

◆ Teagues Grove Minutes ◆

Volume 1, Issue 1

Spring 2007

TEAGUES GROVE BOARD OF DIRECTORS

John Hoyle, President

Tom Buckner, Vice President

Russ Woolard, Secretary

Kent Baker, Treasurer

Robert Stacy, Board Member

WELCOME

Welcome to the first issue of the Teagues Grove Minutes quarterly newsletter. Here you will find news about upcoming events, elections and socials. If you have anything that you would like to add to the next newsletter, please send it to

feedback@teaguesgrove.com or to:

TGHOA
P.O. Box 1198
Powell, TN 37849

ELECTION RESULTS/ COMMITTEES

The 2007 Election results are in and they are "official" (as Barney Fife says). Thank you to everyone who voted and also to everyone willing to participate. You will see the results above.

We will also revamp our committees.

We will have 3 committees:

1) Teagues Grove Advisory Committee. It will be comprised of 2 Board Members and 3 Homeowners (non Board Members). This committee will ensure oversight and adherence to the Covenants/Restrictions. If you are interested in participating, please contact John Hoyle at 947-5637 or Robert Stacy at 938-2104.

2) Landscape Committee which will oversee landscaping in Teagues Grove. Call Russ Woolard at 742-1857 if you're interested in participating.

3) Covenants/Restrictions Committee. This committee will oversee the modifications in the Covenants/Restrictions. It will be comprised of 2 Board Members and 2-3 homeowners (non-Board Members). Call Robert Stacy at 938-2104 if you're interested in participating.

WEBSITE

As you may know, we have a neighborhood website. The address is www.teaguesgrove.com. It is updated once or twice a week. It has 1) financial information such as past and current budgets, dues received, past and current expenditures; 2) our current directory which you can download; 3) our Covenants and Restrictions (which you can download and print); 4) Neighborhood Watch information (including any past or current incidents); 5) upcoming events/socials; 6) a message board so neighbors can voice opinions. There also is a link on the front page where you can be notified if the website changes. If you have anything to go on the website, just email Kent Baker at

feedback@teaguesgrove.com.

HOMEOWNERS DUES

As you know Homeowners dues are a reasonable \$300 per year billed quarterly at \$75. Statements are sent out at the beginning of each quarter with a due date 30 days later. If payment is not received by the due date, a reminder statement will be sent out. There will be a grace period of 30 days beyond the due date. If payment is still not received by 30 days after the due date, a late charge of \$30 will be added to the next quarter's statement (per Article IV, Section 4.8). One way to keep our dues from increasing is to pay them ON TIME. Paying your dues on time not only keeps reminder statements from going out but more importantly it helps to keep a reserve in our account in case we have a major repair. Last year, our account got below \$500 during the third quarter. If we had a major repair, we would have had to assess homeowners for the monies. PLEASE PAY ON TIME!! Also the board voted unanimously to keep our annual dues

at \$300 per year.

You may pay securely and conveniently by PayPal on the website (www.teaguesgrove.com) or by sending your check to:

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The main areas the dues go toward are 1) electricity for the street lights, pool, and pool house; 2) water for the pool and sprinkler system; 3) pool insurance; 4) pool service (chemicals and cleaning); 5) mowing the front entrance and two islands 6) repairs and 7) landscaping.

For a complete list of expenditures, go to www.teaguesgrove.com and click on dues/budget. This list is updated every week.

Thank you for supporting your neighborhood.

2007 EXPENDITURES SUMMARY

	Dues Received	Expenses	# Houses Not Paid Dues		Current Account Balances
Q1	\$4,425.00	\$621.75	0	Community Bank	\$7,419.22
Q2	\$3,600.00	\$978.37	11	Suntrust	<u>\$277.32</u>
Q3	\$150.00	\$0.00	-2	Total	\$7,696.54
Q4	\$150.00	\$0.00	-2		
2007 Totals	\$8,325.00	\$1600.12	A negative # indicates advance payment.		as of 5/4/07

This is a summary only. The complete list of expenditures can be found at www.teaguesgrove.com and click on dues/budget.

SPRING HOMEOWNERS MEETING

We will have our quarterly homeowners meeting Saturday, May 19th at 4:00 p.m. at the pool.

Topics for the spring homeowners meeting include the following:

- ◆ Board Elections Results
- ◆ Committees
- ◆ Landscaping
- ◆ Treasurer's Report
- ◆ Architectural Committee Report
- ◆ Speed Bumps

- ◆ Covenants/Restrictions
- ◆ New Business

Teagues Grove Homeowners Association will be providing Buddy's Bar-be-que and drinks.

We will be having homeowner's meetings quarterly to make sure everyone knows what is going on and has a chance to voice their opinion.

SWIMMING POOL OPENS MAY 19TH

The swimming pool will open on Saturday, May 19th. If you need a key to the pool please call Russ Woodard at 742-1857. Sparkle Pools will be our vendor this year and will come twice a week for service. Austin Buckner will be responsible for cleaning the pool once per week. As you may have noticed, the pool cover is about to be unusable. We will be ordering a new pool cover at the end of this season that will last a lot longer. The cost of this cover is estimated to be around \$1,400-\$1,600. Some of the other expenditures anticipated for the opening of the pool are:

- ◆ Pump Cover – \$30
- ◆ Back Flow Preventer – \$397
- ◆ Pool Opening plus May/June Service – \$1,000
- ◆ Pool Cleaning (May/June) – \$400
- ◆ Pool Insurance – \$500
- ◆ Pay phone – \$120
- ◆ Electricity (May/June) \$460.00

SPEED LIMIT 25 M.P.H.

We have had many complaints about people speeding through the neighborhood especially up and down Wineberry. Summer is approaching and little kids will be out playing. PLEASE, PLEASE keep your speed to no more than 25 m.p.h. (and if you have driving age kids, tell them as well). Although there is no restriction on parking on the street, please keep it to a minimum. Not only is it dangerous weaving around cars parked on the street especially when people are walking but it does not help the appearance of our neighborhood.

CONGRATULATIONS CLASS OF 2007

Teagues Grove Homeowners Association would like to congratulate the Class of 2007.

The following seniors will be graduating this year.

- ◆ Andrew Horton – Powell High School
- ◆ Monica Horton – Powell High School

Congratulations!!

TEAGUES GROVE BEAUTIFICATION AWARD

We will be starting a new program in the month of May. The newly formed Landscape Committee will be responsible for awarding "The Teagues Grove Beautification Award" to the most attractive yard in the neighborhood. The first Beautification award will be voted

upon by the 5 board members. The award for 3rd quarter will be nominated and voted by the homeowners. This will be a quarterly award and will have a recognition sign placed in their yard. Their names will also be on the website and in the newsletter.