



THE GATHERING NEWSLETTER



VOLUME 24, ISSUE 3

JULY 2024

2024 BOARD MEMBERS

President

Joy Perkins

Vice President

Deborah Lubell

Treasurer

Dean Cooley

2024 COMMITTEE CHAIRS

Architectural

Henry Carey

Communications &
Security

Joy Perkins

Covenants &
Regulations

OPEN

Landscaping

Rhonda Shirley

Ponds & Fountains

Doug Deal

Pool & Clubhouse

Tresa Kenny

Kids Social

OPEN

A Message from the President

Summer is definitely upon us. The heat can be very dangerous. The human body is normally able to regulate its temperature through sweating, until it is exposed to more heat than it can handle. Heat exhaustion and heat stroke can escalate rapidly, leading to delirium, organ damage and even death. Also, let's not forget about the heat with our pets.

Let's all act responsible during these hot months.

- Limit time in sun during the hottest part of the day.
- Stay hydrated - people and pets
- Take your walks early morning or late evening especially if walking your dog(s).
- Do not leave pets unattended in vehicles, in yard or in garage during heat of the day for more than a few minutes.
- Remember if the pavement/sidewalk is too hot for you to walk barefoot, it's too hot for your dog also.

With little rain the ground is very dry. Use extreme caution if using a fire pit and setting off fireworks. The ground is dry. A single spark can ignite the grass and fire will spread quickly. Always have a hose near by in case of fire.

With July 4th upon us, remember fireworks are not allowed on any common area property. If you are celebrating with fireworks please do so in your own yard with a water hose nearby. Be courteous of your neighbors, especially if they have pets. It can be a very stressful time for pets and people who suffer from loud noise anxiety.

We hope everyone has a safe and happy 4th of July and enjoyable summer.

Joy



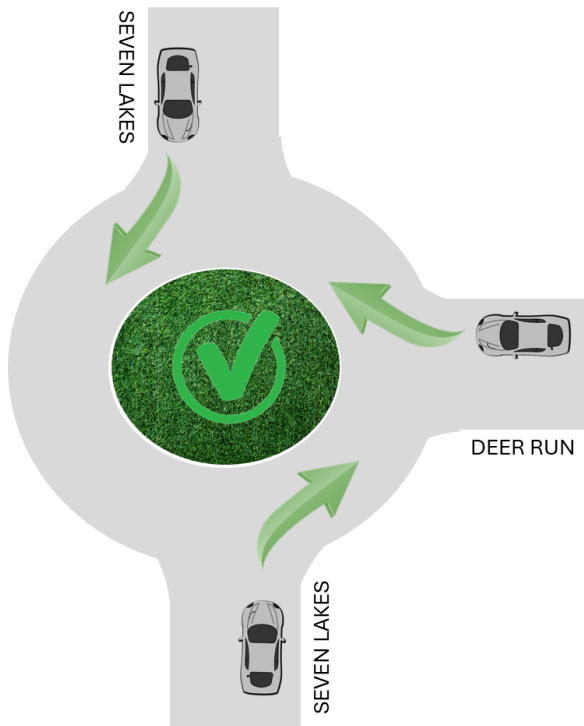


Lately we have witness several residents using the roundabout incorrectly. Taking a shortcut is not only unsafe, but it is against the law.

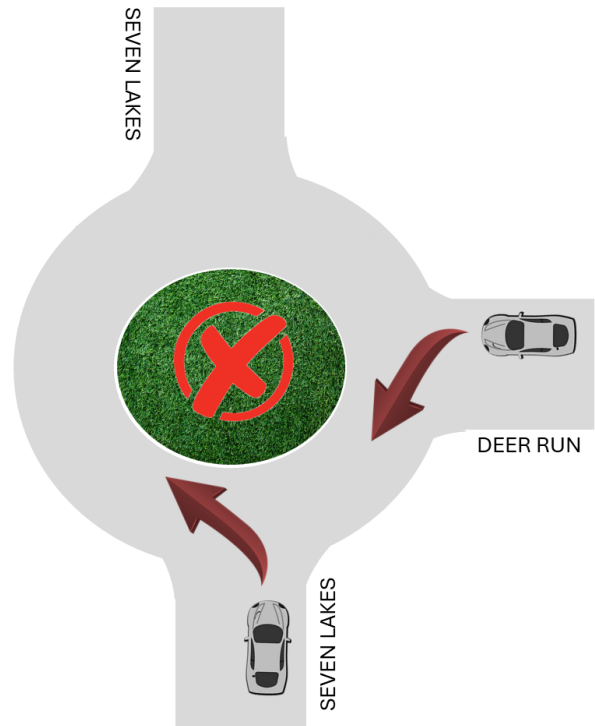
Laws regarding roundabouts include:

- Always keep right of the central island.
- When entering a roundabout, slow down and yield to pedestrians and bicycles, and all vehicles already in the roundabout.
- Enter only when there is a safe gap.
- Pedestrians crossing the street have the right-of-way.
- All drivers and cyclists must yield, traffic already in the roundabout has the right-of-way.
- Yield before entering the intersection.
- Emergency vehicles entering the roundabout have the right-of-way.
- Never park within the roundabout or at the entrance or exit of a roundabout

CORRECT WAY



WRONG WAY



FINANCIAL REVIEW

2024 Annual Operating Budget Summary by Committee

	2024 FCST	2024 BDGT	VAR	COMMENTS
Income				
Total Operating Income	\$ 204,471	\$ 201,993	\$ 2,478	
Expense				
Board	\$ 59,030	\$ 65,501	\$ 6,471	
Pool/Clubhouse	\$ 42,799	\$ 42,143	\$ (656)	Pool pump replacement
Communication	\$ 5	\$ 359	\$ 354	
Landscape	\$ 53,821	\$ 54,714	\$ 893	
Fountains/Ponds	\$ 8,922	\$ 11,070	\$ 2,148	
Security	\$ 6,803	\$ 7,796	\$ 993	
Social	\$ 550	\$ 1,200	\$ 650	
Total Operating Expenses	\$ 171,930	\$ 182,783	\$ 10,852	
Total Operating Income	\$ 204,471	\$ 201,993		
Total Operating Expenses	\$ 171,930	\$ 182,783		
NOI - Net Operating Income	\$ 32,541	\$ 19,210		

Balance Sheet

Account Name	Balance
ASSETS	
Cash	
Regions - Operating	\$ 83,584
Regions - Reserve	\$ 54,922
Total Cash	\$138,506
Accounts Receivable	\$ 13,203
Regions CD - Reserves	\$162,544
TOTAL ASSETS	\$314,253
LIABILITIES & CAPITAL	
Liabilities	
Total Liabilities	\$ 546
Capital	
Prior Years Retained Earnings	\$149,931
Calculated Retained Earnings	\$102,577
Calculated Prior Years Retained Earnings	\$ 61,199
Total Capital	\$313,707
TOTAL LIABILITIES & CAPITAL	\$314,253



APRIL 2024

Debbie Joles –Deer Run

MAY 2024

None

JUNE 2024

Joseph & Deborah Janeski—
Seven Lakes

Robert & Dana Roach—Seven
Lakes

“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
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

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
423-599-0655 cell
deborahlubell@gmail.com
HomesByDeborahLubell.com



Catalogue

COLLECTION



Scan for socials



@catalogue.collection

5926 HOWE LANE
SUITE 114
OLTEWAH, TN 37363

Catalogue Collection
Woman's clothing boutique
Cataloguecollection.shop

Scan the QR Code when you shop in-store and get an automatic **10% discount** on your order!

Rates per quarter are:

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