



THE GATHERING NEWSLETTER



VOLUME 23, ISSUE 4

OCTOBER 2023

2023 BOARD MEMBERS

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Joy Perkins

Vice President

Doug Deal

Treasurer

Dean Cooley

Secretary

Deborah Lubell

2024 BOARD MEMBERS

President

Joy Perkins

Vice President

OPEN

Treasurer

Dean Cooley

Secretary

Deborah Lubell

A Message from the President

The annual homeowners meeting will be held on Tuesday, November 7th at 7:00 PM. Please join us to review the events of 2023 and a look ahead into 2024. The doors will open at 6:30 PM 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 Check in
7:00 PM 2023 Accomplishments and Financials
7:15 PM Guest Speaker – Deborah Lubell
7:35 PM 2024 Election of Officers**
7:40 PM 2024 Financial Review
8:00 PM Meeting Adjourn – Social Hour

** There will be no Election of Officers—we didn't receive any volunteers to fill the open board positions for next year. Current President will stay on until a replacement can be found.



The year is coming in under budget in most areas. Income coming in higher due to strong real estate market with expenses coming in lower than plan primarily due to new landscape contractor and postponed legal fees.

	YTD Actual	YTD Budget	Variance	2023 Fcst
Total Income	\$ 203,487	\$ 178,113	\$ 25,375	\$ 213,682
Total Expense	\$ 105,054	\$128,160	\$ 23,106	\$143,063
Net Op Income	\$ 98,433	\$ 49,952		\$ 70,619

Here's a summary by committee through September.

Committee	YTD Actual	YTD Budget	Variance	2023 Fcst
Board	\$ 30,891	\$ 37,913	\$ 7,022	\$ 42,878
Communication	\$ 1,232	\$ 1,653	\$ 421	\$ 1,743
Landscape	\$ 35,966	\$ 48,075	\$ 12,109	\$ 50,591
Ponds/Fountains	\$ 10,889	\$ 10,600	\$ (289)	\$ 13,464
Pool/clubhouse	\$ 19,858	\$ 21,750	\$ 1,892	\$ 25,658
Security	\$ 5,349	\$ 6,320	\$ 971	\$ 7,559
Social/Welcome	\$ 869	\$ 1,850	\$ 981	\$ 1,169
Total	\$105,054	\$128,160	\$23,106	\$143,063

LANDSCAPE CHAIR TIPS

9 POISONOUS PLANTS YOU SHOULD AVOID

Tennessee's incredible terrain includes majestic mountains, deep valleys, and fertile plains and plateaus. So the many plant species in the Volunteer State are just as varied and divine. Yet among the vast expanse of Tennessee plants, dangerous ones are lurking in plain sight. These poisonous plants use toxins as a defense against predators, including humans who touch or eat them. Therefore, it's in our best interest to learn about poisonous plants and respect their boundaries. Toward that goal, let's discover nine poisonous plants in Tennessee you should avoid.

1. The yellow jessamine, or Carolina jessamine plant, is a climbing vine with bright yellow trumpet-shaped flowers. Its oval, pointed leaves are shiny and dark green. And the yellow jessamine vine has a lovely fragrance. However, this poisonous plant in Tennessee is a threat to grazing livestock because it's attractive and smells so sweet. Yellow jessamine grows along fences and in wooded areas. It's also a desirable garden plant. However, due to its toxicity, be aware of the risks of growing yellow jessamine around children, pets, and livestock.



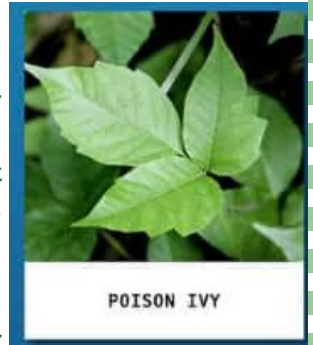
YELLOW JESSAMINE



CANADA MOONSEED

2. Moonseed, or Canada moonseed, is a woody vine with heart-shaped leaves and small, dark drupes (fruit) with crescent-shaped seeds. This poisonous plant in Tennessee resembles a grapevine with its similar ovate leaves. In addition, this poisonous plant can grow up to 30 feet tall or long. Canada moonseed thrives in wet, wooded areas, thickets, and stream banks. But this perennial vine requires caution because of its toxic alkaloids.

3. Poison Ivy: Rash-including poison ivy is a vine or shrub that grows sets of 3-leaflets that make it easy to recognize. Poison ivy leaves may have a slightly reddish tinge in the spring and turn vibrant red-orange in the fall. And this poisonous plant can creep its way up tall trees or along wooded trails up to 75 feet! But don't confuse poison ivy for another creeping Tennessee plant called the Virginia creeper.



POISON IVY



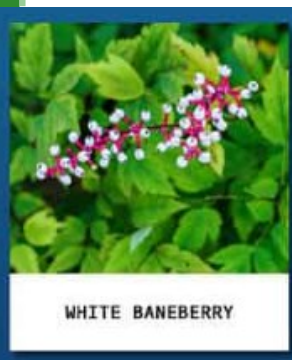
POISON OAK

4. Poinon Oak: Eastern poison oak is a low-growing shrub or climbing vine with leaves grouped in threes, similar to poison ivy. And, like poison ivy, poison oak grows along wooded areas, in fields and grasslands, and near the banks of rivers and streams. So wherever you find this poisonous plant in Tennessee, poison ivy might also be nearby. How can you tell poison oak from poison ivy? The leaves of poison oak have a slightly different shape, similar to those of an oak tree. Poison oak leaves are also longer and a bit more rounded than poison ivy leaves.

5. Woody-stemmed poison sumac is a small tree or tall shrub with red stems and clusters of oval leaves arranged in a row of 7-13 leaflet pairs. Poison sumac also features greenish-white hanging berries. The poison sumac is a water-lover, as it thrives in wet areas of Tennessee with soggy soil like swamps, marshes, and bogs. And it's another plant full of toxic compounds you don't want to touch with your bare hands.



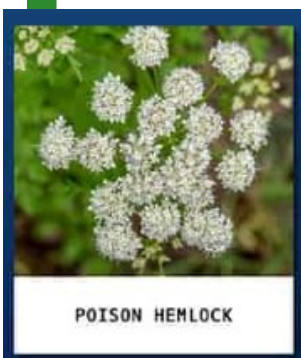
6. The “doll’s eyes” plant, or white baneberry, features unique white poisonous berries with a dark dot on each. White baneberry also has branching foliage with thick stalks and oblong, toothed leaves arranged in 3-leaflets. You can find this poisonous plant in Tennessee habitats that offer lots of shade. For example, white baneberry grows in thickets, woodlands, and deciduous forests.



7. Jimsonweed: The jimsonweed plant is bushy and robust. It has large, lobed leaves and trumpet-shaped flowers in white, violet, and lavender hues. However, this striking plant also smells terrible. And it has a toxin load that's dangerous if any parts of it are ingested. Watch for jimsonweed plants in disturbed areas, fields, agricultural areas, and along roadsides. Or it may end up in your yard if there's a jimsonweed stand close by because each plant produces up to 25,000 seeds!



8. Poison Hemlock: Dangerous poison hemlock is a tall, erect plant with fern-like leaves, spotted stems, and clusters of small white flowers arranged in umbrella shapes (umbels). Poison hemlock and water hemlock (see below) are two of the most dangerous plants in the United States, including Tennessee. Beware of poison hemlock growing in drainage ditches, along roadsides, in open fields, and near the banks of streams and rivers. When you find it, admire this poisonous plant's beauty from afar.



9. Water Hemlock: Incredibly poisonous water hemlock produces umbrella-shaped clusters of small white flowers on its hollow, speckled stems. This toxic plant can grow up to 6 feet tall and thrives in wet soil along ditches, marshes, streams, and rivers. Water hemlock, poison hemlock, and other plants in the hemlock family resemble certain edible weeds like wild parsley or wild carrots. So it's crucial to know a hemlock plant when you see one so that you can avoid accidental poisoning.



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Alterations, Quilts
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T-Shirt Quilt,
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Embroidery
Custom Work

Rates per quarter are:

Business card—\$25

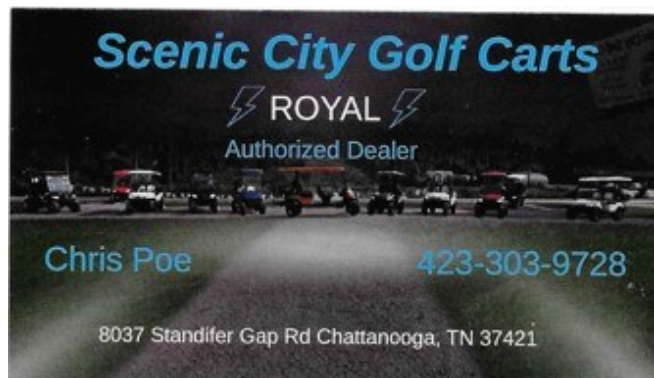
4"x 6" - \$50 7"x 5" - \$75



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Cleaning yards one scoop
at a time!
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JennyMcCrum1@gmail.com

SUPPORT YOUR LOCAL VENDORS



Local Vendors who service our community can advertise with us also.

Rates per quarter are:

- Business card - \$50
- 4"x 6" - \$100
- 7"x 5" - \$125



Upcoming Social Events



Craft and Bake Sale will be on Saturday, October 14th starting at 900 AM in the clubhouse.



Chili Cook Off will be on Saturday, November 4th starting at 5:00 PM in the clubhouse.

Santa is coming to Town. He will be here on Saturday, December 2nd.

Time to be announce in the near future.





JULY 2023

Candace Morgan—Seven Lakes
 Ronald & Ana Mobley—Seven Lakes

AUGUST 2023

Jason & Andrea Phillips—Deer Run

SEPTEMBER 2023

Elisa Alba & Judson Lake—Turkey Run
 Usha Gurung & Nishan Rai—Perfect View

“A simple HI can lead to a million things”



Currently we are looking for someone to volunteer as

Chair of the Covenants & Regulations Committee.

If you are interested, please send an email to 7LakesHOAPresident@gmail.com. Here are a few of the responsibilities:

- Follow established guidelines (process and criteria) for dealing with HOA rules violations. Obtain HOA Board approval of guidance document and letters. For example, if covenant violation exists, courtesy notice sent. If violation not addressed, initiate and implement fine in accordance with Board approved fine schedule.
- Evaluation of written complaints against HOA covenants and making compliance determinations
- Make recommendations to Executive Board for action to address infractions
- Evaluate new issues that don't fit with existing rules, but may have broader Seven Lakes impacts, propose solutions and draft rules change/new guidance as appropriate and present to Board for decision.
- Seek to balance confidentiality (of those reporting violations) with transparency so that actions can be communicated and understood. (Example: HOA received complaint ABC, rules state 123, therefore, XYZ action was taken)
- Utilize Board President if/when needed to deal with extreme issues
- Stay professional and fact-based at all times (not based on whims or emotions).

Make A Difference



Editor's note—The quarterly newsletter will not be printed going forward. Electronic copies will be sent to all residents via the Appfolio portal and published on the website. If you did not receive a copy electronically and would like a copy sent to you electronically, please submit your email address to 7LakesEmail@gmail.com