



June/July 2024 Newsletter

[View this email in your browser](#)

IMPORTANT STUFF

Notice: The HOA Board will not be meeting in July and there will not be a formal newsletter either. If something of great importance comes up, rest assured you will be notified.

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 - If you missed out on the June 8th Social located on Iris Meadows, check the neighborhood Facebook page for upcoming Socials in July and August.

2024 Annual Meeting - Save the Date! Tentatively scheduled for Tuesday, November 12th. Awaiting confirmation from 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.

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.

June/July Board Meeting Notes

The Board of Directors met Monday, June 10th.

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

Financial Report:

On track with budget for 2024. 2025 Budget will be prepared for August meeting.

Compliance Report: Violations for June include two trash cans (same residence) not screened, one trash can screen in need of repair, two homes with vine overgrowth (resolved), one basketball pole issue, one large upright closet style storage container (resolved).

Grounds - The Board will be addressing the green giants and cypress trees surrounding the odor control station on Seven Points Circle. We'll be cutting back some limbs to allow more sunlight to reach the greenery and possibly replace a tree or two.

The front entrance is undergoing irrigation updates due to non-functioning zones.

ARC has been busy! We've had 6 roof requests, 1-painting window trim, 1-fence and 1-motorized deck sunshade. 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 Joe Carrico and Kelvin Jackson to MOSP. Currently there is one home for sale.

Next HOA Board Meeting is scheduled for Tuesday, August 5.

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.

Harborwood Mountain

Contractors are supposed to start removing Harborwood Mountain sometime this week. It has been dry enough that the weather should not be an issue. If you see any activity please post on your Facebook page or email me at erin.evans@nashville.gov. American Homes 4 Rent has told the contractor involved that this project must be completed by June 30th.

Metro's Budget

This Tuesday the Metro Nashville council will vote on the government's operating budget. You can read all of the budget documents by visiting the [Citizens' Guide to the Metro Budget](#). You can read a story from the [Tennessean on the substitute budget](#) proposed by the council's Budget and Finance Committee. [subscription required]. The most substantial change from the Mayor's budget is an increase in the cost-of-living adjustments (COLA) for Metro employees. There is not a proposed property tax increase in this year's budget.

Earhart Road

I continue to follow-up on the status of Earhart Road and potential repair work. As you're all aware, when Ashton Park was built, NDOT had indicated that they would be requiring that the developer be responsible for Earhart repairs. I don't know what this effort looks like yet, and our NDOT council liaison is following up within Metro to get an update for me.

Bonus News: The owner of downtown restaurant, 417 Union is bringing "417 Express" to the former White Castle off Old Hickory Boulevard. In a few weeks they'll be sharing information about their opening date and hours of operation that I will post on my Facebook page. Let's give them a warm welcome when they open!

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.

[Click here for a direct link.](#)