

RAVENCREST

HOMEOWNERS ASSOCIATION (RHA)

Welcome New Home Owners to Ravenscrest

Welcome to Ravenscrest all of you new residents. Again, I extend my apologies for the lack of a formal program to welcome new residents to our community. If anyone would like to volunteer to head up that effort and have ideas/recommendations for improving our efforts in this area, please feel free to contact me or any RHA Board member with that information. Any effort in this area would be an improvement and help with promoting smoother transition to the community for new residents.

I want to extend my sincere appreciation to all members who attended the annual meeting this year held on July 30, 2015, at the Bartlett Library. Although only a small representation of our total community attended, it was one of the most well attended in years. So thank you again for your support.

In the last newsletter and during this year's annual meeting, I mentioned that the RHA Board was working to establish of a RHA website as a way of working to expand and improving communications with those residents who

do not attend the annual meetings. Over the past year, I have been working on building a web site on Yahoo.com. It will be our first website with some basic information about the association with the capacity to be expanded with any information the membership wants to be published.

On December 3, 2015 from 6:00 p.m. and 7:30 p.m., the RHA Governing Board will host a RHA website preview meeting open to all members, at the City of Bartlett Library located at: 5884 Stage Road Bartlett, TN 38134.

RHA Board Seeking Your Feedback

Enclosed in this issue is a survey to solicit your opinions on the RHA Board's efforts to continue work on the lake/retention pond to address the accelerated

erosion we are experiencing, believed by me and other Board members to be attributed to a flawed construction development plan of the lake/retention pond.

Earlier this year, I asked you to drive by and review sections of seawall that had been installed near the inlet and outlet drains (See "RHA Survey", page 2)

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Cont'd "RHA Survey"

as an example of the appearance that would be provided by using a uniformed product to complete seawall around an entire lake/retention pond seawall.

The Retention Pond/Lake is the center of the Ravencrest Subdivision. It was always meant to be the center and major focal point of attention of the subdivision as depicted in the developer's construction plans for the subdivision, but supposedly eliminated due the developer's financial issues associated with the real estate/market cri-

sis of 2008. Unfortunately, some new homeowners continue to be told that the walking path is still part of the subdivision plans.

Since the RHA Board will soon be obtaining estimates for construction of the seawall project, we wanted to hear from you regarding your wishes for the concrete walkway. Please complete and return the enclosed survey in the self-addressed stamped envelope on this very important subject.

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 to those who do consistently pay on time. If you are delinquent with your dues, you can expect to experience 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. Please do not risk adverse actions to your valuable credit. Thank everyone you for making your accounts current no-later-than January 31, 2016

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

I HEARD THAT

I HEARD THAT Sometimes mulch may have termites. This is that time of the year when many people apply mulch to their flower beds. Make sure the mulch you are applying to at your home is free of termites. Purchasing and applying mulch from a reliable source, would afford you a way to pursue some type of recourse if by chance you suffer an infestation caused by the mulch. All great deals on mulch, may not be such a great deal at all. Choose your mulch with caution.

Value Added With Property Upkeep

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.

Home Fire Protection Reminder

Although I have mentioned this subject in a previous newsletter, with winter and the holidays approaching and the associated increased activities, I thought it would be a good reminder that the Home Safety Council reports the third leading cause of unintentional home injury and related deaths is caused by fire and burns. Just to name of few tips:

- ♦ Always stay in the kitchen while cooking
- ♦ Store matches and lighters in a locked cabinet, out of the reach of young children
- ♦ Keep things that can burn away from your fireplace
- ♦ If you or someone in house smokes, use large, deep ashtrays on sturdy surfaces
- ♦ Blow candles out when adults leave the room
- ♦ Install smoke alarms on every level of your home and in every bedroom and practice family fire drills
- ♦ Make a fire escape plan for your family. Very important if you have young children
- ♦ Teach your family to “Stop, Drop, Roll and Cool” if clothes catch fire
- ♦ Keep grills at least 10 feet away from the other objects
- ♦ Consider having a fire extinguishers, stored in multiple places around the house.

Some Important Dates

Loose Leaf Collections began on November 2, 2015 and will run until March 31, 2016.

Loose leaves and limbs can be placed in the brown carts. During this time, loose grass will not taken in the brown carts but must be bagged or placed in green contain-

ers.

December 3, 2015—Ravencrest Homeowners Association website preview meeting at the Bartlett Library

January 1, 2016— Association Dues Assessment

August 2, 2016– National Night Out

For dates and information on what is happening in Bartlett go to www.cityofbartlett.org

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.

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**

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President-	Vincent Glover	901.383.8372	vinceng2@comcast.net
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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
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

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