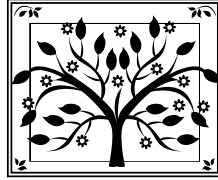


# Fleetwood Focus

WINTER 2010

## Homeowners' Board of Directors

Vickilynne Westcott: *President*  
Nancy Haag: *Vice President*  
Judie Cottrell: *Secretary*  
Deborah Stroud: *Treasurer*



## Management Company

Association Management Services  
Jim & Joan Atkeison  
P. O. Box 1126  
Brentwood, TN 37024  
Office: 370-8094  
Email: [assoc.mgt.svcs@comcast.net](mailto:assoc.mgt.svcs@comcast.net)  
HOA website: [www.fleetwoodhoa.com](http://www.fleetwoodhoa.com)

## IMPORTANT NOTICE TO ALL RESIDENTS OF FLEETWOOD

When each of us decided to purchase our home in the Fleetwood Subdivision, we were fully aware that one of our responsibilities as a homeowner are the Home Owners' Association (HOA) dues. These annual dues are necessary to maintain the overall appearance and upkeep of the lovely neighborhood in which we chose to be a part.

A big ***Thank You!*** to all of the residents who pay their annual dues on time every year. Fortunately that is the majority of our residents, and it is greatly appreciated.

There are homeowners, however, who have not yet paid, even after being contacted many times. The following information is for those residents.

Starting in 2011, the law firm of Ortale, Kelley, Herbert & Crawford will begin filing liens on the homes of owners who are not current with their dues. It is unfortunate that the expenses associated with these filings will have to be fronted by the Fleetwood HOA rather than being available for projects within the neighborhood. Ultimately though, they will be the responsibility of the homeowner receiving the lien, as well as all late fees, and, of course, all unpaid dues.

For those residents whose homes already have a lien placed against them, and yet still choose not pay their dues, a legal remedy is the next step. Once again, the homeowner will be responsible for all of their unpaid dues, plus late fees, plus all of Fleetwood's legal fees associated with these proceedings.

Again, thank you to all who continue to do their part in helping to maintain the quality of our Fleetwood subdivision. We appreciate your understanding that our HOA dues are essential in keeping our community the attractive place we all are proud to call home.



- \* *Change is inevitable, except from a vending machine.*
- \* *Do not argue with an idiot. He will drag you down to his level and beat you with experience.*
- \* *Going to church doesn't make you a Christian any more than standing in a garage makes you a car.*



### FRONT YARD GAS LAMPS

Piedmont Gas will replace gas mantels in your front yard gas lights at no charge. The number to call at Piedmont is: 800-752-7504.

It only takes a phone call - and Fleetwood looks so welcoming in the evenings with all those front lamp posts burning!

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### THIS 'N' THAT

- This will be our last newsletter until Spring. If you haven't already had a chance, please stop by the Fleetwood website at: [www.FleetwoodHOA.com](http://www.FleetwoodHOA.com) There you will find a recap of our YARD OF THE MONTH winners for 2010. You can also find the Architectural Change Request form, utility phone numbers, and other useful information about our community.
- While cleaning up the fall leaves in your yard, please do not blow them out into the street. Besides making the streets slick when they get wet, they also get blown into your neighbors' yards. This is one time when "sharing" isn't such a good idea - we all have enough of our own leaves to rake!
- This particular issue of the Newsletter was mailed out with our annual budget report, and you will also find your invoice for our 2011 HOA dues. Please note that the increase is *extremely* minimal. The generosity of several homeowners who have volunteered their time and labor this past year on community maintenance projects has saved us several hundred dollars (perhaps more). Consider that our annual dues average out to \$26.25 per month - most of us spend a LOT more than that on a couple of trips to the local fast food restaurant!
- We look forward to seeing everyone at our Annual Homeowners' meeting in March. You will be getting a reminder notice as time draws nearer.
- Enjoy the coming holidays - and please stay safe!



### EMAIL ADDRESSES FOR BOARD MEMBERS

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Nancy Haag: [npd145@gmail.com](mailto:npd145@gmail.com)

Judie Bell: [judiebell@comcast.net](mailto:judiebell@comcast.net)

Deborah Stroud, Member: [deborah.stroud@wallerlaw.com](mailto:deborah.stroud@wallerlaw.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.

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