

12South Towers

Fall 2005

Hello neighbors. It's been a few months since our last note went out to you. In that time, some residents have voiced concerns and suggestions for improving our community. So, here are a few reminders, some suggestions, and a couple new rules to help us all enjoy our community better.

Renters

Owners who rent their units are required to inform our property management company of the tenants' names and contact info. If you are an owner who rents his unit, please contact Evans Realty Management at (615) 256-9555 with this info.

Parking

Our parking lots have been freshly sealed and striped. We even added more parking spaces.

Our existing parking rule will now be enforced. Each unit has been assigned one assigned parking space. If you have forgotten your unit's assigned space, just ask us. Any other vehicle you may have will have to park in an unassigned parking space.

Parking is at a premium at our property. Therefore the HOA insists that our lots are for passenger vehicles only. The following may not be parked on the premises.

- Disabled vehicles
- Unregistered vehicles
- RV's
- Boats
- Trailers
- Vehicles causing damage to the property (oil leaks, etc.)

We understand that you may need to use a moving truck, POD, or other large vehicle for a few days. If so, please give a courtesy call to Evans Realty Management first to let us know.

Fines

Unfortunately, a few residents and their guests continue to ignore the rules for our community. Therefore, the HOA must now implement fine schedule. The fine schedule is as follows.

- 1st Violation – Written warning
- 2nd - \$50
- 3rd - \$75
- 4th And On - \$100

The offenses would be reviewed every 15 days and the fines will be compounded. Failure to pay imposed fines could result in legal action including a lien on your property.

Trash

Sadly, our dumpsters are being abused. Residents are dumping loose trash and large items (furniture, appliances, etc.) into the dumpsters. Some just leave stuff on the ground!

Our dumpsters are a limited resource. Here are some tips to make better use of them.

- **Bag Your Trash.** Use bags or boxes to prevent loose trash from spreading through the community.
- **Break Down Large Boxes.** That way the boxes will take up less space making more room in the dumpster for everyone.
- **Get It In The Dumpster.** Placing stuff on the ground next to the dumpster doesn't count. Those items will not be picked up.

Abuse of the dumpsters is a finable offense. Please dispose of your garbage responsibly.

Watering

Several residents have asked about watering and landscaping. While the HOA is taking care of the common area, remember that the area within 5 feet of your unit belongs to you. Please take time to water your garden and help keep our community looking great.

Poop

Please remember that we do have a “poop and scoop” rule. If you have a pet, you must pick up after it. Also, pets are not allowed on the common area without a leash and without their owners. Cat litter is to be properly disposed of using the dumpster guidelines (above).

Grills

As a reminder, the Nashville fire code and the HOA insurance policy have strict requirements about the use and storage of grills. You cannot use a grill on a patio made of wood or on a patio with a balcony above it. If your unit falls into this category and you have a grill, you can only store it on your patio without fuel. If you wish to use your grill, you must move your grill onto the parking lot and well away from the unit.

The community does have two charcoal grills available for your use behind building 9 (the old storage unit).

Brown Recluse Spiders

Some residents have mentioned seeing brown recluse spiders in their homes. Our pest control company, Homeguard, does have a brown recluse program available, but this program is not included with our regular pest control service. If you do have a brown recluse problem and would like more info, please call Joe at (615) 424-5715.

Window Washing

Are your windows looking a bit hazy? Clay Kotter can come by to clean them up. Prices are as follows.

Tower Units: \$175
Deck Units: \$125

If you can arrange 3 or more units to be cleaned at one time, you'll save \$30 per unit (\$145 Tower, \$95 Deck). For more info, call Clay at 298-5188.

Committees

The HOA has several committees that set rules, work with our vendors (lawn care, etc.) and help keep our community safe. If you would like to be part of one of the teams, please let us know.

Let us know how we can better serve you. Email us with your questions, comments, and concerns at info@12southtowers.com.

Respectfully,

Your Board of Directors

Ali Burkum

Katherine Bowers

Candace Keller

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