

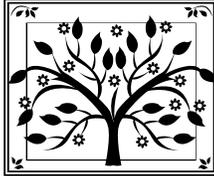


Fleetwood Focus

SUMMER 2008

Homeowners' Board of Directors

Brian Bugg: *President*
Jim Palmer: *Vice President*
Lisa Schoenwetter: *Secretary/Treasurer*
Nancy Haag: *Member*
Janet McDonald: *Member*
Kaye Deason: *Member*
Vickilynne Westcott: *Member*



Management Company

Association Management Services
Jim & Joan Atkeison
P. O. Box 1126
Brentwood, TN 37024
Office: 370-8094
Email: assoc.mgmt.svcs@comcast.net
HOA website: www.fleetwoodhoa.com



THE PRESIDENT'S CORNER

Hello Fellow Fleetwood Neighbors,

I want to introduce myself to you and take this opportunity to tell you a little bit about myself and my vision for our community as your current Fleetwood Homeowners Association President.

My name is Brian Bugg and my wife Molly and I moved to Fleetwood in 2005. Last year our family grew with the addition of our first child Sophie. I have served on the Fleetwood Home Owners Association Board since April 2006 and have acted as president since April of this year. It is an honor to have been elected as your new Fleetwood HOA President.

I would also like to take this opportunity to recognize and thank our past President Jim Palmer for all of his hard work in the past year. Jim continues to serve on the Fleetwood HOA board as Vice President and is also the chairman of the "Welcome Committee".

The values of our homes have increased over the past several years, even as home values across the nation have plummeted, and I'm sure we all want to keep this trend in Fleetwood going. The quality of our neighborhood is entirely dependent upon each and every resident in Fleetwood. The HOA board has created several neighborhood committees to help our neighbors focus their efforts to make Fleetwood an even better place. I encourage everyone that lives in Fleetwood and has a stake in the neighborhood to please help out by joining a committee. It is a very small time commitment that collectively can produce wonderful results for everyone. You'll find more information on this on the last page of the Newsletter.

The HOA board has also created a new website (www.fleetwoodhoa.com) so everyone can keep informed and exchange information with their neighbors. The website is in its infant stages of development. If anyone in the neighborhood has web-development skills, please join the website committee and help make www.fleetwoodhoa.com a show piece for the community.

Thanks,
Brian Bugg

PET OWNERS PLEASE READ

The current Dog Bite Law (HB0108/SB0143) has been amended and all pet owners need to be aware. The amended laws promote responsible dog ownership, helps control dangerous dogs, and protects children. The bill that has passed imposes liability upon owner of a dog that causes injury to another, regardless of whether the dog had any past propensity for viciousness or whether the owner had knowledge of the dog's viciousness. The first amendment to the bill removes its provision that extends immunity from liability to persons who harbor or keep a dog temporarily as if the person was the dog's owner and adds some exemptions from liability for injuries caused by a dog. Amendment two gives the bill the short title "Diana Acklen Act of 2007" Finally, amendment three makes several changes to the bill regarding the liability of dog owners. Under this amendment, only a dog's "owner" would be civilly liable for damages caused by the dog.

For more information on Tennessee's revised Dog Bite Law, go to: www.legislature.state.tn.us/bills/currentga/asp/WebBillInfo/Summary.aspx?BillNumber=HB108

On a note closer to home, dog owners PLEASE pick up after your pet when out walking the neighborhood. Not only is this the law, it is the polite and responsible thing to do. This is particularly appropriate in Fleetwood's common areas. No one wants to try to enjoy the areas around our ponds and playground while dodging dog "bombs!"

CONSTRUCTION WOES!

As the weather becomes nicer, the construction on the property next to Fleetwood is gearing up. We are once again facing the onslaught of dust and noise from the site. Our neighbors whose properties back up to Riverwood are being particularly hard hit by the dust.

Unfortunately, we as a Board, or as homeowners, don't really have any say about what happens on that property. We don't own it, we don't manage it. However, all is not lost. Residents can contact Brent Hager and Blake McCain with the Metro Government regarding the dust. It is our best course of action as they have the authority to make the contractor follow the appropriate dust-abatement protocols.

Brent Hager can be contacted by email at: brent.hager@nashville.gov. Blake McClain can be contacted by phone at 340-5653.

MAKING HOME IMPROVEMENTS?

Please remember - before starting any involved outdoor home improvements, please fill out an architectural change form request and submit it to the Board for approval. This would include putting up new fencing, replacing siding and changing the color, adding any sort of addition like a sunroom, or putting in an outdoor storage shed.

Architectural change forms can be obtained from our management company. The Request is then submitted to the Board for approval. Please understand, the Board's job isn't to keep you from improving your residence. 99.9% of all requests to do work are approved without any issue. This procedure is simply to insure that our neighborhood retains its overall appearance. You certainly wouldn't want to wake up one morning and find a 20ft by 20ft out-building in an adjoining yard, or have someone put up hot pink siding on their home.

THE IMPORTANCE OF BEING A “GOOD NEIGHBOR”

Good neighbors are a blessing; thoughtless ones can make everyone miserable. Consider the following and think about whether you are a “Good Neighbor” in Fleetwood:

GOOD NEIGHBORS...

- Put trashcans out only on the day of pickup, and remove them the same day to an area where they cannot be seen
- Do not park in the street
- Do not block their neighbor’s driveways or mailboxes, and ask their guests to also take care when visiting
- Do not leave grass clippings in the street, driveways, or on the sidewalk
- Keep newspapers picked up in their driveway and yard
- Keep their yard and landscaping cut and maintained in a neat manner
- Clean any algae growth on the siding on their home
- Keep the front-yard gaslight mantels lit and maintained
- Keep their dog on a leash and clean up after them when out walking
- Be considerate of others when working outside and playing a radio; windows are open in nice weather and everyone may not share your tastes in music



Remember, Fleetwood isn’t just a bunch of buildings on a piece of land. It is a *community* - of *homes* - where we all come to take refuge from the maddening pace of the world. When we take care of our little piece of heaven, everyone benefits!

HOMEOWNER’S DUES.....WHY???

As you have now seen, we have a new fountain in the front pond. The old one finally gave up the ghost after some 15 years of faithful service. A special thanks to Board president Brian Bugg for his research and efforts towards getting this done. The two fountains we maintain in Fleetwood are more than just for cosmetics, however. They keep the ponds from becoming stagnant, mosquito ridden swamps. In addition, the front fountain in particular has become a sort of hallmark of our neighborhood. Most of us have used it more than once as a landmark when giving directions to our home. It also says something about Fleetwood—that the residents care and take pride in their neighborhood.

But more to the point of this article, the cost to replace that fountain, including the equipment, electrical work required, and labor, was some \$8,000. While the bulk of our annual Homeowner’s dues pay for the ongoing upkeep of our common areas and association management, part of those dues go into a Reserve Fund. This Fund covers the no-so-usual expenses, such as the fountain replacement. Without those Reserves, special assessments would have to be billed to our residents when capitol improvements are needed.

Another item to be taken care of with our reserves is getting the tennis court resurfaced. We are getting bids now and should have this taken care of in the next month or so. This expense will run several thousand dollars.

So, the next time you turn into Fleetwood and see the neat plantings at the entrance, the fountains and ponds, and the well-manicured common areas, know that your annual dues are being put to very good use - and we all benefit.

Oh, if you haven’t been by in the evening, the new fountain also has lights. Very pretty!!

WANT TO GET INVOLVED WITH OUR NEIGHBORHOOD?READ ON...

Several Board members have been trying to get some projects off the ground for the benefit of Fleetwood. Following are committees we are setting up, what they do, and who to contact if you would like to volunteer your help. And we could use your help!! Board contact information is shown on the bottom of this page.

CLEAN & GREEN

In an effort to recognize those residents who take such pride and care of their property, we have started a "Yard of the Month" recognition award. Each month, from June through October, someone will be recognized for their outstanding landscaping efforts. Since a well-kept yard ultimately beautifies the community, we all benefit. A small sign will be placed in the front yard of the home to be recognized, and will stay there for the given month. Next year, the awards will begin in May, and run through October. The other focus of this Committee will be trash pick-up in the common areas of Fleetwood. Several residents have already done this while out walking. We are hoping to enlist the aid of regular volunteers. Contact Kaye Deason for more information.

NEIGHBORHOOD WATCH

Lisa Schoenwetter would like to institute a Neighborhood Watch for Fleetwood. We would need a couple of people from each street to participate. This is an important effort, but we need your help. Please contact Lisa for further details.

WELCOME COMMITTEE

Everyone knows the feeling of being a stranger in a new area - not knowing where the resources are, who your neighbors are, just what the Homeowners' Association expectations might be, when trash pick-up is, etc. So, to help new residents ease into Fleetwood, and realize just what a wonderful community their new home is in, we are working in conjunction with our management association to welcome new homeowners to their neighborhood. This is not an involved effort - no casseroles or baking is required!! Just a few minutes of your time to help make new folks feel welcomed here. Please contact Jim Palmer if you would like to help extend a hand of greeting.

FLEETWOOD WEBSITE

As we have noted before, Fleetwood has a website - www.fleetwoodhoa.com. Our Board President, Brian Bugg, has worked to get this up and running. However, if one of you talented web masters are willing to give Brian a hand with either design or content, he would certainly appreciate it. Drop him an email.

COMMUNITY NEWSLETTER

With help from the whole Board, Vickilynne Westcott has taken on the challenge of putting together our newsletter. We anticipate putting it out at least four times each year: Spring, Summer, Fall, and Winter. If there is an issue that you feel the community should know about, get involved in, etc., please send Vickilynne an email and let her know. She will bring all suggestions to the Board for possible publication.

So, there you have it. Want to be involved, have a say, do some good.....here's your chance. We all look forward to hearing from our Community!

EMAIL ADDRESSES FOR BOARD MEMBERS

Brian Bugg: brianwbugg@hotmail.com
Nancy Haag: npd145@comcast.net
Lisa Schoenwetter: msbhaven10@hotmail.com
Jim Palmer: jjm@divinenobodies.com
Janet McDonald: janettmc@bellsouth.net
Kaye Deason: kdeason@earthlink.net
Vickilynne Westcott: beeper7@hotmail.com



Should you decide to email a Board member, please be sure to put "FLEETWOOD" in the subject line so even if we do not recognize the sender, we will know that the email isn't spam and just delete it.
