

THE GATHERING NEWSLETTER



VOLUME 1, ISSUE 2

JULY 2022

SPECIAL POINTS OF INTEREST:

- 26 new owners this year
- 51 new homes being built in last 2 phases

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A Message from the Board

In last quarter's newsletter we talked about the issue of speeding in the neighborhood and the possibility of installing speed humps. As promised, we sent out an opinion survey via email to all residents signed up for email communication. The results of the survey are:

"I feel speed humps would reduce the speeding down Seven Lakes and provide a safer environment"



There were many comments on the pros and cons of speed humps but the bottom line is the majority of you are against it. We hear you and understand, however we still have a problem of excessive speeding throughout the neighborhood, especially down Seven Lakes Drive. The recommendation of the board is to do one or all of the following:

- Install additional speed limit signs
- Change 3 intersections on Seven Lakes to 3-way stops
- Purchase a radar sign to inform drivers of their speed and capture statistical data on driver behavior (average speed by time of day/day of week, % of drivers going over speed limit, etc.)

Money Matters

ANNUAL BUDGET: Jan-May actual; June-Dec budget

	2022 Budget	2022 Forecast	Variance	
Income	\$ 184,416.00	\$ 195,912.79	\$ 11,496.79	New home sales higher than anticipated
Expenses	\$ 167,727.44	\$ 161,300.40	\$ (6,427.04)	\$14K of 2021 expenses hit in 2022
Operating Income	\$ 16,688.56	\$ 34,612.39	\$ 17,923.83	

Anticipated Expenses not budgeted

Traffic calming	\$ 4,000.00
Sidewalk repairs	\$ 5,000.00
Road repairs	\$ 30,000.00
Total	\$ 39,000.00

How to Fertilize Your Perennials

Fertilizing perennials is a different challenge from dealing with annuals. Here's what you need to know to get the timing and ratios right for the healthiest plants possible.

You want your garden to look its best, which often means applying fertilizer. The rules are different for annual plants and perennials, which makes it challenging to know what to fertilize, and when.

While annuals must be replanted yearly, perennials come back every spring. This means their planting bed must contain all the nutrients they need for long-term growth without overwhelming the plants. It can be a tricky balance that stymies many gardeners.

Here's a guide to understanding the fertilizer needs of perennials to give them the best shot at success.

Understanding Fertilizer Basics

First, a refresher on fertilizer. This plant amendment provides necessary nutrients to encourage growth. Mixed fertilizers contain many micro and macronutrients but always include a blend of the following three:

- **Nitrogen:** This plant nutrient promotes leaf growth by stimulating chlorophyll production — the primary chemical involved in photosynthesis.
- **Phosphorus:** Ample amounts of phosphorus support the development of roots, stems, flowers, and fruit.
- **Potassium:** Not found only in bananas, potassium helps plants process and manufacture their own food sources for fuel production.



Why Fertilize Perennials?

Like all plants, perennials need nutrients to thrive. Perennial beds tend to be crowded and competitive, meaning the plants are fighting over limited soil nutrients and can benefit from an infusion of fertilizer.

However, since they live for multiple years, you need to take caution not to overfeed them or offer the wrong ratios of nutrients.

Many perennials, including ground covers and grasses, need minimal amounts of fertilizer and will react badly if given excessive amounts. Excessive fertilizer can cause perennials to grow too quickly, resulting in leggy growth that flops over before the flowers bloom.

Not only will this look unsightly in the moment, it can affect the plant's health for the following years. In extreme cases, too much fertilizer makes perennials more susceptible to insect and disease problems.

But, as long as you're careful, fertilizing perennials will lead to healthy plants and encourage them to produce more blooms for longer periods over the growing season.

Perennials that require minimal fertilizer include ornamental grasses, false indigo, asters, sea holly, bee balm, and butterfly weed.

On the flip side, some do better with extra nutrients. Heavy feeders include mums, lilies, lupines, tall phlox, peonies, delphiniums, and astilbes.

Fertilizing perennials doesn't need to be complicated. Most are happy with all-purpose flower food. Organic blends are best because they run the lowest risk of burning the plants.

Overfertilizing perennials is as damaging as forgoing fertilizer altogether. The general rule is to apply twice per year — first in the early spring when new growth emerges and again in the fall before plants go dormant.

8 Fertilizer Application Tips

Here's some final advice for correctly applying fertilizer to perennials.

1. Never apply fertilizer too heavily to established beds, as perennials are susceptible to tissue burn that will damage or even kill the plants. Read all labels carefully and start with the lowest recommended concentration.
2. Generally, the slower the perennial grows, the less fertilizer it needs. In contrast, plants that produce lots of flowers or fruit tend to be the heaviest feeders.
3. Stick to natural and organic fertilizers when possible to reduce the risk of burning plants. Composted manures are ideal.
4. Avoid fertilizing in the late summer or fall, as it triggers new growth that will die off in the winter.
5. Plan to provide more fertilizer in more frequent doses for perennials in sandy soil, as it tends to wash away quickly.
6. Generally, the less you mess with fertilizer in nutrient-rich, established perennial beds, the better.
7. When planting perennial bulbs, incorporate some phosphorus into the hole to encourage blooming in the spring.
8. Most healthy shrubs and trees don't need fertilizer, but consider adding some when you see signs of dead branches, disease, or insect damage to give the plant more fuel for fighting back.



Welcome to the neighborhood

APRIL 2022

John Boe—Towncreek Circle
 Andrew & Jocelyn Freyman—Seven Lakes
 Robin Blankenship—Thicket Creek
 Jack & Ninette Morse—Seven Lakes
 Joseph & Leslie Watts—Deer Run
 Michael & Christie McLean—Seven Lakes
 James & Diana Szlachetka—Seven Lakes

MAY 2022

Jacob Napierala & Janera Pentiah—Seven Lakes
 James & Amelia Stubblefield—Perfect View
 Swapnil Rajput & Megan Gentry—Seven Lakes
 William & Jennifer Riemen—Seven Lakes
 Derek & Dawn Mazurek—Turkey Run
 John Franzen—Perfect View

JUNE 2022

Cynthia Phillips—Seven Lakes
 Scott & Melanie Waller—Seven Lakes
 Jonathan & Kimberly Phillips—Thicket Creek
 Christian & Alison Givens—Turkey Run
 Jim and Denise Butler—Turkey Run

*“A simple
 HI can lead
 to a million
 things”*

According to Wikipedia, Ooltewah is derived from a Cherokee Native American word meaning “owl's nest.” If that's true, I would lean toward pronouncing the L, since you can't say “owl” without it.

Winners of Seven Lakes Lawn and Home of the month

LAWN OF THE MONTH

APRIL



Jerry and Laurie Simulis

MAY



Robert & Jenny McCrum

JUNE



Gary & BJ Johnson

HOME OF THE MONTH



Gerald Mumbower & Sandy Moon



Matt & Nicki Niese



Michael & Susan Jensen

Know your town....

The Lost County of Tennessee

James County was created by an act of the Tennessee General Assembly on January 30, 1871. Lands were taken from a small portion of Bradley County and the eastern third of Hamilton County. James County was named in honor of the Rev. Jesse J. James, who introduced legislation for the formation of the county. Ooltewah was selected as the county seat.

The county went bankrupt in April 1919 and was reincorporated into Hamilton County by a vote of its citizens on December 11, 1919. Few records remain of what was once James County due largely to courthouse fires in 1890 and 1913. The few remaining James County records are now kept in Hamilton County. The third and final James County Courthouse is the major landmark of Ooltewah.

In March 2000, two sisters and a brother purchased the courthouse and gave it a new direction – the Mountain Oaks Manor. It was sold to Tim and Sonya Guffey in 2017, and it continues to grow with time. Great event venue and tea room. Go have lunch there and tour the place yourself. You won't be disappointed.

Does your house need a refresh?

Tips to Avoid 7 Common Exterior House Painting Mistakes

Few features of your home make an immediate visual impact like the exterior paint job. Superbly applied paint conveys your pride in your home and helps define its personality.

Step 1: Prep Your Surface

You may be tempted to get straight to the painting, but diligent prep work is critical to a professional-looking finish. Inspect the exterior walls and trim for chipping, peeling, mildew and other imperfections. Kill off mildew by applying a chlorine bleach solution with a garden sprayer. Then pressure-clean the entire exterior to remove dirt and old paint that has come loose.

Step 2: Caulk and Patch

Before you pick up a paint roller, grab a tube of caulk. It's vital to seal any cracks, as well as the joints where one type of exterior material meets another. This includes: window frames, door frames, molding and fascia boards. Replace wood siding or fascia boards that show signs of rotting. Gently sand wood trim and doors to ensure an ideal surface for painting.

Step 3: Take Time to Prime

To get the most out of your paint job, prime with a quality sealer. If you are repainting walls that have become chalky or dusty, select a chalky wall sealer. Paint will not stick to a dusty surface. Check the label on your primer or sealer to determine how long to wait before you begin painting.

Step 4: Choose Quality Exterior Paint

A good exterior paint is 100 percent acrylic latex. The formula consists of three main components:

- Pigments, which provide the color.
- Binders, which hold the pigment to the wall.
- Solvents, which make the paint spreadable. Today, most exterior paints are water-based.

As paint dries, the solvent evaporates, leaving behind only the pigments and binders. These are known as volume solids. Higher quality paints are generally higher in volume solids. They may also have better binders, which will hold the pigments in place longer. This improves durability.

Step 5: Pick Colors With Curb Appeal

When it comes to color selection, there are many choices and the decision can be overwhelming. If you're not sure where to start, spend some time driving around your neighborhood to see what appeals to you. Keep in mind that vibrant colors will fade sooner than more muted ones. Be sure to consider the stylistic elements of your home — choose a color that complements your roofing material and any brick or stone accents. Approved color chart of Seven Lakes is Sherwin Williams American Heritage collection.

Step 6: Spray and Roll

The ideal way to paint exterior walls is called spraying and back-rolling. This method requires two people. One uses a sprayer to quickly and evenly spread paint across the surface. The other person follows behind, running a roller over the paint that has just been sprayed on. This delivers an even finish.

Step 7: Finishing Touches

The last step is to paint the doors, fascia, molding, shutters and other decorative details. The best tools here are a steady hand and a good brush. You can save a little time by using 6-inch "hot dog" or "peanut" rollers to get the paint on quicker, particularly along the length of the fascia. But there are no short cuts to a professional finish — you have to put in the time to get the best results.

POOL NEWS

WOW is the pool ever busy these days. With these high temperature days why wouldn't you want to cool off in the pool? We want to ensure a safe, fun, and enjoyable pool experience for the Seven Lakes community.

We have noticed a lack of rule adherence lately so let's review the rules:

1. The pool may only be used by Homeowners/Residents of the Seven Lakes Community, who are in good standing and current in the payment of their dues, fees, and assessments.
2. The pool and clubhouse area is only to be used during the designated season between 7:00 am and 9:00 pm.
3. All Homeowner/Residents are responsible for enforcing rules in pool and clubhouse areas.
4. Guests using the pool must be accompanied by a Homeowner/Resident and are limited to avoid overcrowding. Homeowner/Residents are limited to no more than (4) guests.
5. Minor children (15) years of age and under **must** be accompanied by a Homeowner/Resident adult.
6. Homeowner/Residents are responsible for the conduct and safety of their children and guests.
7. Homeowner/Residents are responsible for cleaning-up after themselves, their children and guests in all areas within the facility (pool area/bathrooms). This includes but not limited to returning any pool furniture and fixtures to their original location, placing trash in the proper receptacles and removal of all food, toys and other items they brought to the pool area. No food should be thrown into the trash containers—trash only. All food must be disposed of offsite at Homeowner/Residents own property.
8. Homeowner/Residents are responsible for any damage to the pool, furniture and fixtures and other common areas caused by themselves, children and guests. In the event of any breakage/damage, the responsible Homeowner/Resident shall reimburse the Homeowner Association for such costs within (5) business days of delivery of invoice.
9. Smoking and Alcohol is NOT permitted in the pool area or clubhouse grounds.
10. Glass containers are not permitted in the pool area
11. No running or horseplay is permitted in the pool area.
12. Diving into the pool is NOT permitted
13. Street clothes are not permitted in the pool.
14. Babies must wear swim diapers.
15. Pets are not permitted in the pool area.
16. No skateboards, bikes, scooters, or rollerblades inside the pool gates.
17. Keep music at a level that does not disturb other residents. Profane music is not allowed.
18. All pool attendees must follow state and county laws pertaining to tobacco and drug usage, and indecent exposure.
19. Homeowner/Residents leaving the pool unattended must close the umbrellas and ensure gate is in the locked position.
20. ALL written and posted rules must be observed.

Unauthorized Pool Visitors

All Homeowners/Residents are responsible for keeping the pool & clubhouse usage to residents. Politely notify unauthorized pool visitors that the pool is for residents only. If you feel uncomfortable doing this, get the help of another resident or call the Chattanooga Police at the non-emergency number (423) 698-2525 to notify of a trespasser. The best prevention of this situation is to always LOCK the pool gate.

Violations

Violations of pool and play area rules and regulations will result in a written notification of the violation(s) to the Homeowner/Resident. If violation(s) are not corrected or continue to occur, the Homeowner/Resident will be subject to a fine. Three fines during a calendar pool season will result in suspension of pool privileges for the rest of the season for the household.

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

Emergency 911

Phone: 423-344-5770

(Annual fee of \$100 must be paid immediately after moving in and then annually thereafter)

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 Acct Manager: Sedalia Wade	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

Get Involved

We have two (2) volunteer openings to chair a committee in Seven Lakes:

◆ Social

- Lead a team of other volunteers to plan and coordinate social events for the neighborhood
- Ensures overall adherence to annual budget and provides all receipts associated with events are property submitted
- Approximate time commitment on average is less than 2 hours per week

◆ Pool/Clubhouse

- Oversee pool vendor to ensure they are maintaining the pool cleaning at the appropriate level of service
- Oversee clubhouse cleaning vendor to ensure satisfactory performance
- Manage clubhouse rental and pool cards requests
- Assist with the long range preservation and protection of the pool and clubhouse property.
- Approximate time commitment on average is less than 3 hours per week

If you are interested or have questions, please contact Joy at 7LakesHOAPresident@gmail.com

SUPPORT YOUR NEIGHBORS

ADVERTISING SECTION FOR SEVEN LAKES SUBDIVISION



Nooga ProWash Corporation
Professional Exterior Cleaning Services

**Concrete Wash
Window Wash
House Wash
Fence Wash
Roof Wash**

Call or Text: Jason Baker
423-330-1616



CORNERSTONE
—INSURANCE GROUP—

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bob.whittle@cornerstoneinsgrp.com

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ROBBIE'S PET CARE
POOPER SCOOPING
AND
PET SITTING AT HOME
504-239-3907
REFERENCES AVAILABLE

If you have a business/service that you would like to advertise in the newsletter, please send your business card to 7LakesEmail@gmail. Fee is \$25 per quarter for residents and \$75 for vendors.