

RAVENCREST

HOMEOWNERS ASSOCIATION (RHA)

Annual Meeting: June 6, 2016, 6-7:30 p.m.
Bartlett Library, 5884 Stage Road, Bartlett, TN

May 2016

Volume 2, Issue 2

Welcome New Residents!

Welcome to Ravencrest all of you new residents who have moved into the community since our last annual meeting, that was held on July 30, 2015 at the Bartlett Library. I want to extend my sincere appreciation to all members who attended the annual meeting last year. We continue to experience increased attendance. Looking forward to seeing you at this year's annual meeting.

Web Site Published

In the last newsletter and during last year's annual meeting, I mentioned that the RHA Board was working to establish a website as a way of working to expand and improving communications with our members. That web site has been published with some basic information. If you have ideas to add please call or e-mail me. To access the site, go to www.ravencresthoa.com

Results of HOA Survey

I want to thank all of you who responded to the survey in November 2015 on the your desire for the Board to pursue a seawall and walking path around the perimeter of the retention pond/lake. (19) residents responded to the survey. (3) members responded "No" to everything. So estimates and funding sources such as (grants) will be pursued for these projects.

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Proactive Collections Will Continue

HOA dues are essential for maintaining our community common areas, making improvements, and meeting our recurring financial obligations. All HOA dues must be paid to maintain their affordability and fairness for all. If you are delinquent with your dues, you can expect to experience con-

tinued proactive collection efforts in 2016. Our proactive collection efforts on delinquent accounts will inevitably have an adverse effect on an affected member's credit. Consumer credit status is used by many organizations these days from background investigations for employment, to home and auto

insurance. On April 26, 2016, the Board voted to continue to aggressive collections including pursuing foreclosure proceedings on any homeowner who has refused to pay and/or make arrangements to pay delinquent dues greater than 5 years.

Be Prepared for Disasters

After a major disaster the usual services we take for granted, such as running water, refrigeration and telephones, may be unavailable.

Experts recommend that you put together an emergency kit and go-bag with some basic items sufficient for at least three days, for example:

- Water—one gallon of drinking water per person and per day, and rotate every 6 months.

- Food—ready to eat or requiring minimal water, such as: canned tuna, canned fruits and vegetables, canned beans, raisins, peanut butter, granola bars, canned milk.

- Manual can opener
- First Aid Kit
- Battery operated radio
- Unscented liquid household bleach for water purification
- Blanket or sleeping bag
- Cash in small denominations
- Large plastic bags for waste

- Warm clothes, hat, rain gear
- A local map
- Hygiene items, toilet paper etc.
- For your pets, drinking bowls, food, cat litter, veterinary records

You may visit these websites for additional information in preparing yourself and your family for an emergency:

Www.Ready.gov

Www.ReadyShelby.org

What should I do to protect myself from the Zika virus

Cover up and use bug spray, for starters. Preventing mosquito bites is the best way to prevent Zika, and while that may seem obvious, it can take some work. According to the CDC, use insect repellants that contain one of the following ingredients : DEET (20% to 30% concentration is best, according to the CDC), picaridin, oil-of-lemon eucalyptus, paramentane-diols or IR3535. You should make sure your windows have screens and the air conditioner is on if you're home during the day; the mosquitoes that spread Zika are day biters. And since a mosquito needs only a tiny bottle-cap size pool of water to lay as many as 200 eggs, you should remove any type standing water around your home.

Value Added With Property Upkeep

Just like your need for an annual physical at the doctor's office or your automobile's need for a tune up and oil change, you should rely on a professional to give your home regular checkups. Proper upkeep can protect against costly future ailments, enhance curb appeal, ensure safety and maintain the value of your home. For example if your windows are not properly caulked, water could get into your sheathing, causing mold and rot. Next thing you know you are looking at a \$5000 repair instead of spending \$75 to have a professional caulk.

Home maintenance will affect your property value. If you neglect to take proper care of your home you can expect damages to occur and an overall property value decrease. Most realtors will tell you that if you go to sell your house

and it is in "worn condition" (disrepair) you can expect to lose around 10% of its appraised value. On a \$250,000 home, this would amount to \$25,000. We all know that curb appeal is an important factor in helping our house sell. If you have faded paint and rotted siding this is not going to be appealing to the prospective buyer. So, moral of the story is spending a little bit of time and money each year on home repairs and maintenance will help you save money and make more money in the long run.

(See related topics under, "*What You Need To Know About Real Estate*" at: www.realtor.com)

On behalf of the RHA Board, thank you all for your efforts in maintaining our properties this year.

City of Bartlett, Code Enforcement Compliance

Inoperable Vehicles

Definition: A vehicle which cannot be driven upon the public streets for reasons including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disre-

pair, or in the process of being stripped or dismantled

Grass/Weeds/Shrubs

All premises and exterior property shall be maintained free of weeds or grass in access of (9) inches. Upon failure of the owner or agent having charge of a property to cut, edge or weed eat the overgrown grass and/or weeds after service of a

notice of violation, and action or repairs taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the violation is located and shall be a lien upon such real estate taxes. Failure to comply with the notice of violation, may result in an authorized city employee or city contractor to cut the overgrown grass and weeds and bill the homeowner.

Some Important Dates

August 2, 2016 - National Night Out Bartlett is encouraging everyone to participate with porch light vigils and neighbor meet and greets throughout the community. Crime prevention and neighborhood watch are year long activities.

September 30 & October 1, 2016 Make plans to be a part of the Bartlett Sesquicentennial celebration (150 years) at the W.J. Freeman Park, 2629 Bartlett Blvd. Musical entertainment, hot air balloons, a mid-way carnival, concessions and more. There will be car show, amateur BBQ contest, and fireworks.

October 4, 2016 is Bartlett Night Out The city of Bartlett will celebrate our participation and recognition of our Neighborhood Watch Groups and programs. This is a night that we promote neighborhood awareness and crime prevention, strengthen neighborhood involvement, and create police-community partnerships.

Bartlett Neighborhood News

Family Assistance Commission

The Bartlett Family Assistance Commission was established in 2000 to assist Bartlett citizens experiencing difficult times such as , loss of employment, health issues, disability or on fixed income. Assistance may obtained with home repair, painting, post disaster assistance, food, utility bills, rent or even mortgage payments.

To apply for assistance, you may complete an application at Bartlett City Hall, or online at: www.CityofBartlett.org.

Bartlett Jobs Open jobs are listed on the website: www.CityofBartlett.org, and publicly posted in City Hall and all other City-owned buildings. Most vacancies are posted in

The Bartlett Express. General applications for employment are taken daily for any job by the Personnel Department located in City hall.

Buy Bartlett!

Check out the Buy Bartlett website buybartlett.org. Let's keep Bartlett dollars in Bartlett, increase retail sales and provide job security for local businesses.

**RAVENCREST
HOMEOWNERS ASSOCIATION (RHA)
GOVERNING BOARD 2015-2016**

POSITION	NAME	TELEPHONE	EMAIL ADDRESS
President-	Vincent Glover	901.383.8372	vinceng2@comcast.net
Vice President:	Vacant		
Secretary:	Demetra Walton	901.485.3310	demetra.walton@gmail.com
Treasurer:	Joan Biggs	901.372.6096	biggsjc@msn.com
Chair Architectural Committee:	Elijah Bernard	901. 258.1858	elibe@bellsouth.net
At-Large	Henry Nixon	901.517.3307	chapnix@hotmail.com

RHA MANAGEMENT FIRM

Keith S. Collins Company LLC

3036 Centre Oak Way, Germantown, TN 38138-6302

Contact: Theresa Boehling-Hodge (901) 753-4170, ext. 111 or tboehling@keithcollingsco.com

City of Bartlett and Shelby County Important Numbers

City of Bartlett, Tennessee

Animal Shelter	385-6484
Bartlett City Schools	202-0855
Citizens Services	385-6429
City Court	385-5580
City Hall	385-6400
Code Enforcement	385-6425
Engineering	385-6499
Fire Administration	385-5536
Garbage Pickup	385-6486
Library	386-8968
Parks & Recreation	385-5590
Performing Arts Center	385-6440
Police Administration	385-5500
Public Works	385-5570
Recreation Center	385-6470
Senior Center	385-6439

Singleton Community Center	385-5593
Underground Utility Locator	811
Water Dept. Administration	385-5585
Web Page:	www.cityof Bartlett.org

Shelby County Tennessee

Assessor of Property Answer Ctr.	379-7333
Directory Locator	545-5000
Election Commission	545-2600
Health Department	544-7600
Public Works Division	545-4266
Shelby County Clerk	545-4252
Shelby County Schools	321-2500
Sheriff's Office	379-7620
TTY Service for hearing impaired	545-4311