

SEVEN LAKES

Community Newsletter

Spring 2018



Spring is just around the corner!

Yard Maintenance

Seven Lakes prides itself on the appearance of our community. Well-groomed lawns, trimmed flower beds and weed control all contribute to the attractiveness of our neighborhood. Please be sure to trim back grasses and trees, especially if they protrude over into sidewalks.

Also, we are trying to keep the Creek area free of debris so we ask that you please not rake leaves or throw limbs and grass cuttings into Creek area running along Seven Lakes Drive and running between Wilson Creek & Town Creek.

A responsible community polices itself first. Violators to any of the covenants that are in place to maintain our standards will typically be initially addressed with a written notice and reasonable opportunity to correct the condition. Please try to abide by these rules as none of your neighbors takes pleasure in having to enforce these rules as a result of complaints.

Landscaping

The Landscaping Committee completed its search and hired a new contractor to maintain the common areas. Images Landscape, whose credentials were very impressive and bid was competitive will be our new company. Images has had an official tour of the property and has laid out a very comprehensive plan for cutting the grass maintaining the flower beds and keeping the grounds clean and attractive. Should you have any questions or concerns, please reach out to Chairperson Mary "Beth" Burch via email at SevenLakesHOALandscaping@gmail.com and they will be addressed in a timely manner.



Road Safety

As neighbors, we all want what's best for our neighborhood. We want it to be a safe, healthy and beautiful community. As the weather breaks and the neighborhood begins to green, here are a few friendly reminders to help keep Seven Lakes one of the best communities in Ooltewah in which to live.

Traffic Etiquette

The speed limit through even Lakes is 20 miles per hour. This is a residential neighborhood with many pedestrians using the walk-friendly environment. Also, as the weather gets more mild and the days get longer, children will be playing in the streets and riding bikes. There are too many vehicles blowing through the neighborhood at unsafe speeds. Be conscious of your speed and be vocal if you see others speeding. We have lots of children in our neighborhood, but none to spare.

The center of our neighborhood is a roundabout. It is well marked to keep right when entering and to yield to traffic already in the circle. Too many vehicles have been observed going the wrong way around the roundabout as well as not yielding, especially those heading down the hill from Seven Lakes Drive. The Board is looking into having directional arrows made to further support going in the right direction.

Access and Parking

The road to the far side of the Big Lake is now off limits to full size vehicles. There really is no reason for vehicles to drive around that area. Golf carts are acceptable, but the road will soon be blocked to full size vehicle traffic.

Also a reminder that the covenants state that "Vehicles of any type may not be parked on the street for a period exceeding twenty-four (24) hours. Vehicles of any type also may not be parked on a sidewalk at any time." There is also a clause indicating that no more than two vehicles may be parked in a driveway for a period of time exceeding ten (10) days without moving. The rules provide for relief of such infractions by towing vehicles at the owners' expense.

Pets

Seven Lakes is a pet friendly community and is home to a variety of dogs and cats. As a courtesy to your neighbors and in respect for the common property, please clean up after your dog.

Also, consistently barking dogs are the responsibility of their owners. The Covenants

require the owner of a barking dog to muzzle the animal if its behavior results in complaints. If the barking persists, the animal must be removed from the subdivision. If owner fails to cooperate, the Association can take legal action to have the animal removed at the owner's sole expense.

Committees

Seven Lakes is a great community in which to live. And one of the reasons why is the neighborhood involvement. There are several committees of volunteers that make sure every aspect of Seven Lakes is maintained, operating responsibly and the standards are upheld that protect the values of our investments in our homes.

At the start of this year a whole new Board took the reins and brought many new faces to our committees. Get to know these new folks and revisit the committees' objectives. It's a great way to get involved in your community, make a difference for your neighbors and even make some new friends. Our website lists each committee's charter and current members. You can view these at www.sevenlakessubdivision.com/committees.

Rules & Regulations

Chair: Jim Zink
Email: SevenLakesHOARules@gmail.com

Landscaping

Chair: Mary Burch
Email: SevenLakesHOALandscaping@gmail.com

Finance

Chair: Tyler Geren
Email: SevenLakesHOAFinance@gmail.com

Social

Chair: Sherrie Williams
Email: SevenLakesHOASocial@gmail.com

Pool & Clubhouse

Chair: Ken Keach
Email: 7lakesHOAPool@gmail.com

Lakes & Ponds

Chair: Barbara Graham
Email: SevenLakesHOAfour-tains@gmail.com

Security

Chair: Steve Faulkner
Email: SevenLakesHOAsecure@gmail.com

Communications

Chair: Jim Higgins
Email: 7LakesEmail@gmail.com

Modification Forms

Any changes to your property such as adding a fence, deck, patio or new landscaping will require the approval of the Association. This is accomplished by submitting a Modification form, which can be found on our website, www.sevenlakessubdivision.com under the Homeowner Resources section.

Things that don't need modification forms:

- Replacing dead plants, trees, shrubs with similar plantings.
- Any repairs with exact replacements.

Please remember any outside changes must be approved and modification form submitted. Approvals typically take 2-3 weeks. Remember all HOA Board members are volunteers.

SEVEN LAKES EXTERIOR MODIFICATION REQUEST

In accordance with the Covenants & Restrictions for Seven Lakes, the undersigned Homeowner hereby requests approval by Seven Lakes Homeowners' Association, Inc. ("Association") for an exterior modification to the exterior of my home yard.

In accordance with the Covenants & Restrictions, the undersigned Homeowner acknowledges that he is responsible for the cost of constructing, maintaining, repairing and insuring the improvements resulting from such exterior modifications.

Proposed plans for the Exterior Modifications are attached herewith and the undersigned Homeowner agrees to comply with the other provisions of the Covenants & Restrictions with respect to the proposed alterations.

REQUEST: _____

CONTRACTOR: _____

Attached drawings follow an architectural design with materials the same as others on the property. List of materials is also attached. Work to begin only after written approval from the Declarant.

"My signature on this document constitutes certification to the Declarant that any requested Exterior modification, if approved by the Declarant, will be completed exactly in accordance with all plans, drawings and descriptions submitted. Such plans, drawings, and descriptions are hereby attached in addition to this request.

I further understand that should a need arise for any variation of the plans, drawings, or descriptions attached to this request modification, all details of the variation shall be submitted to the Board with request for approval or disapproval prior to implementation of any variation.

Homeowner Signature: _____ Street Address: _____ Date: _____

The foregoing structural modification request has been certified and approved by the Declarant of the Seven Lakes Homeowners Association on _____, 2016.

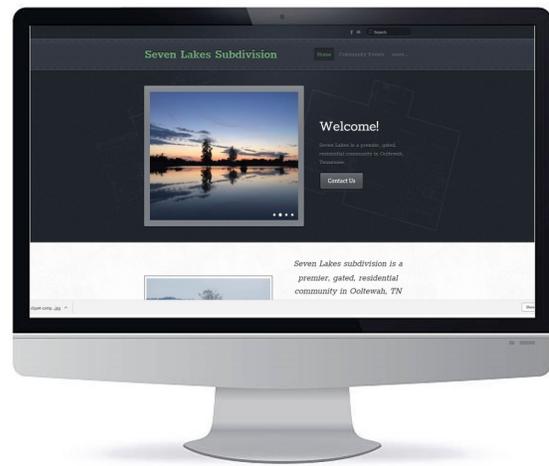
DECLARANT
SEVEN LAKES HOMEOWNERS ASSOCIATION
BY: _____ Name Title

For landscaping request submit to sevenlakessubdivision@gmail.com
For all other request please submit the modification request to sevenlakessubdivision@gmail.com

Have you ever visited our website?

SevenLakesSubdivision.com

It could be the place to get answers to many of your questions about Seven Lakes. Learn about community events, committee activities, homeowner resources, email sign-ups and more. It's even mobile friendly!



Communications

The new Board members want to be as transparent as possible with our neighbors. We are looking to communicate activities regularly from meeting notices and minutes, to social activities, to important issues that affect us all ... an informed community is an involved community.

Many of you have signed up for our email network. As you know, we do not bombard you with emails, but it does provide a very cost-efficient method to communicate on a two way basis. We currently have about two-thirds of the residents enrolled in our database. If you are not receiving our emails and would like to opt in, please email your name, address, phone number and email address to 7LakesEmail@gmail.com and we will add you to our residents' database. Be assured that your information is kept strictly private and not shared with anyone outside of the HOA Board. It is only used for communicating with residents about Seven Lakes activities. You are welcome to opt out at anytime by clicking on the preferences link at the bottom of each email.

100% participation is our goal!

Security Tip!

Did you know there are three methods for entry through the front gate of Seven Lakes?

Gate Code – Each resident/household has a gate code. Your gate code is your household's personal code and will get you in the front gate when it is closed. You are responsible for that code and you are not supposed to give it out to others (guests).

Fob – Fobs are wireless “remotes” used to open the gate from the comfort of your vehicle. Fobs can be purchased for \$35 each.

Directory Code – In addition to the gate code, each resident/household also has a directory code. The directory code is associated to a phone

number of yours and is for guests that arrive when the gates are closed. The display console at the front gate has all residents' names in the directory listing with a 3 digit code beside it. When the gates are closed and a guest of yours pulls up to the display console, they enter your code (you can give them that code before they visit or they can scroll through the directory listing to find your name). After they enter your code, the gate system console then calls the phone number associated with that code. When you answer the call, you can converse with them. At this point you are on a phone call with them. They speak into the display console. While on the line with them and the call is still active, press 9 on your phone and the gate will automatically open for your guest.