



THE GATHERING NEWSLETTER



VOLUME 24, ISSUE 2

APRIL 2024

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Regulations

OPEN

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Pool & Clubhouse

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Kids Social

OPEN

A Message from the President

The beginning of year has been a busy one. We completed and received all transition items from the developer. These were mainly administrative items, but very time consuming tasks we had to do to ensure we changed everything with the State of Tennessee and that we had all the records transferred to us.

We also finalized several project quotes. These projects will all start in April:

1. Pool deck repairs
2. Road seal coating (weather permitting)
3. Fence repairs & painting

These are all the planned large projects for 2024.

With the major projects kicked off, we can start to look at sprucing up for Spring. We have already put out new mulch and you can expect to see new flowers being planted at the entrance soon.

Spring means we all need to get our lawns and homes ready. Some of the things I have observed in the neighborhood are:

- Many lawns are in need of weed control and mowing
- Several of the white vinyl fences need cleaning
- A few of the homes could use a good pressure washing and might need to be painted soon

Please take a look at your home and yard and ensure it is being maintained properly.

Many of you take such pride in the appearance of your home and lawn—thank you for helping make Seven Lakes a place others want to live in.

Joy

POOL SEASON IS HERE

Spring is here. Swimming season is upon us. Let's first go over a few things to make this a great summer and swim season.

Tennessee Law for commercial pools. Since we do not have a lifeguard, they are very clear on several things.

-No Diving. Our pool was not built for diving. The slope of the deep end and the depth prohibits diving in this pool. For your safety, please don't dive or let your children dive into the pool.

-Gate must always be closed. Please don't prop the gate open to allow other people to come in without a gate card. If we get caught doing this, we could be shut down for 3 months, not to mention the safety for children just walking into the pool area.

-Children under the age of 15 must have an adult with them. Not our rules, Tennessee rules for commercial pools with no lifeguard.

-No swimming after dark without pool lights. We do not have pool lights so the pool is closed at sunset.

Pool Service and Maintenance. We were very pleased with the pool service company last year, so we have hired them for this year. As they did last year, they will come 2-3 times a week during the season. 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.

Hopefully you have seen the notice that we will be closing the pool and deck area starting April 1 for deck repair. They couldn't do this in the winter because the ground needs to be at least 40 degrees to make the repairs.

Pool Card. First of the year, we had several power outages and for some reason the system inactivated cards randomly. Please check and see if your card is working. If yours does not work, send the five digit code on the front of the card that starts with 00 to 7lakesHOApool@gmail.com You may not get an immediate response since we are volunteers and may not be at our computer checking email. You will get a response within 3 business days if I am in town. It would be best if you just stopped by and checked your card before you want to go to the pool.

Neighborhoodly duties. Since we all share in the enjoyment of the pool, there are a few things we need to do to ensure your neighbor enjoys the pool also.

1. Don't put food or diapers in the trash cans. This brings unwanted "guest" and smells to the pool area. Just take your trash home with you.
2. 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.
3. If you are not going to use the tables, please don't put all your stuff on them so that no one else can use them.
4. Consider bringing your own chair.
5. If Clubhouse is rented, the renters may join you in the pool, but the pool is not part of the rental agreement.

Hope you have a great summer!



Let's review some of the most common rules/restrictions that are broken the most:

- Parking:
 - No overnight parking on street
 - No vehicle may park on the street for more than 8 hours in a 24 hour period
 - No vehicle can park on or block any sidewalk
 - No long-term parking of large vehicles, such as boats, RVs, campers, trailers to large to park inside the garage without prior written approval of the Board.
 - No commercial vehicle parking that are not serving your home is permitted
- Animals
 - Pets must be on a leash at all times when not inside a fenced yard
 - Excessive barking is not permitted
- Lawns
 - Lawns must be weed free and cut on a regular basis
 - No landscaping modifications can be done without prior written approval
- Lakes/Ponds
 - Fishing is for residents and their guest only—no night fishing
 - Fishing is catch and release only
 - Lakes/Ponds close at sunset and opens at sunrise—no access permitted after sunset
 - No swimming or entry into water (includes pets)
 - No open flames permitted
- Exterior Changes
 - All changes/additions to exterior of home or land must have prior written approval
- Unit rentals
 - All proposed lease for any unit must be provided to the Board for approval prior to tenants moving in
 - No owner may lease more than 3 units at any given time
 - All leases must be for a minimum of 12 months. Any lease broken prior to 12 months cannot be re-leased without prior written approval.

For a list of all rules and restrictions please refer to our CCR located on our website.

2024 OPERATING BUDGET

2024 Annual Operating Budget Summary by Committee

	2024 FCST	2024 BDGT	VAR	COMMENTS
Income				
Total Operating Income	\$ 204,049	\$ 201,993	\$ 2,056	
Expense				
Board	\$ 48,366	\$ 50,505	\$ 2,139	
Pool/Clubhouse	\$ 43,576	\$ 23,660	\$ (19,916)	\$20K from Reserves for deck repair
Communication	\$ 105	\$ 359	\$ 254	
Landscape	\$ 53,857	\$ 54,714	\$ 857	
Fountains/Ponds	\$ 9,305	\$ 11,070	\$ 1,765	
Security	\$ 7,341	\$ 7,797	\$ 456	
Social	\$ 1,100	\$ 1,200	\$ 100	
Total Operating Expenses	\$ 163,650	\$ 149,305	\$ (14,345)	
Total Operating Income	\$ 204,049	\$ 201,993		
Total Operating Expenses	\$ 163,650	\$ 149,305		
NOI - Net Operating Income	\$ 40,399	\$ 52,687		

Planned expenses:

\$20K from Reserves for repairs on pool decking (March)

\$1500 deposit on Seal Coating project (March)

(Job to be completed in April for a total of \$15K)

\$3200 General Liability Insurance (February)

(Increase from \$2758 in2023)

Unplanned expenses:

\$2900 for new pool pump (March)

Upcoming changes in the neighborhood

APRIL

- Repairs and repainting for front & Roy Lane black rail fence
- Pool Deck repairs
- Phase 5 and Phase 6 will have their streets seal coated.
- Landscape updating with new mulch and flowers



JANUARY 2024

None

FEBRUARY 2024

None

MARCH 2024

Kimberly & Grady Williams—
Deer Run

Harvey & Andrea Raper—
Thicket Creek

Cameron Estey—Deer Run

Harriet Coffin—Towncreek

"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



SUPPORT YOUR NEIGHBORS



Nooga ProWash Corporation
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Fence Wash
Roof Wash

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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

Mike Jensen, Owner

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Tenn. License 10730
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- **HOME SERVICES** Electrical – Plumbing – Appliance Installs – Lighting
- **HOME SALE & PURCHASE IMPROVEMENTS/UPGRADES**

Rates per quarter are:

Business card - \$25

4" x 6" - \$50

7" x 5" - \$75