

# Hermitage Meadows HOA Newsletter - Spring 2023

## **Community Yard Sale & Spring Cleaning Weekend (May 20<sup>th</sup> & 21<sup>st</sup>)**

The community yard sale will be held on May 20<sup>th</sup> from 8:00 AM to 2:00 PM. Residents may place items for sale in the common area directly in front of their homes or in their reserved parking spaces.

A community dumpster will also be on the property for residents' use on May 20<sup>th</sup> and 21<sup>st</sup>. Please refrain from putting any hazardous materials (paint, asbestos, oil, batteries, chemicals, and appliances) in the dumpster.

## **Landscaping**

The HOA will be assessing the condition of all shrubs throughout the community in the coming weeks. Thankfully, many shrubs that initially appeared to have died during the extremely cold temperatures are starting to come back throughout Middle Tennessee. It is planned for shrubs that do not come back to be replaced in the Fall. Shrubs that are not irrigated have a higher chance of survival if planted in the Fall, and the selection and price of shrubs should also improve by that time.

If homeowners wish to perform landscaping work in front of their homes (outside of planting attractive seasonal flowers), prior written HOA approval must be obtained.

## **Staining Decks & Fences**

Homeowners are responsible for staining their decks and fences. Decks and fences should be re-stained every few years or so in order to help protect the wood and to keep the deck looking attractive and uniform. The approved stain color is Ready Seal's OS-O15B Pecan. In the event that a homeowner neglects to keep a deck and/or fence properly stained, the HOA reserves the right to stain the deck and/or fence at the expense of that homeowner.

## **Updated Trash Collection Rules**

Each residence may have two (2) trash cans, and each trash can may be up to 55 gallons in size. All trash cans must have lids in good condition.

All trash must be securely bagged and placed inside of enclosed trash cans. All trash cans must have lids, and the lids need to remain on the cans at all times. No loose trash or oversized items may be placed out for collection. Any cardboard disposed of in trash cans must be completely broken down.

Residents may not place trash directly into the dumpster that is on the property each week. The trash service is the only party authorized to use the dumpster.

The HOA does not provide recycling services. Recycling can be taken to the local recycling center.

## **2023 Annual Homeowners Meeting**

The 2023 annual homeowners meeting is scheduled for May 16, 2023 at 6:30 PM. The official meeting notice will be sent to all homeowners closer to the scheduled meeting date.

## **Parking**

Residents are not permitted to park vehicles in guest parking. Guests of residents may not park in guest parking in excess of two (2) weeks without prior written HOA approval. All vehicles parked on the property must be operable, in good condition, and have current registration. No commercial vehicles may be stored on the property.

## **Pets**

We love our pets at Hermitage Meadows, but it is important that pet owners always remember to keep their pets on a leash and always properly dispose of pet waste. Additionally, please walk your pets in the open common areas and not directly in front of the townhomes (as pet urine can be detrimental to landscaping).

If you see someone not picking up pet waste or letting their pet out without a leash, please report it by emailing HermitageMeadowsHOA@gmail.com. Reports should include the address of the violator, and all reports will be kept anonymous.

## **Signage**

All of the signage throughout the community (including the entrance sign that was destroyed in the March wind storm) will be replaced in the near future.

## **Awnings**

In order to improve the overall appearance and uniformity of the community, the HOA is requiring that all awnings be black with 6-inch scallops (with linen *or* black braided trim) no later than December 31, 2023. If you have an awning in place that is not black with 6-inch scallops, please be sure to have it replaced (or entirely removed) before the aforementioned deadline. Awnings Plus (615-295-8402) can assist owners with this.

## **Exterior Modifications**

Homeowner must obtain prior written approval from the HOA prior to making any exterior modifications. To submit a request for exterior modifications, please complete and submit an ARC form (can be found on the HOA's website, HermitageMeadows.com, under the Forms tab).

## **Submitting Maintenance Requests**

Maintenance requests can be submitted via email to HermitageMeadowsHOA@gmail.com. Please include pictures with maintenance requests if possible.

Kindest Regards,

**David Floyd & Associates, Inc.**

*Managing Agent for Hermitage Meadows HOA*