

THE GATHERING NEWSLETTER



VOLUME 1, ISSUE 3

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SPECIAL POINTS OF INTEREST:

- 35 new owners this year
- 23 new homes being built in the last phase to be completed in Spring 2023

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A Message from the Board

The annual homeowners meeting will be held on Tuesday, November 15th at 7:00 PM. Please join us to review the events of 2022 and a look ahead into 2023. The doors will open at 6:30 PM for a few minutes of social time and to get everyone signed in. We will be serving light appetizers and a cash bar will be available.

Location:

**Hampton Creek
The Ooltewah Club**
7502 Snow Hill Road
Ooltewah, TN 37363

Agenda:

6:30 PM Gate/Doors Open—Social & sign in
7:00 PM General Meeting
8:00 PM Social Hour
9:00 PM Door Closes

Money Matters

Annual Budget - Jan-Aug Actual; Sept-Dec Budget

	2022 Budget	2022 Forecast	Variance	
Income	\$ 184,416	\$ 199,325	\$ 14,909	New home sales higher than anticipated
Expenses	\$ 167,727	\$ 172,403	\$ 4,676	\$14K of 2021 expenses hit in 2022
Net Operating Income	\$ 16,689	\$ 26,922	\$ 19,585	

Anticipated Expenses not budgeted

Sidwalk Repairs	\$ 13,600	5 areas being repaired in November
Road Repairs	\$ 50,000	4 sections planned to be repaired before end of year
Total	\$ 63,600	

Balance Sheet

Assets		Liabilities & Capital	
Operating	\$ 129,310	Liabilities	\$ 10
Reserves	\$ 83,546	Capital	\$ 218,716
Total Cash	\$ 212,856	Total	\$ 218,726
Accounts Rec.	\$ 5,870		
Total Asets	\$ 218,726		

FALL PLANTS & FLOWERS TO UPDATE YOUR YARD THIS SEASON

As your summer garden fades, the next round of flowers and plants are getting ready to shine. Fall flowers are just as beautiful as the flowers that bloom all summer long. And they're hardy enough to withstand some cool nights and light frosts, too. Some plants that bloom in the autumn are perennials, so they'll return every year—giving you reliability and value!

Now, here are our favorite fall plants and flowers for autumn.

ASTERS Asters are late bloomers, and they also attract tons of pollinators so you'll enjoy the flowers *and* their visitors.



HEUCHER This perennial is grown mainly for its gorgeous, saturated foliage which comes in every shade from lemony yellow to watermelon red. It's versatile and keeps its leaf color from spring to the first hard freeze.

SEDUM AUTUMN JOY There are many types of sedums, but this variety is known for its upright form and bright pink flowers in late summer and early fall. The blooms on this perennial last for weeks, and pollinators love them!



DAHLIA These gorgeous flowers come in an array of sizes from tiny buttons and balls to giant dinner plate-sized flowers. In warm climates, leave the bulbs in ground. But in the north, you'll need to dig them up after a hard frost and save the bulbs to replant next spring

OAKLEAF HYDRANGEA Hydrangeas come in many forms, but only the oakleaf variety has bright autumn leaves. Make sure not to prune this shrub in the fall or you will cut off next year's blooms as this plant blooms on what's called "old wood."

SHRUB ROSE Shrub roses, also called landscape roses, are hardy and reliable, and new varieties are more disease resistant. These beauties bloom well all season long, and many types get an especially beautiful flush of blooms in early to mid-autumn.

BURNING BUSH This hardy bush turns a brilliant red in fall, earning its name! Plant as part of a mixed border or privacy screen.



CELOSIA Also called cockscomb, this flame-like flower adds a pop of color to any container or garden bed with bright yellow, pink, orange or red feathery blooms.



PANSIES Pansies don't mind the cold and will take cold snaps (even an early snow!) in stride. In warm climates, they'll even last through much of the winter.

HELENIUM Also known as sneezeweed, this vibrant plant attracts tons of butterflies! The bright blooms of this perennial are welcome late in the season.

From the desk of the Ponds and Fountains guy

All of the fountains currently under HOA purview are operating as expected. Bear in mind the Club-house Pond is exceptionally shallow and when the depth drops below 32 inches the fountain will have to be turned off until the pond is replenished by rainfall.

If you see anything amiss with any of the ponds – the fountains not working, the lights are out, a giant algae bloom in the pond or the Creature from the Black Lagoon, please drop me a line at 7lakeshoaponds@gmail.com and I will address the issue right away.

If you're fishing or picnicking at the ponds, please remember to clean up after yourselves. I've found lunch wrappers, Styrofoam containers (apparently used housing bait) and loose spools of fishing line around the ponds. The fishing lines in particular can be hazardous to the bird wild life in the area.

The ponds at the end of Bear Stone and behind Thicket Creek are still under the control of Pratt. Pratt is working to remedy the water issue in the Thicket Creek pond and plans to have 2 fountains installed. The pond at the end of Bear Stone will also have a solar powered fountain added to it at a later date by Pratt.



Welcome to the neighborhood

JULY 2022

Jay & Tina Walker—Bear Claw Xing

AUGUST 2022

Sean & Samantha O'Boyle—Seven Lakes

Tracy & Tim Daniel—Thicket Creek

Robert Heckler—Thicket Creek

SEPTEMBER 2022

Enoch & Tatyanna Ryabchuk—Deer Run

Rebecca & Ryan Anderson—Seven Lakes

David & Barbara Schuman—Turkey Run

Joanne Massey—Bear Stone Dr

Bernard & Marie Forestier—Seven Lakes

"A simple HI can lead to a million things"

Winners of Seven Lakes Lawn and Home of the month

LAWN OF THE MONTH

JULY



Terry & Susan Frazier

AUGUST



Barbara & Dennis Gibbs

SEPTEMBER



Jennifer & Sandra Montgomery

HOME OF THE MONTH



Dennis & Linda Pechinpaugh



Tim Stojkic & Candy Dampson



Rob Carmical

GOLF CARTS IN SEVEN LAKES

Golf carts are allowed in community under the following guidelines.

All golf carts must be registered with the HOA and provide proof of insurance. Once registered you will receive a permit sticker that must be displayed on the front windshield of the golf cart. Go onto our website under the forms tab to register.

Owner must adhere to the rules at all times. Failure to adhere could result in loss of permit.

Rules:

1. Operator of golf cart must be a licensed driver
2. Golf cart must have headlights and tail lights
3. Golf carts are only allowed on streets - no sidewalks or on grass
4. Golf cart must be insured
5. Operator must obey all traffic laws within the development
6. Always allow cars/trucks/buses the right of way
7. Noise levels should not be offensive and/or loud (this includes music)
8. Carts must be kept inside garage when not in use.



Santas For Seniors

Resident, Jennifer Montgomery is actively involved in Santas for Seniors every year. She has asked we share this information with all residents of Seven Lakes.

The holiday season is quickly approaching. For most of us, the holidays are a wonderful time to share the joys of family and friendship. However, this is not the case for many older adults. Not everyone is fortunate enough to celebrate the holiday with family and friends.

Many older adults are homebound, with very little income, rarely have any visitors and don't have the opportunity to do any personal shopping. Here's your chance to help make a senior happy this holiday season.

Santas for Seniors are asking each Santa to adopt at least one senior for the holiday. Santas can put together a gender-neutral gift bag valued at \$25 for each senior they adopt. This might be the only gift they receive during the giving season. The hope is that these special gifts will give them a sense of joy knowing they were thought of during the holidays.

Residents of Seven Lakes, let's make this happen. Your participation will go a long way in bringing holiday cheer to these special individuals.

Jennifer will be accepting the gift bags up until the end of November. You can contact Jennifer at 423-813-0806.

2022 Suggestion List

(These are only suggestions. Feel free to use your imagination.)

- Blanket/Throw
- Pillow and Pillowcase
- Slipper socks with grips
- Cards/stamps/envelopes
- Note pad and pen
- Puzzle books
- Umbrella
- Boost/Ensure
- Snacks—Granola bars, crackers, hot chocolate, fruit/apple sauce, etc.
- Microwaveable pasta meals (all foods must be within date through the end of the year)
- Batteries
- Flashlight
- Bath towels
- Wash Cloths
- Napkins/paper towels/toilet paper
- Garbage bags
- First aid kit
- Hand Sanitizer
- Laundry Detergent (pods)/fabric softener/dryer sheets
- Reusable cup with straw

Don't forget to enclose a Christmas card!

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	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

From our Social Committee

Soup & Sing

Saturday November 12th
Neighborhood Clubhouse
4:00 p.m. -6:00 p.m.

Cook up your favorite soup and
Bring to share while Singing and
Laughing to Karaoke.

This will be a great opportunity to
Meet your neighbors in a fun
environment!

Bring your soup in a crockpot and
there
will be power cords available.
Bowls and spoons provided.
BYOB

