



THE GATHERING NEWSLETTER



VOLUME 24, ISSUE 1

JANUARY 2024

2024 BOARD MEMBERS

President

Joy Perkins

Vice President

Deborah Lubell

Treasurer

Dean Cooley

2024 COMMITTEE CHAIRS

Architectural

Henry Carey

Communications &
Security

Joy Perkins

Covenants &
Regulations

OPEN

Landscaping

Rhonda Shirley

Ponds & Fountains

Doug Deal

Pool & Clubhouse

Tresa Kenny

Social

Amy Oswalt

A Message from the President

Happy New Year. Wanted to thank everyone that came out to the Annual Meeting we held in November and for those returning their proxy vote.

We had 50 homes out of 286 homes represented at the Annual Meeting and 94 out of 286 proxies returned for the Directors Election Vote. We heard from several attending the annual meeting that it was both informative and a very nice social time afterwards. But with the low participation every year, we might want to consider format and venue type changes. We would love hear from those that weren't able to attend as to why—date, time, interest, etc. We would love to have a better participation rate—let us know what we can do to get you there.

On the following pages you will see our financial data for both 2023 and the budget for 2024. We have not closed the books yet for 2023 as some invoices are still coming in, but the numbers reported here are extremely close to the final numbers. If you have any questions about the expenses and/or budget for next year contact either the Treasurer or myself.

I hope everyone had a great holiday season and we look forward to new things in 2024.

Joy



PET DIRECTORY

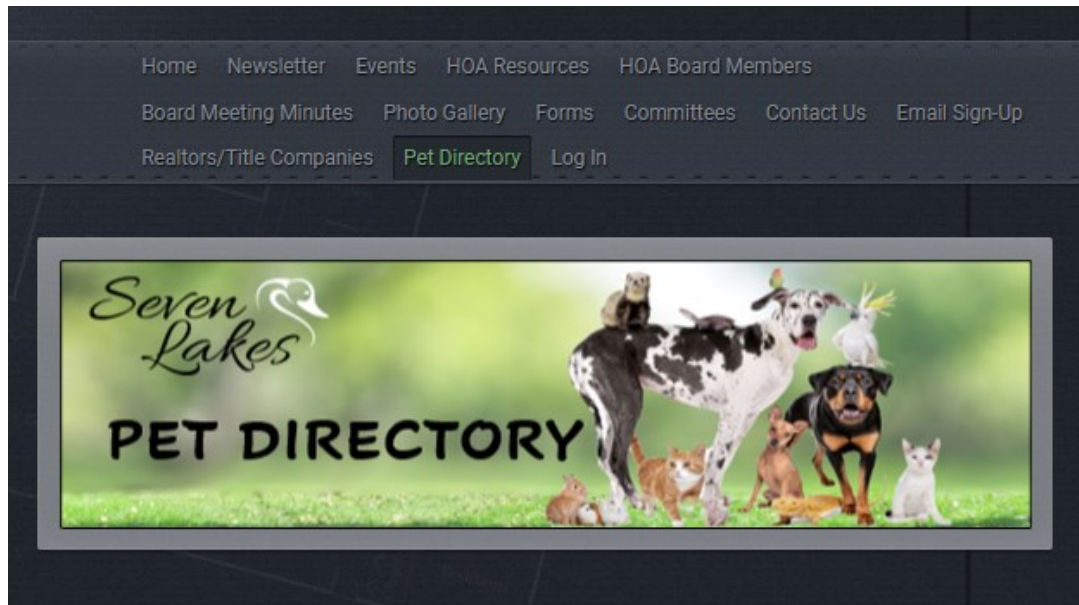


We would like to add a new feature to our systems for the community to help with any lost/missing/loose pet. We have added a Pet Directory on our website that will be available to all residents of Seven Lakes. The detail information will be housed in the Appfolio system and pictures with contact information on our website.

If you would like to add your pet to the directory simply go to our website, select the tab labeled "Forms", then select the button labeled "Pet Directory". Submit your information along with a picture of your pet and it will be added to our website.

Website link: sevenlakessubdivision.com

Looking forward to seeing your beautiful pet soon.



SEVEN LAKES PET FAMILY - If you see me loose in the neighborhood, please contact my owner.



OZZIE

OWNERS: Robert & Tresa Kenny
STREET: Robertsvie
PHONE: 404-606-1746



RIZZO

OWNERS: Susan & Henry Carey
STREET: Bear Stone
PHONE: 901-463-8333

Upcoming changes in the neighborhood

JANUARY

- We will be adding solar lights to the mailboxes for Bear Stone—Pratt Homes is paying for this enhancement

MARCH

- Street lights will be installed on Bear Stone

APRIL/MAY

- Repairs and repainting for front & Roy Lane black rail fence
- Pool Deck repairs
- Adding additional furniture at the pool
- Phase 5 and Phase 6 will have their streets seal coated. Pratt Homes is paying for this work

2023 FINANCIAL RESULTS

PRELIMINARY RESULTS

2023 Budget Summary for Seven Lakes

Committee	2023 Fcst	2023 Budget	Variance
Board	\$ 47,910	\$ 49,900	\$ 1,990
Communication	\$ 1,182	\$ 2,164	\$ 982
Landscape	\$ 49,575	\$ 62,700	\$ 13,125
Ponds/Fountains	\$ 12,727	\$ 12,500	\$ (227)
Pool/clubhouse	\$ 26,017	\$ 27,550	\$ 1,533
Security	\$ 7,023	\$ 8,530	\$ 1,507
Social/Welcome	\$ 1,293	\$ 2,150	\$ 857
Total	\$ 145,727	\$ 165,494	\$ 19,767

	2023 Fcst	2023 Budget	Variance
Total Income	\$ 210,449	\$ 198,802	\$ 11,647
Total Expense	\$ 145,727	\$165,494	\$ (19,767)
Net Op Income	\$ 64,722	\$ 33,308	

2024 OPERATING BUDGET

2024 Annual Operating Budget Summary by Committee

Account Name	2021 ACT	2022 ACT	2023 FCST	2024 BDGT	\$Chg/Prior
Income					
Total Operating Income	\$ 177,349	\$ 201,983	\$ 210,506	\$ 202,233	\$ (8,274)
Expense					
Board	\$ 59,242	\$ 108,745	\$ 47,909	\$ 51,125	\$ 3,216
Pool/Clubhouse	\$ 29,295	\$ 26,980	\$ 26,017	\$ 22,295	\$ (3,722)
Communication	\$ 119	\$ 1,688	\$ 1,182	\$ 319	\$ (863)
Landscape	\$ 53,423	\$ 61,684	\$ 49,575	\$ 54,900	\$ 5,325
Fountains/Ponds	\$ 3,805	\$ 15,692	\$ 12,727	\$ 10,070	\$ (2,657)
Security	\$ 11,044	\$ 10,376	\$ 7,023	\$ 7,752	\$ 729
Social	\$ 2,219	\$ 2,200	\$ 1,293	\$ 1,200	\$ (93)
Adjust Operating vs Reserves		\$ (55,000)			
Total Operating Expenses	\$ 159,148	\$ 172,365	\$ 145,726	\$ 147,661	\$ 1,935
Total Operating Income	\$ 177,349	\$ 201,983	\$ 210,506	\$ 202,233	
Total Operating Expenses	\$ 159,148	\$ 172,365	\$ 145,726	\$ 147,661	
NOI - Net Operating Income	\$ 18,201	\$ 29,618	\$ 64,780	\$ 54,571	

SEVEN LAKES 2024 RESERVES

Year	Beginning Capital Reserve Fund	Additions to reserves from Operating	Special Assmts or loans	Interest	Capital Outlays (Sch. B)	Ending Capital Reserve Fund
2020	\$ 75,103			\$ 23		\$ 75,125
2021	\$ 75,125			\$ 14		\$ 75,139
2022	\$ 75,139	\$ 8,739		\$ 8		\$ 83,886
2023	\$ 83,886	\$ 75,073		\$ 14		\$ 158,973
2024	\$ 158,973	\$ 88,919		\$ 5,000	\$15,000	\$ 267,892

Planned spend

2024 Spring - Seal Coat Phase 5 & 6 \$ 15,000

Potential Spend from Reserves

2024 Deck Repairs \$ 22,000 Max quote

2025 Pool Resurface \$ 40,000 Max quote



OCTOBER 2024

Laurel Wilkerson—Deer Run
Brandon & Rylee Carter—Seven
Lakes

NOVEMBER 2024

William & Evelyn Harvey—Seven
Lakes
Merily Laube—Bear Claw

DECEMBER 2024

Chris & Karen Howell—
Perfect View

“A simple HI can lead to a million things”



**Currently we are looking for someone to volunteer as
Chair of the Covenants & Regulations Committee.**

If you are interested, please send an email to 7LakesHOAPresident@gmail.com. Here are a few of the responsibilities:

- Follow established guidelines (process and criteria) for dealing with HOA rules violations. Obtain HOA Board approval of guidance document and letters. For example, if covenant violation exists, courtesy notice sent. If violation not addressed, initiate and implement fine in accordance with Board approved fine schedule.
- Evaluation of written complaints against HOA covenants and making compliance determinations
- Make recommendations to Executive Board for action to address infractions
- Evaluate new issues that don't fit with existing rules, but may have broader Seven Lakes impacts, propose solutions and draft rules change/new guidance as appropriate and present to Board for decision.
- Seek to balance confidentiality (of those reporting violations) with transparency so that actions can be communicated and understood. (Example: HOA received complaint ABC, rules state 123, therefore, XYZ action was taken)
- Utilize Board President if/when needed to deal with extreme issues
- Stay professional and fact-based at all times (not based on whims or emotions).

Make A Difference



SUPPORT YOUR NEIGHBORS



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



Nooga ProWash Corporation
Professional Light Installation Services

Holiday & Event Lighting

- Install
- Maintain
- Remove
- Store

Call or Text: Jason Baker
423-330-1616

Mike Jensen, Owner

Ooltewah, Tennessee
Office: 423.250.5375
Jensen.SignatureHS@gmail.com
www.JensenSHS.com

Tenn. License 10730
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Jensen
SIGNATURE HOME SOLUTIONS, LLC

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Over 30 years of experience in home building and remodeling!

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- **EXTERIOR** Decks – Porches – Steps – Handrails – Skirting – Lattice
- **HOME SERVICES** Electrical – Plumbing – Appliance Installs – Lighting
- **HOME SALE & PURCHASE IMPROVEMENTS/UPGRADES**

Rates per quarter are:

Business card—\$25

4"x 6" - \$50 7"x 5" - \$75