

RAVENCREST

HOME OWNERS ASSOCIATION

ASSOCIATION DUES WILL NOT INCREASE IN 2012, BUT EFFORTS TO COLLECT DELINQUENT DUES WILL!

There will be no increase for the 2012 Home Owners Association (HOA) dues. Home owners who are delinquent in paying their (HOA) dues can expect to see a more aggressive approach to collections. In 2012 the HOA Board has agreed to pursue more aggressive approaches in collecting delinquent dues. We are going to do everything legally possible to collect those monies owed to our HOA by using the following methods of collection:

1. Obtaining legal judgments and liens against the properties with de-

linquent accounts so that those monies will have to be paid during the sale or refinancing of properties.

2. Using those same judgments to garnish the wages and/or bank accounts of home owners who refuse to pay court ordered judgments.

3. As a last resort, pursuing foreclosures on these properties.

Pursuing any of these efforts is not our preference, because we understand the financial challenges families are facing these days. However,

our failure to do so may results in increased dues in order to meet our financial obligations. It is only fair that we all pay our fair share. So let this information serve as a notice that these efforts are forthcoming.

The management firm has agreed to accept partial payment of dues at anytime throughout the year to enhance our efforts in this process. So please take advantage of that option and consider making arrangements to get current by January 1, 2012.

We are a Community in this together.

Remembering 9/11

September 11, 2011 marked the tenth anniversary of the tragic events of September 11, 2001. Let us remember those brave Americans who gave their lives on that fateful day. Our

thoughts and prayers go out to those who lost family members or close acquaintances. I hope that you were able take moments during that time to reflect on the things that are most im-

portant in your life. For more information on some of the observances that took place during the observance go to www.911memorial.org/

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Protecting Your Home From Fire

According to the home Safety Council, the third leading cause of unintentional home injury and related deaths is caused by fire and burns. Here are some Fire Safety Tips to talk about with your family and put into action now:

- Always stay in the kitchen while cooking
- Store matches and lighters in a locked cabinet, out of reach of young children
- Keep things that can burn away from your fireplace
- Keep grills at least 10 feet away from other objects
- If you or someone in house smokes, use large, deep ashtrays on sturdy surfaces
- Blow out candles when adults leave the room
- Store gasoline outside
- Install smoke alarms on every level of your home and in every bedroom and practice family fire drills at least twice annually
- 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 on fire by dropping immediately to the ground, crossing hands over your chest and rolling over and over or back and forth to put out the flames. Cool the burned area with cool water and seek medical attention for serious burns.
- Consider having a fire extinguisher. Consider storing them in multiple places around the house.

How Property Holds Value

Are you concerned about working to retain the property values of our homes in Ravencrest? During these times of economic woes and decreasing property values, we can either contribute to the devaluation of our homes or we can take a proactive role in doing what is in our power to contribute to retaining and even enhancing our property values. We can all do our parts in helping our properties to hold value by doing the following:

1. Mowing and Maintaining our lawns on a regular basis.
2. Taking care of the outside of our houses performing needed painting and recurring maintenance.

When potential purchasers drive through our neighborhood, they look for these things that indicate to those potential purchasers that there is pride in the neighborhood.

Sure every neighborhood will always probably have a couple of unkempt houses, but a pattern of neglect can mean a neighborhood's property values may be headed on a downward slide.

Your Association Board is committed to working harder in ensuring that owners of vacant properties and lots do a better job of maintaining them. We will be reporting neglected property in a more timely to the City of Bartlett's Code Enforcement Division. This will be done to enhance our efforts in encouraging these owners to do a better job of taking care of their respective properties.

Let's do our parts in demonstrating, When potential purchasers drive through our neighborhood, they look for these things that indicate to those potential purchasers that there is pride in the neighborhood.

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unkempt houses, but a pattern of neglect can mean a neighborhood's property values may be headed on a downward slide.

Your Association Board is committed to working harder in ensuring that owners of vacant properties and lots do a better job of maintaining them. We will be reporting neglected property in a more timely manner to the City of Bartlett's Code Enforcement Division. This will be done to enhance our efforts in encouraging these owners to do a better job of taking care of their respective properties, regardless of who owns the property.

Let's all do our part in demonstrating: *Our Pride-For Our Neighborhood!*

Bartlett New Prescription Discount Card

The City of Bartlett has a new program to offer savings on prescription drugs to residents who are without health insurance, a traditional benefits plan, or have prescriptions that are not covered by insurance. The Prescription Discount Card is made available to residents by the City of Bartlett in collaboration with the National League of Cities (NLC) and is made possible through the City of Bartlett residents, regardless of age, income or existing health

insurance. By using this card you may save an average of 20% off the regular retail price of prescription drugs at participating pharmacies. Residents may also pick up a card at the City of Bartlett, Office of Citizen Services, City Hall Annex, 6382 Stage Road. Or for more information, call toll free 1-888-620-1749.

This is not insurance. Discounts are only available at Participating pharmacies. By using this card, participants agree to pay the entire

Prescription costs less any applicable discount. Savings may vary by drug pharmacy.

Important Dates

November 14, 2011 7:30 –9:00 pm: Town Hall Meeting “Better Bartlett Schools” at Bartlett Station Municipal Center, 5868 State Road

November 17, 2011, 5:00–7:00 pm: TN Dept. of Transportation will be on hand to discuss Old

Brownsville Road project at Rivercrest Elementary School Cafeteria, 4825 Rivercrest Lane.

January 1, 2012— Association Dues Assessment

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

Bartlett Neighborhood News

Family Funds Donation

Bartlett residents can help needy neighbors by adding a donation to their monthly water bill. The Bartlett Family Assistance Commission uses these donations to assist neighbors in need. You can find an application online in the City of Bartlett Winter Summer 2011 Brochure or stop by City Hall.

Become A Friend Of Buy Bartlett! the Library

The Friends of the Bartlett Public Library promote and enhance the Bartlett Library facilities and services through advocacy, volunteer service, fund raising, and encourage literacy, learning and reading. Dues are \$10 per year. For more information call Gay Cain at 386-8968

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.

Demonstrating Pride for our
Neighborhood



RAVENCREST

RAVENCREST HOME OWNERS ASSOCIATION Board Members for 2011-2012

President-	Vincent Glover— 383-8372
Vice President:	Velma Baldelli — 379-9931
Secretary:	Demetra Walton— 485-3310
Treasure:	Joan Biggs
At Large:	Henry Nixon
Chair Architectural Committee:	Elijah Bernard

City of Bartlett's Important Numbers

City of Bartlett

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
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
