



August 2024 Newsletter

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IMPORTANT STUFF

Contractor Recommendations - Due to liability concerns, the HOA Board is unable to offer contractor recommendations. The MOSP FB page is an excellent source of contractors/handyman recommendations that your neighbors have personally hired.

Critter Control - We've had numerous sightings of the same dogs running loose in our neighborhood. Please make sure your pet is properly identified and contained.

Neighborhood Social - We are hoping to have another Fall Gathering in October. We will keep you posted! Please check out the Facebook page or our website calendar for upcoming Socials.

2024 Annual Meeting - Save the Date! Tuesday, November 12th is our annual meeting at the Hermitage Police Precinct. Sign in to start at 6:30pm with meeting beginning at 7pm. Meeting notice, agenda, proposed 2025 budget and ballots will be mailed in mid-October. At this time we expect the Annual Assessment to remain at \$400. Installment plans are not available and the entire assessment is due by January 31st, 2025 so plan accordingly.

Cleaning and Roof Maintenance Policy - During the November 2023 Annual

Meeting, the roof maintenance policy was upheld and inspections will begin Spring 2025. The entire Board will inspect and review prior to issuing a violation notice to a homeowner. The Cleaning & Roof Maintenance Policy will be added to our website soon. Here it is:

Cleaning and Roof Maintenance Policy

Black streaks along roof lines are caused by blue-green algae growth. While the algae itself is not hazardous, the accompanying mold that grows beneath the algae can be.

A minimum of 66% of any portion of the roof must display the black streaking in order to issue a violation notice. The entire roof does not necessarily require the soft wash cleaning.

This notice will identify the specific roof portion in need of cleaning and include a photo – this is generally the north side that is sun deprived.

Many homes have recently had roofs replaced with Algae Resistant shingles which were not available when most of the Meadows of Seven Points was built. This will reduce black streaking going forward!

Selling Your Home? Make sure your Realtor® lists your home with the correct information. Everything you or your agent needs to know is available on our website - mosphoa.com.

The Next BRUSH PICKUP for our area is scheduled for September 11th.

August Board Meeting Notes

The Board of Directors met Tuesday, August 6th.

Present: Jerry Shoulders, Terry Squires, Carrie Hill, Rick Major, Jude Barwig. Absent: Tom Prichard and Liz Kirkpatrick.

Financial Report:

Bank Balances:

Checking - \$5,293.17

Capital Reserve - \$60,751.13

Money Market - \$29,994.89

Compliance Report: Violations in July - 1 trash can, 1 trash can screen, 1 mailbox violation, 1 basketball goal, 1 landscaping violation encroaching in neighbor's yard and drainage culvert, 5 lamp lights not working.

Grounds - The Board will be addressing the common ground areas surrounding the electrical boxes. We will be looking into planting grass seed and landscaping. Also, we will be researching options to protect our new planted trees from damage caused by the deers.

Reminder: This is the time to refurbish your mailboxes, lamp posts if needed. The Board will be assessing the stop sign posts for refurbishing.

ARC has been busy! We've had 6 roof requests, 1-fence and 1-generator, 1-shelter/gazebo with fireplace. Reminder: the Board has added a third manufacturer for shingle options. Please visit [this link](#) to view the revised Rules & Regulations as well as [Shingle Sample](#) pages.

Hub.Nashville.gov is your go-to site to fill out a brief form regarding a multitude of local infractions - from Animal Control, Permits, Trees, Public Safety to Streets and Trash.

Welcome Committee: Please welcome Douglas & Debra Duren who join us in September. Currently there is one home for sale.

Next HOA Board Meeting is scheduled for Monday, September 9.

ARC REMINDER

Per the Amended & Restated Covenants, Conditions and Restrictions, ALL exterior modification/changes to your property must have a submitted and approved ACR application on file prior to the start of construction.

This includes but not limited to: changing paint colors on trim, windows, doors, deck additions/replacements, driveway additions, pools, spas, permanent basketball poles, recreational play structures, roof replacement, trash can screen, fences - new or replacement, sunrooms, room additions, window replacements. Application forms are found on the MOSP website. [Click here for the a direct link.](#)

[Click Here to Visit Our New Website](#)

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Our mailing address is:

PO Box 278, Hermitage TN 37076

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