



January 2024 Newsletter

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Happy New Year! We're repeating some information from the December newsletter as a follow-up. Below are the official MOSP Board of Directors and the offices they now hold.

President - Jerry Shoulders
Vice President - Liz Kirkpatrick
Secretary - Terry Squires
Treasurer - Jude Barwig

Committees:

Grounds - Jerry Shoulders & Tom Prichard
ARC - Tom Prichard & Rick Major
Welcome - Carrie Hill
Compliance - Liz Kirkpatrick & Jude Barwig
Communications - Terry Squires & Jude Barwig

Annual Assessment Due Dates:

To avoid late fees, these are due and payable no later than January 31, 2024. Any payment postmarked on February 1 or later will incur a \$60 late fee. Payment received on or after March 1, 2024 shall bear an interest rate of 10% per annum for a total of \$506.

Payments can be mailed to: MOSP HOA
PO Box 278
Hermitage TN
37076

If needed, payments can be hand delivered to any Board member as well.

Erin Evan's Column



If you have any questions about our area, you can contact Erin at erin.evans@nashville.gov. Her column will return next month.

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 direct link.](#)

A Message from the Board

Over the last few years, the Board's motto has been that we are all neighbors first. We've worked very hard with each and every homeowner when issues are brought to the Board's attention in an effort to bring about a successful outcome.

It is the Board's responsibility to follow and enforce the Covenants as amended and approved by the homeowners in December of 2022. The Rules & Regulations have

seen very little changes since their inception in 2015 -2018.

To assist everyone with updates, each R&R document now includes a Revision History at the end of each document. All documents are accessible on the HOA's website - [click here](#) for a direct link.

If you ever have any questions regarding our Covenants, ARC Guidelines and Rules & Regulations that can't be answered by reading those documents, please email the Board at themeadowsofsevenpoints@gmail.com.

January 8th HOA Board Meeting Notes

Financial Report (Jude Barwig): Half way through the month and one-half of our homeowners have paid their 2024 Annual Assessments! Very much appreciated!

Balances as of 1/16/2024:

Checking: \$17,686.34

Money Market: \$24,887.14

Capital Reserve: \$57,582.17

As discussed at the Annual Meeting, \$20,000 was transferred mid-month from the Money Market account to our Capital Reserve account. The ultimate goal is to have monies in the Capital Reserve account equal to one year's budgeted annual dues assessment - approximately \$77,000.

Transfer fees, when a home changes ownership in MOSP, are always designated for the CR account. All dues payments are deposited into checking initially. A transfer will be made to the Money Market account to capture the better interest rate.

Compliance Report (Jude): No outstanding compliance issues as no inspections occurred in December. Inspections resumed January 8 & 10 with reports of missing shutters, trash screens affected by our high winds and 11 lamp post light violations.

Grounds (Jerry Shoulders): Summit Landscaping completed the clean up of several of our open areas. Removal of the limbs along the Willow Pond bridge to be completed within the next week when the weather breaks. An erosion issue has been reported behind Pauls Trail and our engineer will inspect and provide a plan.

RootNashville.org is scheduled to deliver our free trees in February. The Board is researching cost effective ways to keep deer from destroying these young trees. Suggestions???

Board members are also working with Summit on a plan for replacing our dead foliage at the front entrance.

Calming Pads - tabled until February as we have not yet heard from Metro regarding our Street Calming application.

Solar Lights along Willow Pond - The Board has ordered and installed 4 decorative bases. Our supplier is having stock issues and they sell out as soon as they receive them. We check every single day.

Welcome Committee (Carrie Hill): No new neighbors in January but we do have 2 homes under contract with February closing dates.

Next Metro Brush Pickup is February 27th.

What a Difference!
The Leona Pass/Earhart drainage pond from Friday to today.

