



February 2024 Newsletter

February Board Meeting Notes

The Board of Directors met Monday, February 5th.

Present: Jerry Shoulders, Jude Barwig, Terry Squires, Liz Kirkpatrick, Tom Prichard, Carrie Hill. Out of Town: Rich Major

Financial Report: Assessment Updates - 13 residents have not yet paid as of meeting date (down to 6 as of newsletter date).

Bank Balances: Checking - \$16,287.16

Capital Reserve - \$57,604.10

Money Market - \$54,900.07

Compliance Report: Following up on two issues - a basketball hoop in-ground installation without ARC approval, dead trees in backyard yet to be removed after months of notices.

Monthly inspections cited 3 homeowners with trash can screening damaged or demolished by last month's wind storm; only 1 light post infraction! WOW!!

Grounds - Check out the Mount Juliet Tree and Plant Sale sponsored by the American Legion Auxiliary. Orders must be placed and paid for by April 12th. Plants will be ready for pickup on April 2nd. These are NOT delivered. The order form is available on our website and offers everything from hardwoods, fruit trees, flowering bushes like forsythia, hydrangeas. All pertinent information is on the order form.

Front Entrance - We are proceeding with a much needed refresh of our front entrance with colorful plantings. We've also agreed to mulch twice year instead of only once.

Harborwood - Please see Erin's column regarding Harborwood, They've also dumped debris to the left of the front entrance and we will take care of its removal.

Berm Issue Behind Pauls Trail: The Board will contract with our engineering firm of TPM to resolve the erosion issue in the common area behind Pauls Trail.

ARC - 9 requests for roof replacements; 1 fence application.

Welcome Committee: Welcome to Pauls Trail - Juan Carreno!

Next Board meeting scheduled for March 4th.

Erin Evan's Column



Hello, MOSP Neighbors!

If you have any questions about this information or other issues, please let me know at erin.evans@nashville.gov.

Encampment Closure

Since my last email to you the Andrew Jackson homeless encampment was closed and ~36 people were housed. WeGo is working in conjunction with the surrounding property owners to clean up the area. My understanding is that it will be fenced off. There is a strong possibility that the property will transition within Metro to convert it to a recycling facility. MNPd is regularly patrolling the property. This closure didn't eliminate homelessness in Nashville, and we still have people in need in Hermitage. I am encouraged that we were able to take this step forward.

Harborwood Mountain

I have been asked a few times about the status of "Harborwood Mountain" (aka the rock stockpile in the American Homes for Rent subdivision adjacent to MOSP.) Metro is maintaining the bonds (valued at ~1.7M) across multiple departments until it is cleared out. Another local developer was interested in the stockpile to use as fill, but after

testing it determined it wouldn't meet their needs. American Homes 4 Rent has told me that they're looking for a "cost effective" method of removing it.

Cell Phone Signal Strength

Several residents have contacted me about issues related to cell phone signal strength. This is outside of Metro's purview, but I did try to crowd source the answer to my question about how this could be accomplished. I heard from an AT&T engineer who suggested that "RAN engineers" at the carriers are the best contacts on doing things like pointing the antenna differently. I'm a little over my skis on this but will see what additional information I can find out or contacts I can get.

P.S. On 2/15/24 [Mayor Freddie O'Connell announced that we'll officially have a transit referendum in November.](#) Next week I'll meet with his team to share my input on some of the issues I have heard from residents about transit access in our community. There will be many more details to come as this proposal is fleshed out before it ends up on the ballot this fall.

That's all my updates for this issue. Feel free to email me at erin.evans@nashville.gov if you have a question or a concern. Thank you!

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.