



## May 2024 Newsletter

[View this email in your browser](#)

### IMPORTANT REMINDERS

Many roofs have been insurance approved due to hail damage from last summer's storms. **An Architectural Change Request (ACR) MUST be submitted and approved prior to construction start.** Failure to do so may result in a fine or worse, a secondary roof replacement if a non-approved shingle and color are installed. Visit [mosphea.com](http://mosphea.com) to submit an ACR ticket.

**Yard Maintenance** - Due to the recent rain pattern, grass growth has exploded while hampering the ability of our landscaping crew to service these areas. They've been delayed but did catch up with the mowing this past week. Please [email the Board](#) if areas behind your home need servicing.

We understand this has hampered our own lawn maintenance but we have several homes not taking advantage of the "good weather" days to cut their lawns and trim their weeds. Unattended yards spread weeds to neighboring properties. Please check your sidewalks and driveways for undesirable growth.

We offer this wonderful homemade concoction to kill those pesky weeds:

When there is no rain in the forecast and a beautiful SUNNY day, mix one gallon of White Vinegar (at least 5% acetic acid concentration) with 2 cups of Epsom salts and stir until salt is

completely dissolved. Add a small amount of Dawn dish soap (1-2 Tbsp) to help the mixture adhere to the weeds.

As long as the salt is completely dissolved, you can use a spray bottle to apply or gently pour some of the solution on the errant grasses/weeds. This is a non-selective weed killer so it can harm desirable growth if not careful.

If you are unable to attend to your property, please notify the Board for assistance!

**BRUSH PICKUP** begins May 23rd for our area. It has been noted that Metro has arrived a tad ahead of schedule so feel free to get your brush to the curb this weekend!!

## May Board Meeting Notes

The Board of Directors met Monday, May 13th.

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

### **Financial Report:**

Bank Balances as of May 13:

Checking - \$12,181.62

Capital Reserve - \$59,175.96

Money Market - \$44,967.62

**Compliance Report:** Violations for May include one trash can not screened, one trash can screen in need of repair, two homes with vine overgrowth, one basketball pole issue, one large upright closet style storage container and 4 lamp lights. Also noted was lack of yard maintenance at several locations (refer to ARC note above).

**Grounds** - Due to erosion issues at the far right corner of our main entrance, we've been advised to install a retaining wall. This is slated for fall completion which will eliminate the washout of mulch and dirt going forward.

The Board received a request by a resident to remove a tree on HOA property. Jerry Shoulders will meet with the residents and advise.

Our request to Nashville Electric Service to install decorative wraps around 3 transformers located near the front entrance has been denied. They will, however, inspect and clean/repaint as necessary in the coming weeks. The current plan is to plant deer resistance grasses to camouflage.

Several of our free trees from RootNashville.org have not survived the deer onslaught or our recent high winds. Tree wraps using drainage pipe is one option and a few trees will have to be staked for support.

**ARC** has been busy! We've had 6 roof requests, 1 retaining wall, 2-painting window trim, 1-pool. 1-deck and 2 patio roof replacements.

**Metro Street Traffic Calming** (NSTC) did not accept Meadows of Seven Points for their current program. The Board has submitted a separate inquiry via Hub.Nashville.gov. Using traffic speed mats would require the approval of 66% of those residents on affected streets. Three locations on Seven Points Trace, one on Leona Pass and one on Seven Points Circle close to The Reserve have been proposed.

Speaking of Hub.Nashville.gov, for those of you who regularly travel on Earhart Road, please click on [this Hub link](#) and request Paving. All affected Metro and NES hookups have been completed in Ashton Park that delayed the paving between Ashton Park and MOSP.

**Welcome Committee:** Please welcome Kelsey Saint Clair and Dylan Thomas to MOSP. Currently there is one home for sale and two homes under contract.

---

**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](mailto:erin.evans@nashville.gov).

### **Harborwood Mountain**

You may have noticed that Harborwood Mountain hasn't been moved. On May 6th American Homes 4 Rent emailed me that they had hit a delay with getting the site ready where the piles are going. They said that they will be moving ahead with the process this month. As soon as they lock down a firm date to start, AH4R committed to letting me know. (As soon as I have this information, I will share it with HOA leadership and post it on the Meadows of Seven Points Facebook page.)

### **Smart Yards**

This Saturday you can join representatives from the University of Tennessee Extension program and learn more about "smart yards" - a yard that is in balance with the local environment for the benefit of both people and our ecosystem.

According to UT:

"Tennessee Smart Yards is an Extension-led program that guides Tennesseans on practices they can apply in their outdoor spaces to create healthier, more ecologically-sound landscapes and communities. Nine principles of stewardship serve as the foundation for the program and are explored in online modules and practical workshops taught by UT-TSU Extension and water resource professionals.

You don't have to be an expert gardener or landscaper to create a Tennessee Smart Yard. All it takes is a willingness to learn and a desire to take actions described in our Workbook. Maintaining a Tennessee Smart Yard provides natural functionality for homeowners through working with nature for the benefit of both. Learn why a "Smart Yard" is right for you and our environment."

Register to attend this Saturday's Smart YardFestival by clicking [HERE](#). The program lasts from 9am - 12pm at the UT Central Region Office, 5201 Marchant Drive, Nashville, TN 37211.

### **Recreation Areas**

Cook Recreation Area has a new traffic plan starting on Saturday. You can learn more about the change [HERE](#). I have also heard from some area residents about a lot of congestion (and potentially illegal activity) at Seven Points. I have a plan to follow up with the USACE on the issues the resident raised and will share any follow up details via my regular newsletter and Facebook pages.

That's all my updates for this issue. Feel free to email me at [erin.evans@nashville.gov](mailto: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 the a direct link.](#)

