

◆ Teagues Grove Minutes ◆

Summer 2012

TEAGUES GROVE BOARD OF DIRECTORS

Lindsey Rauhuff, President, Tom Buckner, Vice President Russ Woolard, Secretary
 Kent Baker, Treasurer Robert Stacy, Board Member

SWIMMING POOL

As our swimming season is in full swing, so is the hot weather. Thanks to everyone who volunteered to clean the pool each week. It is very much appreciated. Please remember the pool rules which are on the website at www.teaguesgrove.com. The pool hours are from 9 AM to 10 PM. Security has been a concern at the pool. We have witnessed cars parked in the pool parking lot with people in them in the middle of the night. We have received one quote for a camera system at the pool for \$1,700. It was requested at the spring homeowners meeting to have a vote of homeowners present on cutting down 7 pine trees that line the road side of the

pool and install ornamental grasses and other plants such as Otto Lukens or English Laurel, etc. The motion was passed with one dissenting vote. **Homeowners who were not present at the meeting will have until July 9, 2012 to object this action.** Please send any objections to tghoa@bellsouth.net. Estimates have been received. A homeowner recommended a vendor that does this on a part-time basis. It has been recommended that the trees be removed in October. We have also had people that do not live in Teagues Grove getting copies of our pool keys and using the pool. This is a huge risk. We are looking at the possibility of getting key cards for each family instead of keys. This would cost

between \$1,700 and \$2,600. Another possibility is changing the lock at the pool but requiring keys that have "Do Not Duplicate" on them. If anyone has any other ideas please send an email to tghoa@bellsouth.net. We have been told by our Pool Vendor that our pool has to be resurfaced probably in 2013. It will be required by the State of TN as well. This will cost between \$7,000 and \$10,000! Going toward this expense, the board authorized \$5,000 annually from general use to a reserved cost center for pool repairs. You will notice in the budget summary below, that it has a separate line item.

PARKING

Please remember to not park on the street if you can help it. Although it is NOT in our covenants/restrictions, it is still very dangerous driving on the street with vehicles parked on either side of the street. Kids are playing, people are walking and pets are being walked on the street. If at all possible, please refrain from parking on the street.

NEXT HOMEOWNERS MEETING

It has been suggested that we have more Homeowners meetings. This will not only establish better communication between the Board and the homeowners but will allow our neighbors to become closer. Our next Homeowners meeting will be an Ice Cream social sometime in

late July. So be thinking of what ice cream flavor you can make or bring.

2012 EXPENDITURES SUMMARY THROUGH 6/19/2012

	Dues Received	Expenses	# Houses Not Paid Dues		Current Account Balance
Q1	\$5,220.00	\$1,332.64	1	Community Bank	\$9,235.09
Q2	\$4,620.00	\$4,103.75	8	Pool Resurfacing Allocation in 2014	<u>\$5,625.00</u>
Q3	\$630.00	\$0	-7	Available Funds	\$3,610.09
Q4	\$450.00	\$0	-5		
2012 Totals	\$10,920.00	\$5,436.39	A negative # indicates advance payment.		

as of 6/15/12

This is a summary only. The complete list of expenditures can be found at www.teaguesgrove.com.

SPEED HUMPS IN TEAGUES GROVE

As everyone knows, speeding has always been a problem in our neighborhood. Our speed limit is 25 M.P.H. throughout the entire neighborhood. Some places are worse than others but it is a problem throughout the whole neighborhood. And if something is not done to control it, something serious is going to happen. It has been proposed that we have Knox County come do a study to see if speed "humps" will help solve the problem. These humps are not the typical speed bumps such as in Walmart; they are wider, lower in height and more attractive. When you have the time, go by Sterchi Village (just south of Sterchi Hills) and look at their speed humps. It takes 4 steps for them to be installed. 1) A petition gets passed around and each homeowner votes. It

takes 50% of the total lots in the neighborhood (33 lots) to move the next step. 2) Knox County proposes a preliminary traffic calming plan 3) Knox County will hold a meeting with us to discuss the final plans. 4) Knox County will mail ballots to all homeowners. It requires 70% of the returned ballots for them to be installed. Speed humps would definitely slow down the traffic and keep everyone safe but at the same time would not take away from our subdivision. Be watching for someone to come around for your vote on speed humps in the neighborhood.

BETTER COMMUNICATION

It was talked about at the homeowners meeting, that the TGHOA Board have better communication with the homeowners. This will happen and will be accomplished in several ways. 1) The Board will meet every other month on the 3rd Thursday of the month (next meeting is tentatively scheduled for July 19th). Anyone is welcome to attend the board meetings. They will be announced on the website. 2) Any communication such as scheduled meetings, meeting minutes, ballots, will not only be emailed but will be passed around in hard copy. 3) This newsletter will be published 4 times/year and will be passed out or will go out with the HOA dues bills. 4) We will be having Homeowners meetings more frequently (this summer and fall).

COVENANTS/RESTRICTIONS

It has been suggested that several changes be made to our Covenants/Restrictions. For this reason, Jason Dennison and Greg Horner have agreed to be on the Architectural Committee. They will oversee and administer any changes being proposed to our Covenants/Restrictions as well as enforce any violations. If anyone needs a copy of our current Covenants and Restrictions, please go to www.teaguesgrove.com and click on Covenants and Restrictions. Some of the changes proposed in the HO meeting are allowing Storage Buildings (with restrictions). It was stated that we must develop a standard for outbuildings with some restrictive guidelines. It was recommended that an outbuilding specification proposal be presented to the neighborhood. If the homeowners want to move forward, the Board will prepare a motion to do so. Per Article XXII,

Section 22.1, *The covenants, conditions and restrictions set forth herein may be amended during the first twenty period by and amended declaration signed by not less than 90% of the then Owners of the Lots in the Subdivision.* In a nutshell, this would require all 59 houses in our subdivision to vote for a change since there are a total of 65 lots. Any proposals will be voted on by the entire subdivision.

TEAGUES GROVE WEBSITE

Teagues Grove has a website at www.teaguesgrove.com. You will find information about the following:

- HO Dues/Budget information
- Covenants/Restrictions
- Swimming Pool information (including the pool cleanup schedule)
- Teagues Grove Directory (with all email addresses/phone numbers)
- Neighborhood Watch information (including block captains and a map of the subdivision)
- And more

If anyone has any suggestion about something to go on the website, please email tghoa@bellsouth.net.