



THE GATHERING NEWSLETTER



VOLUME 24, ISSUE 4

OCTOBER 2024

2024 BOARD MEMBERS

Acting President

Deborah Lubell

Vice President/
Secretary

Deborah Lubell

Treasurer

Dean Cooley

2024 COMMITTEE CHAIRS

Architectural

Henry Carey

Communications &
Security

Outsourced

Covenants &
Regulations

Filled anonymous

Landscaping

OPEN

Ponds & Fountains

Doug Deal

Pool & Clubhouse

Tresa Kenny

Kids Social

Open

A Message from the Vice President

Dear Seven Lakes Community Residents,

As autumn settles in, I want to take a moment to reflect on the joys of the season. With Halloween just around the corner, our neighborhood continues to be a fantastic spot for trick-or-treating. In our community, we have a tradition: if you're giving out candy for Halloween, please keep your porch light on. Let's make it a fun and safe experience for all!

As we look ahead, Thanksgiving and the Christmas season remind us of the importance of community. Let's take this opportunity to connect, especially with those who might be feeling lonely during the holidays. A warm gesture can mean a lot.

I also want to remind you about our annual community board meeting on November 12, 2024, at 7:00 PM, at St. Francis Episcopal Church, 7555 Ooltewah-Georgetown Rd. This meeting is vital for our community's future, so your attendance is encouraged. If you cannot make it, please send your proxy vote to Seven Lakes HOA, 8658 Seven Lakes Drive, Ooltewah, TN 37363, with attention to Seven Lakes Board Election, or drop it off at the clubhouse in the white mailbox by the pool gate.

Let's embrace this holiday season together and support one another.

Warmly,

Deborah Lubell
Vice President, Seven Lakes HOA





The following are some important rules that we need to remember. Let's all work together to uphold them and keep our community great!

1). No overnight parking of any vehicles whatsoever shall be permitted on the private roads.

We've experienced multiple incidents where emergency vehicles struggle to navigate our private roads due to parked cars. Please consider the importance of keeping these roads clear — not just to maintain the beauty of our subdivision, but to ensure the safety of our community during emergencies. Let's work together to protect each other and our neighborhood.

2). No vehicles should be parked on the sidewalk at any time.

Please ensure our sidewalks remain clear for pedestrians, as they are designed for walking, not for parking or storing vehicles. Let's work together to keep our sidewalks safe and accessible for everyone.

3). No commercial vehicles except those that are servicing your property.

During daylight hours, commercial vehicles may park in driveways "temporarily" for service or delivery purposes. Commercial vehicles, including those with commercial markings, trailers, campers, boats, and similar vehicles, must be parked only in the enclosed garage.

4). Store all trash cans behind the enclosed fence space provided on the side of your home.

Trash cans can be placed out the night before pickup but must be pulled back into the garage or trash fenced area by 8PM day of pickup. Trash pickup is every Thursday. Recycle pickup is every other Monday.

5). Pets must be on leash at all times (other than in your backyard if fenced) and all fecal matter picked up and disposed of properly.

6). Lawns must be weed free and mowed on a regular basis.

7). All changes to the exterior of your home including landscaping must be approved prior to work performed. All request forms can be found on the Seven Lakes Subdivision website.

8). Observe all posted signs around the community. They are there for your safety.

FINANCIAL REVIEW

2024 Annual Operating Budget Summary By Committee

Through August 2024

	2024 FCST	2024 BDGT	VAR	Comments
Income				
Total Operating Income	\$ 208,508	\$ 201,993	\$ 6,515	
Expense				
Board	\$ 56,416	\$ 65,501	\$ 9,085	
Pool/Clubhouse	\$ 44,241	\$ 42,143	\$ (2,098)	Painting/Pool Pump
Communication	\$ (45)	\$ 359	\$ 404	
Landscape	\$ 51,558	\$ 54,714	\$ 3,156	
Fountains/Ponds	\$ 10,067	\$ 8,570	\$ (1,497)	
Security	\$ 6,464	\$ 7,796	\$ 1,332	
Social	\$ 529	\$ 1,200	\$ 671	
Total Operating Expenses	\$ 169,229	\$ 180,283	\$ 11,053	
.				
Total Operating income	\$ 208,671	\$ 201,993		
Total Operating Expenses	\$ 169,229	\$ 180,283		
NOI-Net Operating Income	\$ 39,442	\$ 21,710		

Balance Sheet as of August 31, 2024

Account Name	Balance
ASSETS	
Cash	
Regions-Operating	\$ 71,581
Regions-Reserve	\$ 55,955
Total Cash	\$ 127,536
Accounts Receivable	\$ 3,698
Regions CD-Reserves	\$ 163,832
TOTAL ASSETS	\$ 295,066
LIABILITIES & CAPITAL	
Liabilities	
Clearing Account	\$ (35)
Accounts Payable	\$ 3,281
Prepayments	\$ 90
Total Liabilities	\$ 3,336
Capital	
Prior Years Retained Earnings	\$ 149,931
Calculated Retained Earnings	\$ 80,566
Calculated Prior Years Retained Earnings	\$ 61,234
TOTAL CAPITAL	\$ 291,731
TOTAL LIABILITIES & CAPITAL	\$ 295,067



July 2024

Mark & Serenity Zander—
Robertsview Dr.
Michael & Sandy Lyles—
Robertsview Dr.

August 2024

Tim & Christiana Lane —
Seven Lakes Dr.

September 2024

Gregory and Julie Lance —
Seven Lakes Dr.

“A simple HI can lead to a million things”



Join Our Seven Lakes Community Leadership!

We’re currently seeking volunteers for two important positions:

Landscaping Chair and Social chair

Landscaping Chair Responsibilities:

- Maintain common areas
- Provide direction for contractors
- Organize community workdays
- Assist homeowners with landscaping questions
- Support homeowners in the modification approval process

Social Chair Responsibilities:

- Plan and organize special activities for residents
- Recruit volunteers to help execute events

To learn more about these roles, please visit our website at SevenLakesSubdivision.com under the Committees section. If you are interested in volunteering email Deborah: 7Lakeshoasecretary@gmail.com

Make A Difference



A Salute to our volunteers



Our Seven Lakes Social team is already hard at work beautifying our front entrance. Starting left: Maribel Deal; Donna & Ken Davis; Barbara Schuman and Skylar Hodges. Be sure to show your appreciation when you see them in the community. Check out the exciting upcoming events they have planned for our neighborhood!

1. Adult Karaoke

- Date: Friday, October 11, 2024
- Time: 7:00 PM – 9:00 PM - Location: Seven Lakes Clubhouse
- Details: Bring your drinks and an appetizer to share.

2. Seven Lakes Community Yard Sale

- Date: Saturday & Sunday, October 19 & 20
- Time: 8:00 AM – 2:00 PM
- Details: Enjoy food trucks in the community, thanks to Andy Freyman.

3. Halloween Donuts & Coffee

- Date: Saturday, October 26
- Time: 9:00 AM - 11:00 AM – Location: Clubhouse
- Details: Halloween cookies for kids to decorate and take home. Donuts and coffee for adults and kids.

4. Community Trick-or-Treating

- Date: Thursday, October 31
- Time: Approximately 5:30 PM – 9:00 PM
- Details: Please leave your porch light on to indicate you're giving out candy.

5. Clubhouse Decorating

- Starts: Week of November 11
- Details: Helpers needed to decorate the clubhouse.

6. Holiday Party with Santa and a Fire Truck

- Date: Saturday, December 7
- Time: 1:00 PM – 3:00 PM - Location: Clubhouse
- Details: Join us for cookie and ornament decorating, candy-filled candy canes for the kids, kids' karaoke with holiday tunes, and a visit from Santa alongside the local fire truck.

SUPPORT YOUR NEIGHBORS

Mike Jensen, Owner

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

Tenn. License 10730
Bonded & Insured



Over 30 years of experience in home building and remodeling!

- **INTERIOR** Drywall – Painting – Tile – Millwork – Custom Features
- **EXTERIOR** Decks – Porches – Steps – Handrails – Skirting – Lattice
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- **HOME SALE & PURCHASE IMPROVEMENTS/UPGRADES**

Homes by Deborah Lubell

Your neighbors trusted me to sell their homes... Now it's your turn! Experience the dedicated service and proven results that make me the go-to-realtor in our community. Let's make selling your home a seamless success story together!



423-402-0259 office
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DeborahLubell@gmail.com
HomesByDeborahLubell.com



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

Rates per quarter are:

Business card - \$25; 4" x 6" - \$50; 7" x 5" - \$75