

# Willoughby Station

SEPTEMBER 2008 • ISSUE 151

## This Month In History

- September 17, 1953 — First successful separation of conjoined twins  
September 10, 1960 — Running barefoot, Ethiopian Abebe Bikila wins Rome Olympic marathon  
September 26, 1960 — First of four TV debates between Nixon and Kennedy took place (Chicago)  
September 28, 1968 — Beatles' "Hey Jude" single goes #1 and stays #1 for nine weeks  
September 14, 1972 — "The Waltons" TV program premiers  
September 16, 1976 — Episcopal Church approves ordination of women as priests and bishops  
September 13, 1977 — First TV viewer discretion warning for the television program "Soap"  
September 23, 1977 — Cheryl Ladd replaces Farrah Fawcett on "Charlie's Angels"  
September 15, 1982 — First issue of "USA Today" published by Gannett Co. Inc.  
September 4, 1988 — Phoenix Cardinals play first regular-season NFL game  
September 12, 1988 — Gilbert, strongest hurricane ever (160 mph), devastates Jamaica  
September 12, 1990 — U.S., England, France, USSR, East and West Germany sign agreements allowing the two Germanys to merge  
September 1, 1995 — Rock & Roll Hall of Fame opens in Cleveland, Ohio

### 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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**Look for  
information on our  
upcoming annual  
Fall Fest, to be  
held in October!**



## PRESIDENT'S CORNER

SEPTEMBER 2008

### SUMMER FEST

I would like to begin by thanking the Social Committee for their continuing hard work as they present the different activities to you. I hope you were able to attend this years Summer Fest. There was a dunking tank, big water slide, food, music, and other games. The Social Committee attended this past meeting and gave an overview of the event. They received a few suggestions for the next social event and will continue to work hard to improve each event. The committee will begin plans for the fall fest, the plan is sometime in early October.

THANK YOU SOCIAL COMMITTEE

### Movie Night

The first movie night was quite a success. There were approximately 45-50 homeowners who attended "Finding Nemo". Homeowners brought their blankets, chairs, food, drinks, etc. Look for future movie nights to follow.

I would like to thank Brett Watt and Dario Ceragioli for providing the movie, projector, movie screen, speakers, etc.

## Homeowner's Responsibilities – Following the Covenants

It has come to my attention there are motor bikes being run in the common areas of Willoughby Station. 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:

### **3.23 –Nuisances and Unsightly Materials –**

No house or other structure on any Lot shall be used for any business or commercial purpose. Each Owner or Occupant shall refrain from any act or use of his Lot, which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to others. No noxious, offensive, or illegal activity shall be carried on upon and Lot. **No motorcycle, motorbike, motor scooter, or any other unlicensed motorized vehicle, shall be permitted to be operated on or in the Common Area.**

.....

### Security

The Board continues to review the addition of surveillance cameras and a new idea of security cards for entrance to pools and tennis courts. We are receiving quotes from 3 companies, and meeting with each company to see their systems at work, possible layout within Willoughby Station, etc.

## Newsletter Highlights

Clubhouse Survey ( on hold until annual meeting)

Pet Waste Containers

Security

Security Cards for Pool Entrance

Summer Fest

And more.....

## Association Management

If you have any questions, suggestions, etc., please contact our Association Management at 615.370.8094 or [assoc.mgt.svcs@comcast.net](mailto:assoc.mgt.svcs@comcast.net)

## WILLOUGHBY STATION WEB SITE

Just a reminder our newsletter is now on the official Willoughby Station web site, [www.willoughby-station.com](http://www.willoughby-station.com). There will still be hard copies available by the pool house.

Next board meeting

September 18th at Hickory Grove Church

Jerry Wallace

WILLOUGHBY STATION HOMEOWNERS ASSOCIATION, INC.

### BOARD OF DIRECTORS MEETING MINUTES

Date: August 21, 2008

Location: Hickory Grove Church

Members Present: Michelle Charest, Bob Freeman , Bob Horn, Brian Snyder, Melissa Taylor, Joe Valencic, Jerry Wallace & Brett Watt

Members Absent: Dario Ceragioli

Others Present: Jim and Joan Atkeison with Association Management Services,  
Tina McMahel, Melissa Spencer, Mark Fogarty, Joe and Pat Rice

Call to Order

Time: 7:00 P.M.

By: Jerry Wallace, President

### Welcome and Approval Vote of Michelle Charest to the Board

A motion was made by Bob Freeman and seconded by Bob Horn to appoint Michelle Charest to fill the vacant position on the board until the next annual meeting of the board. The motion carried.

### Approval of Minutes of Previous Meeting

A motion was made by Bob Horn and seconded by Joe Valencic that the minutes of the previous meeting be approved, as written. The motion carried.

### Homeowner Comments

Mark Fogarty asked if the descendant of some of the family members who were buried in the cemetery had volunteered to assist with the maintenance. Jerry Wallace stated that he thought he lived in Jackson, TN and that there was no indication given by that individual of assisting. Mark stated that he had volunteered to serve on a clubhouse feasibility committee.

## Committee Reports

### Block Captains

Melissa Taylor stated there was nothing new to report.

### Covenants & By-Laws

Bret Watt reviewed some of the architectural change requests that he had reviewed since the last board meeting.

### Cemetery, Amenity Areas and Amenity Area Rules

Bob Freeman stated that he would like to thank whoever cut up and removed a large limb which had fallen in the cemetery area. Bob stated that he had replaced several chains on the swing sets at the playground. He also stated that one of the trash cans in the amenity area had been burned. A police report was filed.

A motion was made by Bob Freeman and seconded by Bob Horn to extend the amenity area security through September 21. The motion carried.

According to the contract with Procure, the pools are scheduled to close on September 14. Joe Valencic will contact Ricky Biggs to discuss possibly extending the closing date.

### Landscape

Bob Freeman stated that water is still standing in the detention pond at the corner of S. Green Hill Rd. and the railroad tracks near Division Street indicating a drainage problem. Beazer Homes will be contacted regarding this.

### Neighborhood Watch

Brian Snyder stated that he had contacted Jason Brockman with MJPD who stated that he would schedule a meeting to discuss the organization of a neighborhood watch program. Brian will check on a location for the meeting.

### Newsletter

Jerry Wallace asked if anyone had received any comments regarding the newsletter being available on the community web site. Bob Freeman stated that a couple of homeowners had inquired as how to access the web site to view the newsletter. Bob Horn stated that he delivers a copy of the newsletters to the homeowners in the area of his home since many of them are new homeowners (new section to south of entrance). Joe Valencic stated that copies of the newsletter will continue to be made available at the pool area when the pools close for the season.

### Newsletter Contd...

A discussion followed regarding the number of newsletters that should be printed. Joan Atkeison suggested that extra copies not taken by homeowners be given to Dario and Shar Ceragioli for delivery with welcome packages to new homeowners and given to the sales agent in the model home.

After some discussion regarding the possibility of sending a copy of the newsletter to homeowners who have registered e-mail addresses with the association, Joe Valencic volunteered to contact Sean McAnally regarding whether this can be done through the community web site.

### Pool

Joe Valencic stated that Brockman's Landscaping was working on the irrigation system at the upper pool today. He also stated that Ricky Biggs had replaced/re-attached some broken coping tiles (along the pool edge) at the upper pool but found there may be additional tiles which may need to be replaced. Joe will get with Ricky Biggs regarding this.

Melissa Taylor stated that it appeared that the water pressure was not sufficient at the water fountain in the breezeway. Joe will check on this.

### Social

Brian Snyder stated that the committee members had devoted a lot of time in planning and organizing the Summerfest. A discussion followed regarding the timing of next year's Summerfest and the next event this year, the Fall Fest. Thanks to Dario Ceragioli for providing the sound equipment from his company for the event.

Jerry Wallace stated that first community movie night was a success with approximately 50 people in attendance.

After some discussion, it was decided that approximately \$ 1,000.00 should be budgeted for the Fall Fest.

## Financial Report

Bob Freeman reviewed the financial report for the period ending July 31, 2008. A motion was made by Joe Valencic and seconded by Bob Freeman that the report be approved. The motion carried.

## Unfinished Business

### Pet Waste Containers and Dog Park

After some discussion regarding the possibility of the construction of a dog park in the community, a motion was made by Bob Freeman and



seconded by Bret Watt that the matter not be pursued. The motion carried. Brian Snyder will contact the City of Mt. Juliet regarding the possibility of the construction of a city dog park.

Brian Snyder and Jerry Wallace volunteered to install the dog waste containers in the common area at the amenity area, this weekend.

#### Clubhouse Feasibility Study

After some discussion, a motion was made by Bob Horn and seconded by Michelle Charest to table any further discussion to the next annual meeting of the homeowners association. The motion carried.

#### Security Card Reader System for Pool and Tennis Court Gates and Amenity Area Surveillance System

Bob Freeman stated that he and Jim Atkeison had met with a representative from Access Control Systems to discuss a card reader system for the pool and tennis court gates and a surveillance system for the amenity area. Bob discussed the proposals for each system.

Joan Atkeison discussed a surveillance system which had been purchased at Costco and installed by a board member at another community that she works with.

Brian Snyder stated that he had been in contact with a homeowner in Hickory Hills who provides and installs system. This Sunday at 6:00 P.M. the board will meet with him at the amenity area. Jerry Wallace will also contact the president of Hickory Hills regarding who installed the system at their amenity area.

A motion was made by Bret Watt and seconded by Bob Horn to purchase signs to notify homeowners that the amenity area is being monitored. The motion carried with Bob Freeman voting in opposition.

#### New Business

##### Amenity Area Dumpster

Brain Snyder suggested that a dumpster be brought to the amenity area, one day a year, for use by homeowners to dispose of unneeded items at their home. After some discussion, it was decided to table this matter until the next meeting of the board.

##### Motorbikes on Common Areas

Jerry Wallace stated that he had been made aware of one or more dirt bikes being driven on some of the common areas of the community. Bob Freeman stated that the covenants for the community do not allow the use of non-licensed motorized vehicles on common property. Joan Atkeison will contact the homeowner.

#### Security Street Lights

Bob Freeman asked the Board to consider having street lights (security lights) installed by MTEMC at 4 locations; 1) entrance at South Greenhills Road and Willoughby Station Blvd, 2) intersection of WS Blvd and Melbourne Terrace, 3) intersection of WS Blvd and Sydney Terrace, and 4) intersection of Sydney Terrace and Melbourne Terrace. He asked that the members view the area at night before the next meeting to discuss further.

#### New Business Contd..

##### Tennis Court Resurfacing

Jerry Wallace asked that this be put on the agenda for next month's meeting.

#### Next Meeting

The next meeting of the board was scheduled for September 18.

#### Adjournment

There being no further business to come before the board, a motion was made by Joe Valencic and seconded by Bob Horn that the meeting be adjourned. The motion carried and the meeting was adjourned at 9:11 P.M.

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

	Jul 08	Budget	Variance	Jan - Jul 08	YTD Budget	Variance	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Association Fees	1,200.00	6,000.00	(4,800.00)	210,098.99	214,000.00	(3,901.01)	220,500.00
Interest Earned Income	173.07	200.00	(26.93)	565.40	1,900.00	(1,334.60)	2,500.00
Late Fees (on assoc dues)	250.00	100.00	150.00	5,700.00	4,500.00	1,200.00	4,500.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newsletter Advertising Income	0.00	0.00	0.00	800.00	0.00	800.00	0.00
<b>Total Income</b>	<b>1,623.07</b>	<b>6,300.00</b>	<b>(4,676.93)</b>	<b>217,164.39</b>	<b>220,400.00</b>	<b>(3,235.61)</b>	<b>227,500.00</b>
<b>Expense</b>							
<b>Administrative</b>							
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	0.00	0.00	0.00	2,184.72	1,400.00	784.72	3,500.00
Management Fees	3,048.50	3,100.00	(51.50)	21,185.75	21,500.00	(314.25)	37,000.00
Meetings, Board & Annual	0.00	0.00	0.00	1,762.16	2,000.00	(237.84)	2,500.00
Neighborhood Events	114.37	1,000.00	(885.63)	1,525.22	2,000.00	(474.78)	2,000.00
Newsletters	223.96	400.00	(176.04)	2,581.94	2,800.00	(238.06)	4,800.00
Office Supplies & Expense	163.88	150.00	13.88	815.89	1,350.00	(534.11)	2,400.00
Security, Amenity Area	1,620.00	500.00	1,120.00	1,820.00	2,000.00	(180.00)	3,000.00
Welcoming Committee	0.00	100.00	(100.00)	24.04	600.00	(575.96)	1,000.00
WebSite	0.00	0.00	0.00	350.00	300.00	50.00	300.00
<b>Total Administrative</b>	<b>5,170.51</b>	<b>5,250.00</b>	<b>(79.49)</b>	<b>35,119.12</b>	<b>35,350.00</b>	<b>(230.88)</b>	<b>65,400.00</b>
<b>Common Area Maintenance</b>							
Common Area Repairs	434.56	500.00	(65.44)	1,237.53	1,800.00	(562.47)	2,600.00
Grounds Care	3,600.00	4,500.00	(900.00)	27,086.99	29,500.00	(2,413.01)	50,000.00
Irrigation Repair	0.00	200.00	(200.00)	766.12	400.00	366.12	800.00
Signage	0.00	0.00	0.00	0.00	450.00	(450.00)	650.00
Storage Rent	0.00	0.00	0.00	238.80	350.00	(110.20)	350.00
<b>Total Common Area Maintenance</b>	<b>4,034.56</b>	<b>5,200.00</b>	<b>(1,165.44)</b>	<b>29,310.44</b>	<b>32,500.00</b>	<b>(3,189.56)</b>	<b>54,400.00</b>
<b>Pool Area</b>							
Pool Telephone	54.48	130.00	(75.52)	229.81	130.00	99.81	280.00
Locks & Keys	(25.00)	50.00	(75.00)	1,650.50	1,900.00	(249.50)	2,000.00
Pool Management	5,600.00	5,500.00	100.00	23,850.00	23,500.00	350.00	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	286.96	500.00	(213.04)	2,800.00
Pool Supplies	36.61	200.00	(163.39)	1,017.83	300.00	717.83	1,000.00
<b>Total Pool Area</b>	<b>5,666.09</b>	<b>5,880.00</b>	<b>(213.91)</b>	<b>28,055.10</b>	<b>27,430.00</b>	<b>625.10</b>	<b>41,180.00</b>
<b>Utilities</b>							
Electricity	1,466.01	1,400.00	66.01	5,268.66	5,000.00	268.66	10,200.00
Neighborhood Watch Voice Mail	7.61	8.00	(0.39)	53.27	60.00	(6.73)	100.00
Water & Sewer	1,127.31	900.00	227.31	3,339.38	3,750.00	(410.62)	6,800.00
<b>Total Utilities</b>	<b>2,600.93</b>	<b>2,308.00</b>	<b>292.93</b>	<b>8,661.31</b>	<b>8,810.00</b>	<b>(148.69)</b>	<b>17,100.00</b>
<b>Total Expense</b>	<b>17,472.09</b>	<b>18,638.00</b>	<b>(1,165.91)</b>	<b>101,145.97</b>	<b>104,090.00</b>	<b>(2,944.03)</b>	<b>178,080.00</b>
<b>Net Ordinary Income</b>	<b>(15,849.02)</b>	<b>(12,338.00)</b>	<b>(3,511.02)</b>	<b>116,018.42</b>	<b>116,310.00</b>	<b>(291.58)</b>	<b>49,420.00</b>

**Capital Reserve Account:**

	Jul 08	Budget	Variance	Jan - Jul 08	YTD Budget	Variance	Annual Budget
<b>Income</b>							
Budgeted transfers from Operating	0.00	0.00	0.00	28,000.00	28,000.00	0.00	28,000.00
<b>Capital Expenditures</b>							
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	5,986.00	0.00	5,986.00	0.00
Pool Lane Ropes	0.00	0.00	0.00	1,726.90	0.00	1,726.90	0.00
Pool Umbrellas	258.92	0.00	258.92	258.92	0.00	258.92	0.00
Pet Waste Containers	723.00	0.00	723.00	723.00	0.00	723.00	0.00
<b>Total Capital Expenditures</b>	<b>981.92</b>	<b>0.00</b>	<b>981.92</b>	<b>10,594.82</b>	<b>0.00</b>	<b>10,594.82</b>	<b>0.00</b>
<b>Net Income</b>	<b>(981.92)</b>	<b>0.00</b>	<b>(981.92)</b>	<b>17,405.18</b>	<b>28,000.00</b>	<b>(10,594.82)</b>	<b>28,000.00</b>

# Welcome New Homeowners!

Scott & Angela Miller  
1007 Lance Ct.

Jerry & Lesley Jackson  
1736 Sydney Terrace

Roger & Maureen Brulinger  
1054 Willoughby Station Blvd.

Amy Meyer:  
2200 South Cromwell Ct.

Devang Shah  
708 Lance Way

Craig & Kara Brown  
808 Alex Way

Matthew & Rachel Bauman  
2980 Brisbane Dr.

Ephrem Tekle & Hana Getahun,  
Brian Hockett  
2016 Cairns Dr. E.

Tim & Jill Warren  
717 Lance Way

Sandy & Kim Tillman  
823 Alex Way

Michael Voorheis  
706 Lance Way

Shari Totty  
1009 Lance Ct.

Christopher & Amy Allen  
1348 Sydney Terrace

Benjamin & Mary Bowling  
904 Alex Ct.

James & Piper Fly  
4004 Lenox Ct.

Thomas & Marisa Needels  
5104 Perth Ct.

# ~FUN IN THE SUN~



Summer Fest Raises Money for our Willoughby Waves & Charis Health Center - Community Compassion in Action.

A well deserved **thank you** goes to Joe and Nancy Valencic, Bob Freeman, Jerry Wallace, Cody Caswell, Alec Nochowicz , Mike Valencic, Madison Baldacci, Megan Matthews, Sara Matthews, Bob Cox, and our Willoughby Station HOA for helping make the Summer Fest a success!  
The Social Committee is grateful for your support!

We'd also like to thank Tom Needham from Needham's Nursery, Brian Bennett of Repicci's Italian Ice of Nashville, Tony from Tony's Pencil Portraits, and Active Entertainment.





# SUMMER FEST



2008

## **Repicci's Italian Ice of Nashville**

**IS YOUR GROUP LISTED BELOW:**



- **Booster Groups**
- **Marching Band**
- **Baseball**
- **Football**
- **Swim Team**
- **Cheerleading**
- **Softball**
- **Basketball**
- **Soccer**
- **And many others**

**Ask me how we can help with your  
groups fundraising goals!**



**Repicci's Italian Ice of  
Nashville**

**Bryan Bennett**

**2511 Port Kembla Dr  
Mt Juliet, TN 37122  
615-397-1555**

Email: [repiccisnash@aol.com](mailto:repiccisnash@aol.com)



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## 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 \$\$**

*It's not too late to get your taxes prepared!*

**Personalized Bookkeeping & Tax Services**

Donna Kalinowski Blackwell

**Your Small Business & Personal Income Tax Specialist**

Tax Preparation (including previous years)

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Hickory Hollow: Paragon Office Suites, 845 Bell Rd., Ste. 209 • 731-2737

## For Sale

Treadmill w/mat. \$50. In real good condition. Runs good. No problems. Please contact 758.4459.

old dark brown rocking chair-perfect for the porch.  
\$45 obo

beverly ayers 509-9520

vintage coffee table- round heavy glass top- has 'pillars' that connect at the bottom- need to see- its pretty cool. \$150 obo  
beverly ayers 509-9520

2005 mercury mariner--loaded--28,000 miles and still under warranty, black on black leather, tow pkg., multi- cd player, tinted windows, V6-not bad on gas, heated seats,luggage rack. garage kept, mint condition. \$15,000 obo--kelly bluebook value \$16,375

Little Tikes Pioneer Log Cabin. Includes fireplace, collapsible table, working Dutch door and shutters. Made of durable plastic. \$50.00. Call 754-7614.

## 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](mailto:catlimbachersellshomes@comcast.net) [www.neighborhoodlink.com/mtjuliet/wstation](http://www.neighborhoodlink.com/mtjuliet/wstation) Coldwell Banker Barnes Off. 758-0488 Mobile 426-3253

### Mt. Juliet Home Improvement

Carpentry, Fencing, Plumbing, Electrical, Fans, Dry-



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.**

wall & 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

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www.zoommovingcompany.com — 615-777-8223

**MBC Pc Solutions**

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**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](http://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.

**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

## 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.**

**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.

**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](http://www.pamperedchef.biz/chefbarb) , full catalog available online or call for a catalog. Barb Augustine, 758-3007

**Babysitter needed** on an occasional basis after school and over night. (I am a night shift nurse.) High school student ok for after school but overnight sitter must be college age. Must have good driving record and references. Must be able to take 2 girls to after school activities. (ages 9 and 7) A person that likes dogs is a plus! The pay is excellent and the children are friendly! (and so is the dog!) Call Amy at 445-9081.

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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

# **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 COMPLIMENTARY  
GARBAGE SERVICE IN COMMON AREA**



## 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](mailto: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](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 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](mailto: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.