any calendar week.

What has been brought to my attention I believe is a temporary building in a backyard. As well as boats in driveways. I ask that you have these issues addressed. The Association Management will receive the addresses of the homeowner(s) who are in violation of this covenant.

Movie Night

We have rescheduled our 1st movie night.

August 16th has been chosen as our 1st movie night. Please come out and meet your neighbors.

Chief Andy Garrett and Deputy Chief Hambrick

Chief Garrett and Deputy Chief Hambrick were invited to our meeting July 18th. The Board was introduced to Chief Garrett who reviewed the calls to the Amenities Areas for May and June. Chief Garrett and Deputy Chief Hambrick have given the Board some ideas to improve awareness in the Amenities Area. They liked the idea of our surveillance cameras we are evaluating.

In addition, the Board voted to turn off the basketball lights, leave the tennis court lights on, and have all unnecessary lights turned off at 11:00pm.

Newsletter Highlights

Clubhouse Survey

Pet Waste Containers

Security

Security Cards for Pool Entrance

Summer Fest

And more.....

Newsletter on the Web Site

Effective July 1, 2008 the newsletter will be available on the Willoughby Station web site, www.willoughby-station.com. There will still be hard copies available by the pool house.

Next board meeting

August 21st at Hickory Grove Church

Jerry Wallace

Willoughby Station Homeowners Association, Inc. Board of Directors Meeting Minutes

Date: July 17, 2008

Location: Hickory Grove Church

Members Present: Jerry Wallace, Bret Watt, Bob Horn, Bob Freeman, Dario Ceragioli, Joe Valencic and Brian Snyder

Members Absent: Melissa Taylor, John Holmes

Others Present: Joan Atkeison with Association Management Services, Mt. Juliet Police Officers: Chief Andy Garrett and Lt. James Hambrick, Sharon Ceragioli, Chris Sorey, Darinda Lening, Terry Lening, Lorine Ruatolo, Tina McMahon and Will Sellers, homeowners

Call to Order

Time: 7:05 P.M.

By: Jerry Wallace, President

Approval of Minutes of Previous Meeting

A motion was made by Joe Valencic that the minutes of the previous meeting be approved as written and Dario Ceragioli 2nd the motion. The motion carried.

Homeowners Comments

Lorine Ruotolo expressed her concerns that residents and non-residents causing problems in the amenity areas. She suggested that they be sent notification of possible loss of the privilege to use the amenities or prosecution.

Darinda Lening informed the board of a recent incident that occurred in the parking lot and basketball court area. Brian Snyder stated there was concern enough that the Mt. Juliet Police Department had been contacted.

Terry Lening stated as a runner as well as others who walk and jog are concerned about the offensive language that is coming from the basketball courts.

Chris Sorey stated he wasn't in favor of removing the basketball goals. He suggested that the lights to the basketball courts be shut off and cameras be installed.

Will Sellers reported to the group news from the City Commission. He stated that with the state getting involved with funding for the Music City Star there is a possibility that they may help with funding for the proposed Quiet Zone. The removal of the "no parking" city law will not happen as was reported last month. They are now looking at keeping the current 1-5 AM restriction and allowing residents to request addition of no parking time on certain streets. Hickory Hills association is involved against their developer to get rezoning for the area south of their entrance off Lebanon Road to allow restaurants and light retail.

Chief Andy Garrett & Lt. James Hambrick addressed the concerns expressed by the homeowners present and answered their questions. Mt. Juliet Police Department is in the process of revamping their webpage to permit individuals to report incidents without having to leave your name. Please call 754-2550 and press 0 for the dispatch to report any incident. Every call will be addressed as a patrol car becomes available. These are some things that you need to remember in reporting an incident is the time it happened, date and detailed descriptions. Chief Garrett reported that Mt. Juliet Police Department had received only 5 calls in May and 5 calls in June concerning Willoughby Station amenity area. Both Chief Garrett and Lt. Hambrick stated they wanted to hear from residents in Willoughby Station when they have concerns and to let them know if you are having any trouble getting patrol cars out.

Committee Reports

Block Captains: Nothing to report

Covenants & By-Laws:

Brett Watt stated there was one violation in the neighborhood and it was being addressed.

Cemetery, Amenity Areas and Amenity Area Rules:

Dario Ceragioli reported that a direct descendant of the Williamson family who are buried in the cemetery in Willoughby had contacted him. The family member expressed concern of the condition of the cemetery. Dario told him about how the association does not own the cemetery, just the land around it. Mr. Williamson also provided a very interesting story about one family member buried in the cemetery being a decorated officer and a close friend of President Andrew Jackson. The board will be pursuing permission from the family to publish the history and family information in the next newsletter.

Brian Snyder stated there have been some concerns expressed tonight about activities in the amenity areas and that he would discuss those in new business section.

Landscape

Bob Freeman stated that he felt that the new ground company continues to do a good job of maintaining the grounds. He expressed concern about a retaining wall that was leaning. Jim Atkeison is to get bids for repair of this wall.

Neighborhood Watch

Brian Snyder stated nothing to report this month. Officer Brockman

with Mt. Juliet Police Department who heads up the Neighborhood Watch Program was currently enrolled in classes to revise the current program. Brian stated he was still looking for volunteers to help with the program.

Newsletter

July's newsletter was placed on the website for the 1st time in Willoughby Station's history and seemed to have gone smoothly as no one had received any complaints. Joe Valencic had placed a few hard copies of the newsletter by the pool and monitored it daily.

Pool

Joe Valencic reported that the lower pool had to be closed for a few hours due to a pump failure. The Health Department inspected the pools and is requiring No Smoking signs to be posted in "closed" areas by the pool; both restrooms, pump room and the upper pool building.

A couple of steps on the pool ladders need to be repaired and we also need to purchase 2 new umbrella bases.

Social

Pool Party

Tina McMahon stated a neighborhood pool party is planned for August 16, 2008 between 3:00 p.m. - 7:00 p.m. The social committee requested \$1,400.00 to fund the function. Brian Snyder made a motion to give the committee \$1,400.00 and Bret Watt 2nd the motion. The motion carried with only Bob Freeman voting against it. A water slide with an attendant, dunking machine, and other activities are planned. Hamburgers and hot dogs will be sold to benefit the Willoughby Waves and Italian Ice will be sold to benefit Care-Is.

Movie Night

The first family movie night was rained out. The next one is scheduled on August 16, 2008 at 8:00 p.m. after the pool party. The movie to be shown is "Finding Nemo" (??)

Bob Horn suggested that signs be placed to publicize the event. Brian Snyder suggested an email blast about the event.

Website

Joe Valencic talked with Sean McAnally about the website and there was nothing to report this month.

Welcome:

Dario & Sharon Ceragioli reported 5 welcome packages have been delivered.

Financial Report

Bob Freeman reviewed the financial report for the period ending June 30, 2008. A motion was made by Joe Valencic to approve the report and Dario Ceragioli 2nd the motion. The motion carried.

Unfinished Business

Dog Waste Amenity Area

The 2 doggy waste receptacles were shipped and ready for installation. After some discussion it was determined that one should be placed near the sidewalk near the cemetery and off Melbourne Terrace near the basket ball courts.

Clubhouse Feasibility Committee

Brian Snyder stated that he would like to defer discussion to the August's meeting.

Security Cards for entrance to pools and tennis courts

Bob Freeman stated that he and Jim Atkeison had been talking with some security companies and would have a report for the September meeting.

Web Cameras for Amenity Area

ADT had been contacted and gave a quote of \$10,000.00 for coverage. Bret felt that the association should be able to do it for less than that amount. After some discussion, it was decided that the board would like to go as a group to look at different security systems.

Architectural Requests

Brett Watt stated there had been several architectural requests submitted this past month and approved.

New Business

Amenity Area Security

After much discussion about the continued concerns in the amenity areas the board will take the following actions:

Lights at the basket ball courts will be shut off. The motion was made by Bob Freeman and 2nd by Dario Ceragioli to shut the lights off. The motion carried.

Lights at the tennis courts will remain available for use by using the timer located inside the fence. However, the will be unavailable when the area is closed (11:00 p.m. to 5 a.m.). The motion was made by Bob Freeman and Bret Watt 2nd the motion. The motion carried.

Modified the security schedule will be used in the amenity area to use off-duty Mt. Juliet police officers on random evenings.

Signs displaying the Mt. Juliet Police Department's Webpage will be posted under the Neighborhood Watch Signs.

Next Meeting

August 21, 2008

Adjournment

Welcome New Homeowners!

Charles & Valerie Tyus
1037 Willoughby Station Blvd.

Todd & Paula Hagemeyer
803 Alex Way

Robert & Roxanne Carlo
719 Lance Way

Kenneth & Lisa Fleming
715 Lance Way

Ruben & Stacy Perez
1909 Brisbane Ct.

COME HELP US FOR FUN IN THE SUN

We are having the next Willoughby Station event on Saturday, August 16 from 3-7pm.

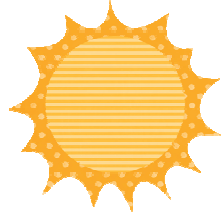
We are in need of some help. We are looking for people to volunteer for a 30 min window at the dunk tank. Your responsibility would be to collect money (\$1) and monitor that each person gets two throws. If ANYONE would like to be IN the dunk tank please let me know. We'd love to have you be dunked! :-)

If you are willing to help, or know anyone who can help, please contact me as soon as you can. We really appreciate your help and support!

Melissa Spencer
Willoughby Station Social Committee
WSocialCommittee@aol.com
615-288-4686

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

	Jun 08	Budget	Variance	Jan - Jun 08	YTD Budget	Variance	Annual Budget
Ordinary Income/Expense							
Income							
Association Fees	6,412.85	6,000.00	412.85	208,898.99	208,000.00	898.99	220,500.00
Interest Earned Income	20.78	200.00	(179.22)	392.33	1,700.00	(1,307.67)	2,500.00
Late Fees (on assoc.dues)	1,100.00	600.00	500.00	5,450.00	4,400.00	1,050.00	4,500.00
Newsletter Advertising Income	150.00	0.00	150.00	800.00	0.00	800.00	0.00
Total Income	7,683.63	6,800.00	883.63	215,541.32	214,100.00	1,441.32	227,500.00
Expense							
Administrative							
Admin.Recognition	0.00	0.00	0.00	202.40	200.00	2.40	200.00
Income Tax	0.00	0.00	0.00	2,687.00	1,200.00	1,487.00	1,200.00
Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Legal & Tax Preparation	67.50	0.00	67.50	2,184.72	1,400.00	784.72	3,500.00
Management Fees	3,033.50	3,100.00	(66.50)	18,137.25	18,400.00	(262.75)	37,000.00
Meetings, Board & Annual	0.00	0.00	0.00	1,782.18	2,000.00	(217.82)	2,500.00
Neighborhood Events	0.00	0.00	0.00	1,410.85	1,000.00	410.85	2,000.00
Newsletters	373.64	400.00	(26.36)	2,337.98	2,400.00	(62.02)	4,800.00
Office Supplies & Expense	131.28	150.00	(18.72)	652.21	1,200.00	(547.79)	2,400.00
Security, Amenity Area	200.00	500.00	(300.00)	200.00	1,500.00	(1,300.00)	3,000.00
Welcoming Committee	0.00	100.00	(100.00)	24.04	500.00	(475.96)	1,000.00
WebSite	350.00	300.00	50.00	350.00	300.00	50.00	300.00
Total Administrative	4,155.92	4,550.00	(394.08)	29,848.61	30,100.00	(151.39)	65,400.00
Common Area Maintenance							
Common Area Repairs	56.92	500.00	(443.08)	802.97	1,300.00	(497.03)	2,600.00
Grounds Care	7,200.00	4,500.00	2,700.00	23,488.99	25,000.00	(1,511.01)	50,000.00
Irrigation Repair	0.00	200.00	(200.00)	786.12	200.00	586.12	800.00
Signage	0.00	200.00	(200.00)	0.00	450.00	(450.00)	650.00
Storage Rent	0.00	0.00	0.00	239.80	350.00	(110.20)	350.00
Total Common Area Maintenance	7,256.92	5,400.00	1,856.92	25,275.88	27,300.00	(2,024.12)	64,400.00
Pool Area							
Pool Telephone	175.33	0.00	175.33	175.33	0.00	175.33	280.00
Locks & Keys	(20.00)	50.00	(70.00)	1,675.50	1,850.00	(174.50)	2,000.00
Pool Management	5,600.00	5,500.00	100.00	18,250.00	18,000.00	250.00	34,000.00
Pool Permits	0.00	0.00	0.00	1,020.00	1,100.00	(80.00)	1,100.00
Pool Repair	0.00	0.00	0.00	286.98	500.00	(213.02)	2,800.00
Pool Supplies	706.84	100.00	606.84	881.22	100.00	781.22	1,000.00
Total Pool Area	6,461.17	5,650.00	811.17	22,388.01	21,550.00	838.01	41,180.00
Utilities							
Electricity	1,038.11	1,000.00	38.11	3,802.65	3,600.00	202.65	10,200.00
Neighborhood Watch Voice Mail	7.81	8.00	(0.19)	45.88	52.00	(6.12)	100.00
Water & Sewer	809.10	900.00	(90.90)	2,212.07	2,850.00	(637.93)	6,800.00
Total Utilities	1,854.82	1,908.00	(53.18)	6,060.60	6,502.00	(441.40)	17,100.00
Total Expense	19,728.83	17,508.00	2,220.83	83,673.88	85,452.00	(1,778.12)	178,080.00
Net Ordinary Income	(12,045.20)	(10,708.00)	(1,337.20)	131,867.44	128,648.00	3,219.44	49,420.00
Capital Reserve Account:							
Income:	0.00	0.00	0.00	28,000.00	28,000.00	0.00	28,000.00
Capital Expenditures:							
Pool Filter Sand Replacement	0.00	0.00	0.00	1,900.00	0.00	1,900.00	0.00
Pool Bath Renovation	0.00	0.00	0.00	5,886.00	0.00	5,886.00	0.00
Pool Lane Ropes	0.00	0.00	0.00	1,728.90	0.00	1,728.90	0.00
Total Capital Expenditures	0.00	0.00	0.00	9,514.90	0.00	9,514.90	0.00



Come join us for...

SUMMER FEST

Saturday, August 16

From 3-7pm

Lots of fun filled activities for everyone in your family!

**Water games, races, swimming and an
Inflatable water slide!**

**Food will be sold by the Willoughby Waves Swim Team with all the
proceeds going to the team!**

Don't miss out on fun in the sun!



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.

615.496.0834TEL 615.750.7773FAX ANG.STRANGE@GMAIL.COM

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\$150 value for
\$75 good
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2008

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selection to space
planning. Strange
Interiors will
help you
create a truly
unique way of
living.

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STAGING • NEW CONSTRUCTION DESIGN • RENOVATION DESIGN

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 Sale

55 gallon fresh water aquairum with ALL accessories (light, plants, rocks, food etc)....All you need is fish! Aquairum sits on stand. \$75 OBO call 351 2391 or 758 9611

Canopy crib, changing table, rocking chair, chest-great condition, white, cost \$1000 new, sell for \$500, also have tons of super nice girls clothing age birth-2T, if interested please call 594-9438

Services

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! (60+) FREE Current Market Analysis on your home just give me call or email me at catlimbachersellshomes@comcast.net . www.neighborhoodlink.com/mtjuliet/wstation Coldwell Banker Barnes Off. 758-0488 Mobile 426-3253

Mt. Juliet Home Improvement

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

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

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 WBSITE FOR MORE INFORMATION — www.zoommovingcompany.com — 615-777-8223

MBC Pc Solutions

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

New Avon Representative In Willoughby Station For recent sales brochure, new items, etc. Call Tracey Ross at 754-9655 or email tlr116@aol.com

PRESSURE US !!!

TRUST US WITH YOUR PRESSURE WASHING NEEDS HOMES , PATIO'S , DECK'S , DRIVEWAYS AND MORE CALL KEVIN 351-2386

PRINCESS TEA PARTIES... Give Your Little Princess a Royal Party Experience for her Birthday at JULIET'S PRINCESS TEA. Our children's tea room encourages imaginations to come alive with: Dress-up (princess dresses, hats, purses, shoes & jewelry), Fashion Show, Full Tea Lunch with complete porcelain table settings, Princess Throne for the birthday girl, Tea Party Games, and Music. Call Today for reservations or to schedule a visit. Lesley 754-2400. 2030 N. Mt. Juliet Rd. Visit us online at www.julietsweddingchapel.com

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.

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.

House Cleaning services available in Willoughby Station. Reasonable, Reliable Friendly And Professional. Are you wanting to spend more outdoors and less time cleaning your home? Well "Don't stress, I'll clean the mess". I offer rotation cleanings and one time cleanings for special events such as birthday parties and family gatherings. Help is just a phone call away!!! So don't delay call today for your free estimate. Contact Misty Gessner @ 754-0452.

Need a pet sitter?? My name is Sara and I am a 21-year-old college student. I am a resident of Willoughby Station. I would love to pet sit for you while you go on vacation. References upon request. Call for rates.
(615)-714-5765

Lawn Care for regular service or vacation fill-in.
Call 773-3515

F and C Pressure Washing

Willoughby Station Resident
Mt. Juliet Tn..

Quality Mt. Juliet work done by local resident for all your driveway sealing, deck or playground staining, call a neighbor you can trust. I've done a lot of work in our wonderful community and our work is 100 % guaranteed. Talk to any of our satisfied customers ..I buy the best sealant from the manufacturer right here in Mt. Juliet, not from high priced chain stores. If your thinking about sealing anything at your home or business call your Willoughby Station neighbor. Thank you for your support and keep it in Mt. Juliet.

*Dependable

*Honest

*License and Insured

*Willoughby Station Residents receive 10 to 15% off

Please call Larry 'Sky' Walker

615.773.2149

615.496.0948 cell

Personalized Bookkeeping & Tax Service

Providing small business bookkeeping plus tax preparation for businesses and individuals. Corporation set ups and Quickbooks. 731-2737 or 773-2737

I Was Struck By A Teenage Driver ...and I was injured. Immediately afterward, I phoned my attorney to discuss what I needed to do. It felt great to know that I had the necessary legal resources to make sure I will be properly taken care of. But what if I were at fault? The same attorneys would be there to assist me. Do you have a teenage driver? If so, you need this service! You will receive a host of services for as low as \$16.00/month with no contract obligations. Don't wait until it's too late! Call Steve @ 615.438.2292.

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

QUALIFIED AND EXPERIENCED IN HOME TUTOR

Five years of experience Ability to teach various topics within Math and Science (Algebra, Geometry, Calculus, Physics) Flexible schedule, available evenings, and weekends Help your kids stay one step ahead of their class with one-on-one tutoring. For more information please call Ami at 615-758-3930 or e-mail at amshah2@gmail.com.

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

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.

Need a pet sitter?? My name is Sara and I am a resident of Willoughby Station. I would love to pet sit for you while you go on vacation. I will stay and play with your pet as well as feed them and give them lots of love! References upon request. Call for rates.
(615)-714-5765

Baby Sitting

we are 2 teens entering the 8th grade at MJMS with babysitting experience and are interested in babysitting for you!
Please give us a call when we are needed.
NAME: Kendall Folz, Amy Hall
CHARGE: \$5.00 an hour
PHONE NUMBER: KENDALL- 758-4905

Pampered Chef

The new catalog will be available on September 1. Be sure to check out my website for all the products that will be discontinued on August 31st.
www.pamperedchef.biz/chefbarb , full catalog available online or call for a catalog.
Barb Augustine, 758-3007

HUDGINS DISPOSAL INC.

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2510 Hart St.

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Bellevue & Mt. Juliet Area**

ADVERTISING SPACE IN LIEU OF COMPLIMENTARY
GARBAGE SERVICE IN COMMON AREA

Willoughby Station Website

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

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 at 370-8094 if you know of any crime information that should be alerted to the neighborhood.

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: assoc.mgt.svcs@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 court, 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.

Newsletter Articles

All homeowners are invited to send 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, multiline ads, etc. **Please limit your free ad to no more than 11 lines based on the layout 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 than the ads placed under FOR SALE, WANTED, LOST, SERVICES, the cost is as follows:

Full Page

Willoughby Station Resident	\$50
Non-Resident	\$500

Half Page to Quarter Page

Willoughby Station Resident	\$25
Non-Resident	\$250

The Multiline Ads for Willoughby Station residents are free.

Minimum ad size for non-residents is a quarter page. Make checks payable to WSHOA.

Deadline for articles or to advertise is the 22nd of each month.

Ads and articles will be placed as they come in; some ads and articles will not be published if we run out of space. They will be placed in the next month's issue. Get your ads and articles in early! We must have your check/payment at the time your ad is placed. Send to 1906 Hobart Way, Mt. Juliet, TN 37122.

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 that 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 an architectural change request form to you. The form is now available online! Just go to: www.willoughby-station.com. Click on the Architectural Change link under the "Community Pages" section.

