

◆ Teagues Grove Minutes ◆

Volume 1, Issue 2

Summer 2007

TEAGUES GROVE BOARD OF DIRECTORS

Tom Buckner, Vice President
Kent Baker, Treasurer

Russ Woolard, Secretary
Robert Stacy, Board Member

WELCOME

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

COMMITTEES

WE NEED YOUR PARTICIPATION!!!

We will have 3 committees:
1) Teagues Grove Advisory Committee. This committee has 3 openings for non-board members.
It is comprised of 2 Board Members and 3 Homeowners (non Board Members). This committee ensures oversight and adherence to the Covenants/Restrictions. If you are interested in participating, please contact Kent Baker at 765-0529 or Robert Stacy at 938-2104.
2) Landscape Committee. This committee has 1 opening.
It oversees landscaping in Teagues Grove. It will also oversee the Teagues

Grove Beautification Award. Call Russ Woolard at 742-1857 if you're interested in participating.
3) Covenants/Restrictions Committee. This committee has 2 openings for non-board members.
This committee oversees the modifications in the Covenants/Restrictions. It is comprised of 2 Board Members and 2-3 homeowners (non-Board Members). Call Robert Stacy at 938-2104 if you're interested in participating. We also need someone to organize socials in Teagues Grove. If you are interested in participating, please call Kent Baker at 765-0529.

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 any suggestions for 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. Most homeowners are doing much better at paying on time. Thank you - that helps tremendously. Just as a reminder, 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 per annum will be added (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.

You may pay securely and conveniently by PayPal on the website (www.teaguesgrove.com) or by sending your check to:
TGHOA
P.O. Box 1198
Powell, TN 37849
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 | \$3,626.82 |
| Q2 | \$4,425.00 | \$7,431.58 | 0 | Suntrust | <u>\$277.32</u> |
| Q3 | \$3,825.00 | \$1,911.84 | 8 | Total | \$3,904.14 |
| Q4 | \$150.00 | \$0.00 | -4 | | |
| 2007 Totals | \$12,975.00 | \$9,965.17 | A negative # indicates advance payment. | | as of 8/16/07 |

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

TEAGUES GROVE BEAUTIFICATION AWARD

We want to congratulate

**Larry & Kelly York
1309 Wineberry Road**

for being the winner of the Teagues Grove Beautification Award for 2nd Quarter 2007.

The Quarterly Beautification Award is a way to honor homes that are helping make Teagues Grove a more beautiful place to live. The award is sponsored by the TGHOA Board of Directors and overseen by the TG Landscaping Committee. Homeowners are invited to submit a nomination for a Quarterly Beautification Award. The Beautification Award is

given quarterly to recognize landscapes and/or architectural improvements that enhance the appearance of Teagues Grove. Each home within Teagues Grove is eligible for an award. Homeowners are encouraged to look at the judging criteria, scoring sheet and nomination form. Nominations are accepted in March, June, September and December. Go to the website for more details and nomination forms. Winner for Q3 2007 will be announced in October 2007.

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.

BOAT, TRAILER, RECREATIONAL VEHICLE POLICY

The Teagues Grove Home Owners Association (TGHOA) continues to receive complaints in regard to boats and general purpose trailers being stored or parked within Teagues Grove. Homeowners are reminded that this is a violation of Section 11.2 Paragraph 3 of the DECLARATION OF COVENANTS AND RESTRICTIONS OF TEAGUES GROVE. Please refer to the full Covenants and Restrictions on this website.

Specifically, the following restriction is not being complied with:

11.2 Miscellaneous Restrictions.

3. No one shall be permitted to store or park house trailers, campers, pleasure or fishing boats, trailers or other similar type vehicle on or about said residences unless the same are stored or parked inside a garage so as not be readily visible from the street or adjoining properties.

Please take the appropriate steps to locate permanent storage for boats, general purpose trailers and recreational type vehicles external to Teagues Grove.

TEAGUES GROVE MESSAGE BOARD

If you did not know, we have a Message Board on the website.

Go to www.messageboard.teaguesgrove.com.

Topics about Teagues Grove that do not warrant a group email are posted here.

There have been discussions about various topics so far.

Please utilize it so stay up to date.