



THE GATHERING NEWSLETTER



VOLUME 1, ISSUE 1

APRIL 2022

SPECIAL POINTS OF INTEREST:

- 8 new owners this year
- 51 new homes being built in last 2 phases
- 2 new ponds
- 2 new street names

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Welcome to our first edition of a quarterly community newsletter. We hope you find it informative and insightful.

We welcome your feedback on how we make it even better.

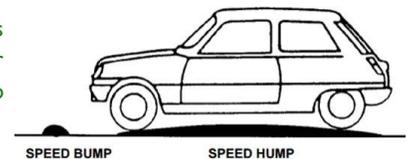
We want to promote and support local businesses with connections to our community, especially those who live in Seven Lakes, so if you own or run a business or provide a professional service, let us know by sending an email to 7LakesEmail@gmail.com. We would like to have an advertising section in next quarter's newsletter with your business card.

A Message from the Board

Our community is growing fast. We have 28 new homes in Phase 5 and 23 in Phase 6. By the fall of 2023, we will be done with construction and be a community of 285 homes!

With growth comes new challenges. One of the most vocal issues the board has heard is speeding down Seven Lakes Drive. The board looked at many options to try to persuade our residents and guests to slow down. Last year we put in Slow Down signs but saw little improvement. We have investigated alternative solutions to traffic calming devices. We felt the most cost effective and immediate change to behavior would be Mini Speed Humps—not bumps. Speed Humps are a less aggressive and mildly felt when vehicles pass over at 20 mph or less.

We are recommending we install heavy duty rubber humps versus asphalt humps for ease of movement. Please be on the lookout for an email communication on this in April for your opportunity to weigh in on the decision.



Money Matters

ANNUAL BUDGET: Jan-Feb actual; Mar-Dec budget

Forecast Income	\$208,772.74
Forecast Expense	\$172,004.90
NET OPERATING INCOME	\$ 36,767.84

UNBUDGETED EXPENSES

Accrued	\$ 10,922.00	Deer Run road repairs budgeted in 2021 but expensed in 2022
Projected	\$ 30,000.00	Road repair at front entrance road
Traffic Calming	\$ 4,500.00	Install Speed Hump on Seven Lakes Drive
TOTAL	\$ 45,422.00	

Spring Lawn Care

So here we are looking forward to Spring and all the flowers and green lawns again. Your lawn will look its best if pre-emergent and weed control were added earlier in the year. It is hard enough looking after your yard, but even harder when your neighbor's yard is overrun with weeds. Invasive species are thistle, crabgrass, and dandelions. They are thriving and spreading. Also, now is a good time to fertilize your trees and plants. 10-10-10 works great for this.

Here are some tips for going into Spring for your flowers and lawns.

APRIL

Divide perennials. Multiply your perennials (and invigorate them!) by digging up clumps of asters, mums, and salvia. Divide into smaller clumps and replant or share with neighbors

Plant summer-blooming bulbs. Summer flowering bulbs, such as cannas, dahlias, and gloriosa lilies, can be planted now.

Prune flowering shrubs after blooming. After spring bloomers, such as spirea, azalea, and forsythia have finished their flower show, give them a pruning shape up.

Prune climbing roses. After your climbers have bloomed, you can trim them back or reshape them.

Fertilize roses. To keep roses blooming all summer, begin fertilizing them now and continue every month until September.

Leave daffodil foliage. After narcissus flowers fade, you can remove their flowers, but leave their leaves until they are completely brown and dried. The leaves help build the blooms for next year's flowers.

Monitor rainfall. If you don't have a rain gauge, add one to your garden in April. For optimum growth, most plants require about an inch of moisture a week. With a rain gauge, you can track rainfall and apply additional moisture as needed. This saves money and conserves water.

MAY

Watch for garden pests. Mites and thrips like warm weather. And tomato horn worms may be looking for a meal. Oleander caterpillars may appear (on oleanders). Inspect plants for interlopers and treat with appropriate remedy for that specific pest.

Mulch! The best way to help conserve moisture in your landscape is to mulch around plants. Use organic mulches such as pine bark, pine needles, or grass clippings.

If I can help with any questions, please feel free to contact Rhonda Shirley at:

SevenLakesHOALandscaping@gmail.com



Pool Time

The pool is open all year long, but since it is not heated, most residents don't like a polar plunge. So everyone waits until summer is around the corner to dive in. Let's hope by Memorial Day the weather is warm enough for us to enjoy the pool. But for those of you who like a cold swim—go for it!

Our clubhouse is available to rent to all residents as long as dues are current. Rental fee is \$25 plus a refundable security deposit of \$25. Go to our website for the reservation form and submit it to our Pool/Clubhouse chair at 7LakesHOAPool@gmail.com

It is going to be a great year and hope to see you soon by the pool.



Home Refresh Time

Your Spring Home Maintenance Checklist

- Clean Gutters & Downspouts
- Reseal Exterior Woodwork – Decks, Fences, etc.
- Inspect the Roof
- Paint the Exterior (if needed)
- Inspect Driveways & Paths
- Check Sprinkler & Irrigation Systems
- Prevent Mosquitoes – check for standing water
- Check Screen Doors and Windows
- Schedule Air-conditioner service

Spring is Coming

But Remember: Changes or alternations to the exterior of the home **must be approved** in writing by the ARDC prior to making any changes. This includes:

- Exterior
 - * Paint & Color
 - * Style Changes
 - * Additions
 - * Material Changes
- Lot
 - * Detached structures

Please contact Linda Cleveland with any questions at SevenLakesHOAArchitectural@gmail.com

Change request forms are available on the Seven Lakes Website.

Welcome to the neighborhood

“A simple HI can lead to a million things”

JANUARY 2022

- Danny & Malecia Strader—Thicket Creek
- Kerry & Shonna Jackson—Thicket Creek
- Taryn & Jason Reyes—Thicket Creek

FEBRUARY 2022

- John Metzner & Kathy Ott—Thicket Creek
- Nathan & Rachal Dunn—Seven Lakes

MARCH 2022

- Kevin & Shelly Snow—Thicket Creek
- Timothy & Tonia Beelen—Seven Lakes
- Joel Davis & Samantha Rotter—Thicket Creek

Did you know?

Weeds

Winter can be a challenging season for homeowners. To help keep your property looking attractive, even in the winter, you have to be more diligent about eliminating the weeds.

So, don't give up on the weeds in the winter, as the expectation is for none or very few weeds year-round.

Recycle/Trash

Remember every other Monday is recycle day: *Receptacles can be placed **OUT by 6 pm Sunday and IN by 6pm Monday** unless of course we have a holiday.*

*Trash day is every Thursday. Receptacles can be placed **OUT by 6 pm Wednesday and must be IN by 6pm Thursday** unless of course, we have a holiday.*

HOA Covenants

If you haven't had a chance lately, please review all the HOA covenants. You can find them in our website under Seven Lakes Covenants and Restrictions.



SOMETHING NEW IN OUR NEIGHBORHOOD

The HOA recognizes that so many people work on their homes and lawns year-round. So, we believe it is time to recognize these homes each month with bragging rights and a sign claiming.



Please know we realize there are more than just 2 homes each month so continue to make your home and yard desirable and yours will likely be the next winner.

Construction update

Phase 5 at the top of Seven Lakes Drive is almost complete. Construction has just started on the last phase of our community. Most lots have already been sold. We anticipate all construction will be done by early fall of next year. The new road in Phase 6 is called Bear Stone Drive. There will be a total of 23 homes going in that section.

PHASE 6 – 23 HOMES



From the Infrastructure Chair



You have probably noticed that we have several streets in need of repair. The entrance, in particular, is in terrible condition. The HOA is aware and we have received quotes from several contractors to do the work. However, not all roads will be repaired immediately. It would be throwing good money away to repair roads that have extremely heavy trucks going in and out of construction sites. Good news is we believe all construction will be completed by fall of 2023. So will we attack all the problems at that time.

Event Highlight

What a great time out we had for our Spring Craft Fair. The talent in our neighborhood is amazing! Thank you to all the 'crafters' that brought their goods and thank you to all the 'shoppers' who came out to support your neighbors. Can't wait until the Fall/Christmas Craft Fair is here.

"You can't use up CREATIVITY. The more you use, the more you have."



Message from your Treasurer

You are encouraged to get familiar with the features of your Appfolio Access to:

1. View your Homeowner Ledger to verify payments made to the HOA and your resulting balance for accuracy.
2. Explore making your HOA dues with the ACH (electronic check from your banking checking account) via Appfolio with no processing fee. This could be made recurring or a one time payment each year. Credit card payment is also available. If using a credit card payment there is a processing fee.

If you haven't activated your portal yet please do so—it is our primary source for financials and information. You can find instructions on how to access the portal on our website under HOA Resources.

UPCOMING EVENTS

April 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 
3	4	5	6 <i>Seven Lakes</i>  YOGA	7	8	9 
10	11	12	13 <i>Seven Lakes</i>  YOGA	14	15	16
17	18	19	20 <i>Seven Lakes</i>  YOGA	21  MEN'S COFFEE TALK	22	23
24	25  LADIES COFFEE TALK	26	27 <i>Seven Lakes</i>  YOGA	28	29	30

May 2022

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 <i>Seven Lakes</i>  YOGA	5	6	7 
8	9	10	11 <i>Seven Lakes</i>  YOGA	12	13	14
15	16	17	18 <i>Seven Lakes</i>  YOGA	19  MEN'S COFFEE TALK	20	21 
22	23	24	25 <i>Seven Lakes</i>  YOGA	26	27	28
29	30  LADIES COFFEE TALK	31				

Just the facts!

SEVEN LAKES TECH TALK:

Website: www.SevenLakesSubdivision.com

Appfolio portal: sevenlakeshoa.appfolio.com/connect

EMERGENCY SERVICES:

Hamilton County Sheriff's office

Emergency 911
Phone: 423-209-7000

Fire Department: Hwy 58 Volunteer
(Annual fee of \$100 must be paid immediately after moving in and then annually thereafter)

Emergency 911
Phone: 423-344-5770

UTILITIES & SUPPLIERS:

UTILITY	VENDOR	WEBSITE	PHONE
Water	Savannah Valley Utilities	www.svud.org	423-344-8440
Electric	Volunteer Electric	www.vec.org	423-344-8382
Trash	Republic Services	www.republicserices.com	423-867-6525
Propane	Suburban Propane	www.suburbanpropane.com	423-476-1666
	Chattanooga Propane	www.chattanoogaopropane.com	423-238-5930
Post Office	9301 Ocoee Street, Ooltewah	www.usps.com	423-238-7776

Library Book Box Just for You!

Don't forget to go check out our new Library Book Box at the Clubhouse!

There are books donated for adults and children too!

Take one and leave one to share, or take one to keep.



A MESSAGE FROM OUR MAIL CARRIER

As you know we are fortunate enough to have a great mail carrier by the name of Angie. You may or may not be aware but Angie does not have to deliver the mail to a mailbox without all the numbers, but because she is so good, she does.

Let's help Angie out by having your mailbox numbers visible. If they are fading or gone, the HOA asks that you repair them now. And on a side note, when I spoke with Angie, she also asked to make sure we don't put our trash or recycle receptacle near the mailbox as it makes it difficult to deliver the mail.

SUPPORT YOUR NEIGHBORS

ADVERTISING SECTION FOR SEVEN LAKES SUBDIVISION



Name of Item or Service

Organization Name

Describe your location by landmark or area of town.

Tel: 555 555 5555

Expiration Date: 00/00/00

Name of Item or Service



ORGANIZATION NAME

Describe your location by landmark or area of town.

Tel: 555 555 5555

Expiration Date: 00/00/00

New section starting next quarter. If you have a business/service that you would like to advertise in the newsletter, please send your business card to 7LakesEmail@gmail.com.