

# 12South Towers

May 2005

Hello neighbors. Our thanks to the residents that joined us at the spring meeting last month. For a play-by-play of the meeting, please visit our website to download a PDF of the meeting minutes.

[www.12southtowers.com](http://www.12southtowers.com)

We've put together a brief summary for you of the major issues that were brought up along with reminders of codes and rules.

## Association Fees

HOA fees are due on the first of each month for that month. Currently there is no late fee, but the potential penalty could be severe. The HOA has the right to place a lien on your property and take you to court if your dues are not received within 30 days. Please pay on time.

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## Exterior Changes

The board must approve any and all modifications to the outside of the units. This includes the installation of **satellite dishes**. Please contact Ali Burkum, chairperson of the HOA architectural committee, at (615) 297-2139 for questions regarding approval.

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## Parking

The HOA is planning to have our lots sealed and striped this summer. We're currently firming up quotes and will let you know the dates of the paving in advance when it is scheduled.

The current parking rule will then be enforced. Each unit will be assigned one assigned parking space. Any other vehicle you may have will have to park in an unsigned parking space.

Disabled vehicles (including unregistered vehicles), RV's, boats, trailers, etc. cannot be stored on the property. If anyone needs to use a moving truck or other large vehicle or work on a car for a few days, please give a courtesy call to Tom Evans to let him know.

## Pets

Residents with pets should follow a "poop and scoop" rule. Pets are not allowed on the common area without a leash and without their owners. Cat litter is to be properly disposed of as follows: dumped into a garbage bag and put in the dumpster.

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## Insurance

The association has changed policies for the exterior and common ground insurance. Every homeowner is encouraged to maintain their own individual homeowners insurance policy (HO-6) for the inside of their property and the contents.

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## Window Screens

[Sep. 2005 - This section was removed due to problems with the window screen fittings.]

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## Pest Control

Home Guard will now come on the 3<sup>rd</sup> Saturday of each month and treat half the property at a time. If someone is missed the previous month, Home Guard will be able to revisit and treat his or her property.

## Grills

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).

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## 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.

## Neighborhood Directory

Enclosed is a form for the HOA community directory. Please fill out the form and send it in with your next months homeowners' association dues. The only mandatory information needed is your name, unit number, and emergency contact phone number. The rest is per your discretion whether you want other homeowners to have your contact information or not.

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## Safety

If you see ANY suspicious activity on the grounds, please call the non-emergency police phone line at **862-8600**. Let's all make an effort to look out for our neighbors and the property as a community.

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

Respectfully,

Your Board of Directors

Ali Burkum

Katherine Bowers

Candace Keller

Derek Jones

Mukunda Penugonde