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THE GATHERING NEWSLETTER



VOLUME 23, ISSUE 2

APRIL 2023

A Message from the President



Spring is in the air, but so is the pollen. Consistently ranked among the top 30 U.S. allergy capitals every spring, Tennessee residents can tell the season has arrived by their congestion long before they see a tulip poplar bud. From Nashville to Asheville, North Carolina, this “pollen bowl” we find ourselves in can make you feel like spring is just another season to endure with over-the-counter medications and the feeling of being in an allergy-induced fog. But that nasty pollen also makes for the most beautiful time of the year with colorful plants and flowers blooming in our gardens and yards.

Starting at the end of April we will once again be looking for those homes that take the most pride in making sure the home and lawn are looking the best it can. Each month the Covenants Committee will nominate 3 homes for Lawn of the Month and 3 homes for Home of the Month. The board will review the nominees and select one from each category to be the winner. The winner will receive recognition and bragging rights for the month. A sign will be placed in their yard for the month so all who drive by to see.

So get those garden gloves on and get out there and make your place beautiful again. That brown grass will soon turn green and the neighborhood will start to transform into the best subdivision in Hamilton County.

Money Matters

The year is starting off in a good position. Through February, we are under budget on expenses. We have \$7,200 in past due accounts from 10 homeowners that we are actively pursuing payment.

	January	February	YTD Actual	YTD Budget	Variance	2023 Total
Total Income	\$ 177,588	\$ 1,755	\$ 179,343	\$ 166,832	\$ 12,511	\$ 198,802
Total Expense	\$12,297	\$8,529	\$ 20,825	\$32,111	\$ (11,285)	\$176,634
Net Op Income	\$ 165,291	\$ (6,774)	\$ 158,517	\$ 134,721		\$ 22,168

Seven Lakes Balance Sheet remains strong.

Balance Sheet			
As of: 03/31/2023			
Account Name	Balance	Account Name	Balance
ASSETS		LIABILITIES & CAPITAL	
Regions - Operating	\$132,251	Total Liabilities	\$ 136
Regions - Reserve	\$141,091	Total Capital	\$284,089
Total Cash	\$273,341	TOTAL LIABILITIES & CAPITAL	\$284,225
Accounts Receivable	\$ 10,884		
TOTAL ASSETS	\$284,225		

POOL SEASON IS HERE!

With swimming season around the corner, let's review a few things to remember so that everyone enjoys the pool, we get to know our neighbors, make new friends, and obey Tennessee law for commercial pools. As discussed at the annual HOA meeting, we have a small pool for our size of neighborhood, so it is imperative we work together so that all residents enjoy it.

First, we have changed service companies in hope we won't have to shut down for algae bloom as we did last season. During the season, they will come 2-3 times a week. Either Monday or Thursday or Monday Wednesday and Friday. We highly recommend you get out of the pool so they can get it cleaned and add chemicals.

You may have noticed we have put up new signs with some changes and some reminders. Understanding the reason for some of these items will help everyone to follow them and support them.

1. Pool Hours- sunrise to sunset. We don't have pool lights so no swimming after dark; this is for your safety and is Tennessee law for commercial pools.
2. Never prop open the gate or let someone in that you don't know. Again, this is for safety and Tennessee law. We could get shut down or fined if the gate is propped open. As stated above, this is just for our residents and their friends. While people outside of Seven Lakes would like to use it, we don't have the space, nor do we want the liability. If they live in the neighborhood, they should have a pool card to get into the pool.
3. Do not swing or stand on the gate—it could cause damage to the gate and possible closure of pool until repaired.
4. Children under the age of 15 should ALWAYS have an adult with them. This is the rules for commercial pools with no lifeguard on duty, which is clearly stated at the pool.
5. Don't put food or diapers in the trash cans. This brings unwanted "guests" and smells to the pool area. Just take your trash home with you.
6. No horseplay. We know kids, especially siblings, love to do this but be respectful of others around you. Especially the little ones that are learning to swim and play in the pool. Parents, please keep an eye on this. This is the number one complaint we get from residents using the pool.
7. No Diving. Tennessee code states specific depth pools have to be for diving head first into the pool, this pool does not meet this code, therefore it is unsafe to dive into the pool.



Hopefully, everything else is self-explanatory. Let's have a great summer and remember we all share this pool so leave it as you would want to find it when you are ready to swim.

LANDSCAPE CHAIR TIPS

Use This Spring Gardening Checklist for a Pretty Landscape All Year

The garden is waking up, and you're in charge—it's time to start planting, pruning, and preparing your flower beds.

Just as you give your house a good spring cleaning to freshen it up after a long winter, take a similar approach to getting your garden back in shape for the warmer months. Once the snow and ice melt, it can feel a little overwhelming to consider tackling all the work a [picture-perfect spring landscape](#) requires. Use this checklist to help pace yourself as you get your flowerbeds, trees, shrubs, and other garden areas ready for summer.

Early Spring

Start here to get your yard ready for the growing season ahead.



1. Clean the flowerbeds

Clear away dead leaves or any other winter debris from the soil surfaces where you're planning to plant annual flowers and vegetables. Remove protective winter mulch from around perennials and ornamental grasses (hedge trimmers make it easy to give grass clumps a clean, even look), and cut back last year's dried foliage. To protect yourself from cuts and scrapes, remember to wear gardening gloves, especially when working with plants with prickly leaves, such as lungwort.

2. Divide your perennials

A good time to divide many perennials is just before spring growth begins. Dividing perennials is a budget-friendly way to add more plants to your garden, or to share extras with friends. It also aids in keeping your existing perennials healthy. After a few years, if your plants grow in a large clump, the middle can thin out, leaving a bare spot. Dividing the clump will encourage new growth.

3. Add fresh mulch around perennials

One of the easiest ways to make your yard look polished is to add a fresh layer of mulch around the garden beds. This also helps the soil retain moisture and keeps down weeds. It often takes more mulch than you imagine to cover a bed, so it's a good idea to buy a little more than you think you'll need. Spread the mulch evenly with your gloved hands or use a rake, being careful not to layer it on too thickly or too close to your plants, which can cause diseases. Keeping the mulch level also helps it stay in place during heavy rains or wind. If you have downspouts that tend to wash away mulch, one fix is to replace it with river rocks.

4. Prune trees and shrubs

If you didn't prune in winter, now is the time. Prune before the buds begin to break into bloom, or you'll stress the tree and get a tiny crop (or possibly none). It's also a good time to prune summer-blooming trees and shrubs, like potentilla and butterfly bush, just before they push out new growth.

5. Perform basic maintenance on your hardscaping

Check stonework for frost heaves, particularly in paths and edging. Check the general condition of your deck or patio and make any needed repairs. Clean off outdoor furniture so it's ready when you are for relaxing after a busy day in the garden.



Neighborhood Highlight — Our Lakes

Our development was named Seven Lakes because it originally had 7 ponds/lakes on the farm land prior to starting any housing development. Most of the ponds/lakes are stocked with carp to keep the vegetation down and are considered catch and release fishing waters.



1- Entrance North Pond 2 - Entrance South Pond 3 - Clubhouse Pond 4 - Robertsview Pond 5 - Seven Lakes Lake 6&7-Perfect View Lake

With development several more retention ponds were needed for storm water run off. These are know as Cattails Pond in 2014(private pond), Thicket Creek Pond in 2022 and Bear Stone Pond in 2023.



8 - Cattails Pond 9- Thicket Creek Pond 10- Bear Stone Pond

Many of us refer to the large lake on Seven Lakes Drive as “The Walking Lake” because it is our only lake that has a walking path around it.

But did you know that the properties along the east and north side of the lake actual go to the lake itself? They do, and that means the property to the east and north of the sidewalk is private property and should not be trespassed upon. Feel free to walk your dogs along the lake but please keep them and children off of homeowners private property. The area highlighted shows common area. Also, there should be no one beyond the brush/tree line to the south of the lake as that is a wildlife habitat.



TECH UPDATE

SEVEN LAKES WEBSITE

The Seven Lakes website is your key point of information about your neighborhood. We suggest you pin it to your favorites so you can get to it quickly.

www.SevenLakesSubdivision.com

There is no log in required at this time to view everything on the website. While there are many pages on our website, the 3 most viewed are:

Events

All upcoming community events are listed here and there is a link to the calendar in Appfolio Calendar.

HOA Resources

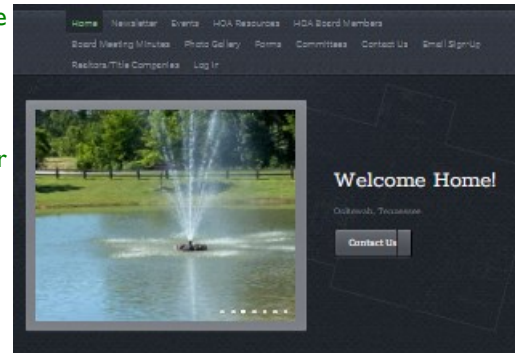
Important information about Seven Lakes can found on this page.

- ◆ Appfolio portal instructions
- ◆ Covenant & Restrictions documents
- ◆ Community FAQs
- ◆ Landscaping rules
- ◆ Playground & Satellite regulations

Forms

This is the most used page and provides you with one place to go for requests to the board.

- ◆ Gate Access
- ◆ Pool Cards
- ◆ Landscape changes
- ◆ Fence installation
- ◆ Exterior Modifications
- ◆ Golf Cart Registration
- ◆ Clubhouse rental
- ◆ Parking request for RV/Boat
- ◆ House rental agreement
- ◆ Request for special yard sign



SUPPORT YOUR NEIGHBORS

Advertise your business to reach all residents in Seven Lakes.

Rates per quarter are: Business card—\$25 4"x 6" - \$50 7"x 5" - \$75



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Your Southeast Tennessee Realtor

Whether you are buying or selling, I am here to help you through every step of the process. I specialize in the American Dream of home ownership and have helped numerous families – including many within the Seven Lakes Community - with their real estate needs.

I look forward to hearing from you.

Just a few things your Seven Lake's neighbors are saying about Deborah:

"Folks just wanna give a shout out to our former neighbor and the best realtor ever, Deborah Lubell. If you are considering selling your home you won't find a more professional, knowledgeable, hard-working realtor. And most importantly she is a pleasure to work with! She loves Seven Lakes as this is her community and will go the extra mile to help you sell your home in this beautiful community."

Peyton L. ~ Seller

"I can't speak highly enough of the professionalism, knowledge and expertise that Deborah provided when she was selling our home. I have purchased and sold many homes in my lifetime, and Deborah was, by far, the best realtor I have ever dealt with. And most importantly she was such a pleasure to work with it and made it a very stress-free wonderful experience."

Susan L. ~ Seller

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Welcome to the neighborhood

JANUARY 2023

- Mary King—Bear Stone
- Michael & Tamie Kelsey—Bear Stone
- Kesha & Hubert Lazenby—Deer Run
- Jennifer & Elliott Boone—Bear Stone
- Clifton & Beverly Bishop—Bear Stone
- Brandon & Micah Painter—Seven Lakes

FEBRUARY 2023

- Charles & Barbara Legere—Bear Stone

MARCH 2023

- Viktor & Alina Kostenko—Wilson Creek

“A simple HI can lead to a million things”

COMMITTEE CHAIRS FOR 2023

Committee	Chair	Email
Architecture	Henry Carey	SevenLakesHOAArchitectural@gmail.com
Communication	Joy Perkins	7LakesEmail@gmail.com
Covenants	Candace Kensinger	7LakesRules@gmail.com
Fountains & Ponds	Doug Deal	7LakesHOAPonds@gmail.com
Landscape	Rhonda Shirley	SevenLakesHOALandscape@gmail.com
Pool & Clubhouse	Tresa Kenny	7LakesHOAPool@gmail.com
Security	Joy Perkins	SevenLakesHOASecure@gmail.com
Social & Welcome	Amy Oswalt	SevenLakesHOASocial@gmail.com

Tennessee is the third-largest hydroelectric power producing state east of the Rocky Mountains (after New York and Alabama) according to U.S. Energy Administration Statistics. Tennessee is home to 26 hydroelectric power plants, plus a large pumped storage hydroelectric facility. Hydroelectric power provides 13 percent of the state’s total electricity generation and almost 90 percent of the state’s renewable generation.