

# SEVEN LAKES SUBDIVISION

## Frequently Asked Questions - FAQs

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The following information is being provided to assist residents on find available information about our neighborhood resources, rules and practices.

### **Q: When do I need to submit a Modification Request Form to the Home Owners Association?**

A: An official request to make exterior modifications is required for any changes to the outside of your home and/or landscaping. This includes but is not limited to Fences, TV Satellites, decks, playground equipment, new landscaping flower beds or trees and all other changes. No project(s) is permitted to start prior approval. Approvals may take up to 3 weeks.

### **Q: When is a Modification Request Form NOT required?**

A: A Modification Request Form is not required for:

- Planting of annuals flowers
- Repairs (when repairing to exactly the way prior to needing a repair)
- Replanting trees or shrubs that died with the same plants
- Interior changes

### **Q: How do I submit a Modification Request Form?**

A: To get a Request Form, go to [SevenLakesSubdivision.com](http://SevenLakesSubdivision.com) and click on Forms page. Click on the appropriate request section and complete the form. Quick link to site: [Seven Lakes Request Forms](#)

Please allow up to three weeks for review and response.

### **Q: How do I allow a guest into the front gate after hours?**

A: Tell your visitor to look your name up at the directory. Once located, dial your directory number to call you. When your phone rings press 9# and the gate will open.

Hint – put the gate number in your cell directory so you know a guest is calling from the gate. 423-644-8705

### **Q: How do I set up access to the front gate for my home?**

A: If you need a gate code, mobile access or gate fob (optional), contact the Security Committee by going online to our website and submitting a request. Link to site is: [Gate Access Request](#). Gate codes and Mobile app access are free to all residents, Fobs are \$35.00 each. Please do not give your gate code out to anyone. If you sell your home inform the HOA so the old code can be deleted, and a new code entered for new homeowner.

### **Q: How do I get a replacement mailbox**

A: if you need to replace your mailbox contact Fred's Mailboxes & More at: [www.fredsmailboxes.com/contact/](http://www.fredsmailboxes.com/contact/) or call 423-322-8767

### **Q: How do I get a Pool Card?**

A: All households are entitled to one free Pool Card per address. Each additional card will be \$10.00 and can be requested through the website under the Forms page. The homeowner's dues must be current to use pool privileges. Do not give your card to anyone. Please report all lost or stolen cards to [7LakesHOApool@gmail.com](mailto:7LakesHOApool@gmail.com). If you need a new card or additional cards, please submit your request through our website at [Pool Card Request](#)

**Q: How do I reserve the Clubhouse?**

A: Seven Lakes Clubhouse is available for private use by residents only. There is a nominal use fee of \$50 to use the facility. There is also a \$100 refundable deposit required. to cover any cleaning expenses after use. If clean after use deposit is refunded. Reserving the clubhouse does NOT reserve the pool. Pool will be open to residence during event. To reserve the Clubhouse, go online to our website at: [Clubhouse Rental](#)

**Q: Is Seven Lakes pet friendly?**

A: Seven Lakes has many four legged residents and it’s a great place to walk your dog. Please keep in mind there is a County ordinance in place that requires all pets to be on a leash. Also, please clean up after your pet. There are free pet clean-up bags in the dispenser by the entry of the big fishing lake.

**Q: Can I catch fish in the lakes?**

A: One of the amenities of life in Seven Lakes are the fishing ponds or lakes. Fishing is limited to residents only. Fishing is Catch & Release. There such be no night fishing on any of the ponds/lakes.

**Q: What is the speed limit through the neighborhood?**

A: 20 MPH. Please honor this. Far too many vehicles travel in excess of this speed limit and it is a hazard to pedestrians. Also, note that you must keep right entering the Roundabout and yield to traffic already in the Roundabout.

**Q: How much are HOA dues?**

A: **2023 Annual Dues:** \$750

**Paid in Full** by January 31, 2025 \$715

<b>2 Payments</b>		<b>4 Payments</b>	
- Due January 31, 2025	\$375	- Due January 31, 2025	\$195
- Due July 31, 2025	\$375	- Due April 30, 2025	\$195
		- Due July 31, 2025	\$195
		- Due October 31, 2025	\$195

**Q: What form of payment is accepted?**

A: Currently during the transition of accounting software only one form of payment is acceptable.

**1. Resident Portal (preferred method)**

Preferred method is through our Property Management software Appfolio. If you don’t have access to the portal contact our communications chair and we will get you set up. Contact info: [7LakesEmail@gmail.com](mailto:7LakesEmail@gmail.com)

**2. Check**

You can make checks payable to

**Seven Lakes Homeowners Association**

Please include your address on your check. All checks are to be sent to the address of:

**8658 Seven Lakes Drive  
Ooltewah, TN 37363**

# RESOURCES

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## Emergency Services

Hamilton County Sheriff's Office

Emergency: **911**

Phone: 423-209-7000

Highway 58 Volunteer Fire Department

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

Emergency: **911**

Phone: 423.344.5770

## Utilities & Suppliers

WATER

Savannah Valley Utilities [www.svud.org](http://www.svud.org) 423-344-8440

ELECTRIC

Volunteer Electric [www.vec.org](http://www.vec.org) 423-344-8382

TRASH

Republic Services [www.republicservices.com](http://www.republicservices.com) 800-321-8128

*(This is the only authorized company we use in Seven Lakes –discounted rate)*

PHONE / CABLE TV

Comcast Cable [www.comcast.com](http://www.comcast.com) 855.390.0577

CenturyLink [www.brightspeed.com](http://www.brightspeed.com) 855-566-5795

PROPANE

Suburban Propane 423.476.1666

*(This is the preferred company we use in Seven Lakes –discounted rate)*

Ooltewah Post Office 9301 Ocoee Street 423.238.7776