

## BUILDING RESTORATION AND MORE...

### Several Buildings Slated for Refurb in 2012

Work continues in 2012 with several buildings already chosen for phase two of the building restoration project.

Restoration includes replacing all rotted wood, repairing stucco, installing baseboards to protect the stucco where it meets the slab, installing rock trenches to help keep water away from the walls, and re-painting all exterior surfaces with warranted paint.

*\*\*It is imperative that no objects be attached to stucco walls. Any damage to the stucco voids the paint and construction warranties. Repair of such damage will be at 100% of the homeowner's expense.*

### Clubhouse Chimney

If you've rented the clubhouse or been inside in the last few years, you already know that no fires are permitted to be built in the fireplace. This is mainly due to the fact that the chimney is in severe disrepair. The HOA has decided to have the chimney made structurally sound, but the no-fire policy will continue indefinitely. The option of converting it to a gas fireplace is currently being considered.

### 210 Mud Slide Update

The HOA Board is meeting with an engineering company to help break this huge job into smaller, affordable parts. We are all anxious to remedy this situation and are working to do so. We appreciate the patience of all homeowners regarding this situation.

## STAY UP-TO-DATE



**"LIKE" Belle Forest Condominiums on Facebook** and stay notified of happenings on the property.

**NeighborhoodLink.com/Belle\_Forest\_Condos** is a free for HOAs web site where we have set up a new profile for Belle Forest. Newsletters and other information will be posted there.



## \*DUMPSTER ON PROPERTY MAY 18 - 21

## SPRING / SUMMER SEASONAL REMINDERS

### Exterior Water Spigots

#### Use AT YOUR OWN RISK!

Most exterior water spigots have been permanently disabled - for a good reason! The pipes that feed these spigots are more than 40 years old. There is a great deal of risk that these pipes may rupture when used. As a reminder, if you choose to use these outside spigots, you do so at your own risk. The HOA will not be responsible for any damages that may occur should one of these pipes spring a leak. Think before you turn that handle.

### Cook's Pest Control

Belle Forest has a running contract with Cook's Pest Control that is available for you. Cook's is on property each Monday. If you have a bug issue and you would like Cook's to come by, please call them by the Friday prior and make an appointment. Not every bug problem is covered by our contract, but most are. Cook's will be able to tell you if we are covered or not. You can reach Cook's at: 615-831-1122

### Garden Maintenance

Many units in Belle Forest have a garden located in what is referred to as the "limited common" area. If you have taken over this area and installed a garden, you are responsible for its upkeep! If you do not keep up appearance of your garden, or do not keep it within the parameters set forth in the HOA rules, regs and/or master deed, you will receive a violation notice and possibly a fine. If you no longer want to maintain the garden, it is your responsibility to return the area to its previous condition - i.e.: grass.

### Mulch will NOT be provided this year.

If you wish to mulch your gardens, you may do so at your own expense.

### Barbecues & Grills

Barbecues and grills are a fire hazard. HOA rules state that anyone using a barbecue or grill must move it a MINIMUM OF 10 FEET AWAY FROM ANY BUILDING OR STRUCTURE. Violation of this rule will result in a violation letter and/or fine.

### Rental Units / Landlords

**Congratulations on renting out your unit.** This does NOT exempt you and your tenant from following HOA rules! It is the responsibility of homeowners who rent out their units to inform their lessees of all HOA rules and regulations. Ultimately, YOU, the homeowner will be held responsible and accountable for any infractions committed by your renter.

## POOL OPENING & UPDATE

### Official Pool Open Date is:

**Saturday, May 12, 2012**

Minor repairs to the pool and pool bath, including the installation of a new pool pump have been completed. We have passed Metro inspection and are ready to open the pool! Please remember: **The Pool is open from 7AM - 10 PM. No one is permitted in the pool or pool area outside of these hours.**

*Belle Forest is managed by:*

**Synergy Real Estate Group, Inc.**

179 Belle Forest Cir., #302, Nashville, TN 37221

**615-425-2168**

*Make an appointment before visiting to save time! Call and let Synergy know what you wish to discuss so they can be prepared to answer your questions.*

### Got a maintenance request?

Visit [www.SynergyRealEstateTN.com](http://www.SynergyRealEstateTN.com) - click on "Maintenance Request" in the sidebar.