



November 2024 Newsletter

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IMPORTANT STUFF

REMINDER: November Annual Meeting - We did not receive a quorum (77 residents/proxies) at our annual meeting last evening, November 12th, and we were unable to vote on new board members. If you were unable to attend and did not fill out your proxy – we need your votes. We are having a brief second meeting to vote for board members on November 23 at 9:00 a.m. at 5879 Seven Points Trace. We need 38 votes for the board members to fill the board. **The proxy and ballot are on the homepage of our website**, <https://mosphoa.com>. Please print, fill out and drop it off on November 23, between 9:00 a.m – 10:00 a.m. Thank you!

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 - Please remember to pick up after your pet and help keep our common areas, sidewalks and our neighbor's yards clean.

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.

Happy Thanksgiving!

November Board Meeting Notes

The Board of Directors met Tuesday, November 5th.

Present: Jerry Shoulders, Terry Squires, Rick Major, Carrie Hill, Liz Kirkpatrick,

Absent: Tom Prichard

Financial Report:

Bank Balances:

Checking - \$3,966.06

Capital Reserve - \$62,023.67

Money Market - \$10,052.76

Compliance Report: Violations in October - 1 car/trailer parking violations, 2 overgrown landscaping/yard issues

Grounds - We will be cleaning the common areas and working on the entrance wall that will help the drainage.

Reminder - if your mailbox or light post needs painting or repairs, this is the time to do it. Also, the metal utility boxes on your property is your responsibility regarding maintaining landscaping. Please keep free of overgrown or dead landscaping.

ARC Requests - Tree replacement - 1, Roof repairs - 1

Reminder: please inform the ARC committee when your project is finished so they can review/close your project ticket.

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: 2121 Amanda Meadow Ct closed on 10/28. No homes currently on the market.

Questions? If you have any questions regarding your property or concerns, you can contact the HOA via the contact page on the website or email themedowsofsevenpoints@gmail.com

Next HOA Board Meeting is scheduled for December 3.

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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