



January 2025 Newsletter

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IMPORTANT STUFF

Happy New Year

Annual HOA Dues - Please don't forget to pay your annual HOA dues (\$400) this month.

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 - mosphea.com.

Stay Warm!

January Board Meeting Notes

The Board of Directors met Tuesday, January 7th.

Present: Jerry Shoulders, Terry Squires, Carrie Hill, Liz Kirkpatrick, Jack Doussard,
Absent: Rick Major, Dave Roberts

Compliance Report: Violations - No inspections last month.

Grounds - Have you noticed? Summit Landscaping has landscaped around the electrical boxes in the common areas.

- **Reminder Homeowners** - the electrical boxes in your yards are your responsibility to landscape, if desired, and to keep free of any dead landscaping.
- Also, one dead tree was removed behind the grinder tank and we will be removing dead trees in the Willow pond.

ARC Requests - 1 trash can screen, 1 roof repair

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: No homes currently on the market.

What's Your Address? Please add your mailing address in the "Subject" line when emailing the HOA. This will help us organize our emails. Thank you.

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 February 11.

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 Website](#)

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Our mailing address is:

PO Box 278, Hermitage TN 37076

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