



October 2024 Newsletter

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IMPORTANT STUFF

November Annual Meeting Reminder - Our Meadows of Seven Points Annual Meeting is Tuesday, November 12th at the Hermitage Police Precinct. Sign in to start at 6:30 p.m. with meeting beginning at 7 p.m. Meeting notice, agenda, proposed 2025 budget and ballots will be mailed in mid-October. Our annual assessment will remain at \$400. Installment plans are not available and the entire assessment is due by January 31st, 2025 so plan accordingly.

Board Member Openings - We have two Board member positions open for 2025 (3) three-year term and voting will take place at our annual meeting. If you are interested in serving on our HOA Board and would like to be on the ballot, please email us themeadowsofsevenpoints@gmail.com

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.

Trick-or-Treat Participation Survey - Last year, Liz Kirkpatrick created our neighborhood participation survey for those who wanted to give out candy to our kids. She is doing it again this year! If you would like to participate this Halloween, please fill out the survey available on our website, mosphea.com. She will put small orange flags in the yards for those giving candy. Afterward, please do not throw away the flags in the trash. Liz will collect them the following day. You can also email her at elizabeth_kirkpatrick@outlook.com if you would like to participate.

Rules and Regulations Updates - The "Political Signs" mandate has been updated to be in line with TN State law. The "Fines" mandate has been updated regarding time frame inspections. Please review the changes on the website.

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 - mosphea.com.

Reminder! Fall Community Sale - Saturday, October 26

October Board Meeting Notes

The Board of Directors met Tuesday, October 1st.
Present: Jerry Shoulders via phone, Terry Squires, Carrie Hill, Tom Prichard, Liz Kirkpatrick, Rick Major

Financial Report:

Bank Balances:
Checking - \$20,394.47
Capital Reserve - \$61,276.86
Money Market - \$10,007.86

Compliance Report: Violations in September - 3 car/trailer parking violations (resolved), 1 lamp post, 2 basketball goals, 1 Flag violation, 2 overgrown landscaping/yard issues

Grounds - We will no longer be working with Performance Lawn and will continue all needs with Summit Landscaping. Summit Landscaping will increase in 2025 – will increase approximately \$200 per month - approximately \$2900/monthly.

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 - Window replacements/extensions - 2, Fence - 2, 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: Currently there is one home under contract and one home for sale.

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 themeadowsofsevenpoints@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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