



Ravencrest

Homeowner's Association Newsletter

August 24, 2008

Volume I Issue 2

Hello Neighbors! Your new Ravencrest Home Owners Association (RHA) Board of Directors are:

President –	Henry Nixon, Jr.	901-373-6121
Vice President –	Velma Baldelli	901-379-9931
Secretary -	Joan Biggs	901-372-6096
Treasurer -	Joe Baldelli	901-379-9931
At-Large -	Janie Cook-	901-381-2727
Architectural Committee Chairman –	Elijah Bernard	901-384-4663
Landscape Committee Chairman –	Charlie Biggs	901-372-6096
Newsletter Committee Chairman –	Jeremy Cook	901-381-2727
Event Committee Chairman –	Velma Baldelli	901-379-9931

At-A-Glance

- ❖ Ravenscrest Subdivision is a **“covenant restricted”** community which means taxes are paid on common areas to include the lake (retention pond). This also means there are guidelines and restrictions designed to enhance the resale value of the property in our community.
- ❖ ***The “covenant and restrictions” are on file in Nashville and in Shelby County and has the force of law.***
- ❖ Yearly dues of \$300.00 are a part of the “covenant and restrictions.” Please cooperate and pay your dues. Your dues pay the City of Bartlett property taxes on the common areas and the lake, in addition to maintenance and any capital improvements to the common areas.
- ❖ Keith Collins Company is our property manager and Dan Hardesty is their representative.
- ❖ The lake’s overflow drain on Dylan Valley on the east side common area has been repaired. We should see the lake’s level rising as we get more rain.
- ❖ **Fishing is recreational and is for bonafide residents only.** If you fish....release. **Do not eat fish!** RHA is not liable for illness or disease contracted as a result of eating the fish from this lake.
- ❖ Any exterior property improvements to your home, such as erecting a fence, building a shed, or painting the exterior of your home to other than the original color, will require the concurrence of the RHA Archtectural Committee.



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PROJECTS PENDING

- ❖ Installation of lighted floating water fountains in the lake.

DATES TO REMEMBER

- ❖ October 7, 2008 – National Night Out and the RHA Block Party. More information to follow

Our Block Captains

- | | |
|--|--|
| ❖ Mrs. Ellen Nixon
Mrs. Beverly Morgan | Sugarcres Lane & Part of Lambs
Wood Cove |
| ❖ Ms. Lilie Bolton
Mrs. Morylan Bernard | Dylan Valley & Part of Lambs
Wood Cove & Lambs Wood |
| ❖ Ms. Pamela Young
Ms. Francine Malone | Francis Wood & Ravencrest Coves
North and South |

Block Captains are responsible for welcoming new homeowners in our community and providing them a copy of our covenant and restrictions.

Did-You-Know

That the RHA has about \$14,000 in delinquent dues by various homeowners in our covenant community. Please pay your dues! This non-payment of dues does not allow our Board of Director's to make capital improvements to our community, which in turn, improves the re-sale value of our homes.