

in this issue >>>

Pool Fob Re-registration

Events

Parking Violations/Lawn maintenance

Treasurer's Update

Upcoming Dates >>>

June 6 – Nolensville Board of Mayor and Aldermen Meeting

June 7 – Bent Creek Dive-in Movie

June 8 – Bent Creek Summer Bash

June 11 – Nolensville Planning Commission Meeting

June
2019

A Monthly Insight into Bent Creek

Newsletter



Timmons Caliber Account

For those of you have not explored it or were not aware of it, Bent Creek residents now have a powerful tool to manage their account called Caliber. Login and give it a try, the portal has many resources for your use including Pavilion Rental, account management, ARC submittal, Pay dues/fees and useful documents.

You can access this from the community website under the Timmons menu section.

Call or email Jeff Uselton if you are experiencing issues with Caliber.



President's Message

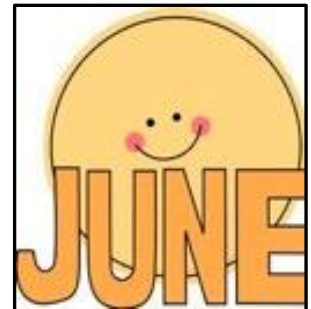
Please read for updated information!

Hello Neighbors,

We've been working hard to keep the Bent Creek Community, particularly the pool area, well-maintained and safe. Recently the pool house has gone through several much-needed updates. We know that next season we will need to blacktop and strip the parking lot.

We are also beginning efforts in the dog park for a shade structure and possibly watering source for our four-legged family members.

LSI has been very responsive this year to ensure our flowers and other vegetation around the community stays healthy. We will be doing some work at the main entrance to address a water pressure issue from our well.



As you can imagine none of the community items get accomplished by themselves. It takes many hands to create all that we enjoy in Bent Creek. We invite you to join us to keep the HOA moving and expanding all that it offers.

Also check out the revised Bent Creek Rules and Regulations on the community website!

- *Eric Pasalakis*

Pool



The effort to reregister pool fobs spanned 18 days and more than 70 volunteer hours. We thank each of you that went through the process and appreciate all of the compliments about taking an effort to ensure our pool remains for residents only.

- 614 out of 812 for bent creek (75.6%)
- 29 out of 51 for the townhomes (56.9%)
- 11 out of 33 for the cottages (33.3%)
- Total 654 out of 896 (73%)

If you did not reactivate your pool fob during this time, please contact Timmons for reactivation instructions. Also, we remind you as homeowners that you must stay with all guests and that children under 12 are not allowed at the pool without proper supervision. Please do not share pool fobs.

Events



BENT CREEK SUMMER EVENTS

SUMMER KICK OFF PARTY

June 7 Dive In Movie
Incredibles 2 PG 118 mins
June 8 Outlanders 12-2
Kona Ice 2-4

DIVE IN MOVIES

July 5 Jumanji 2 PG-13 119 mins
August 2 The Greatest Showman
Sing-a-long PG 105 mins

4th of July Kids Bike Parade

THE NOLENSVILLE HISTORICAL SOCIETY PRESENTS

RAISE THE ROOF
FUNDRAISER TO SAVE THE MORTON-BRITTAIN HOUSE

JUNE 17, 2019 | 6:30-8:30 P.M.
PORK BELLY FARMHOUSE

7263 Nolensville Road, Building 4 | Nolensville, TN 37135
\$100 donation per person

Credit card reservations received directly by Pork Belly Farmhouse at 615-283-7828

Tickets available for cash/check donations from NHS members.
nolensvillehistoricalsociety.org

ENJOY DINNER FROM A SELECT MENU
INCLUDES SALAD AND DESSERT
OPEN SEATING AND CASH BAR
SILENT AUCTION

Contact us at hoa@bentcreekhoa.org or visit the community website www.bentcreekhoa.org

Welcome



WELCOME
to the
neighborhood

A Warm Welcome to our Newest Residents

New Owner	Address	Date
Gima M. Rose	4616 Vanleer Court	4/3/2019
Paul and Heather Jakobsen	1019 Bitticks Creek	4/19/2019
Peter Taylor	4528 Sawmill Place	4/19/2019
Nicholas C. and Ellen M. Langhans	6054 Yellowstone Drive	4/23/2019
Douglas A. Capella and Tara T. Layton	139 Lodge Hall Road	4/30/2019
Andrew C. and Petra M. Shonnard	4832 Powder Spring Road	5/1/2019
Fran or Rita Breen	198 Lodge Hall Road	5/3/2019
Tyson Harris	612 Nevins Place	5/7/2019
Stephan and Danielle Streckfus	4689 Sawmill Place	5/8/2019
Daryl W. and Byrn F. Evans	4835 Powder Spring Road	5/22/2019
Carl R. Felts and Randle L. Butler	1413 Jersey Farm Road	5/29/2019
Martha Upchruch	4808 Powder Spring Road	5/31/2019

Committee Volunteers Needed!

Did you know that Bent Creek Homeowners Association has neighborhood committees? The committees are:

- Architectural Review Committee - arc@bentcreekhoa.org
- Communications Committee - communications@bentcreekhoa.org
- Landscape Committee - landscaping@bentcreekhoa.org
- Trails Committee - trails@bentcreekhoa.org
- Pool Committee - pool@bentcreekhoa.org
- Social Committee - events@bentcreekhoa.org



With that many committees to get involved in there is sure to be a committee or two that meets your interest. We are always on the lookout for volunteers. So, get involved and make Bent Creek even more wonderful place to live in.

Contact us at hoa@bentcreekhoa.org or visit the community website www.bentcreekhoa.org

Parking



- **As a reminder--** Per our CC&Rs that you are restricted to what types of vehicles can be parked overnight at your home. Article VIII Section 3 Paragraph (c) states:
- “No trailer, truck, motorcycle, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any Lot at any time unless housed in a garage or basement. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any Lot (except in the garage) or on any street in the subdivision. No trailer, boat, truck, or other vehicle, except an automobile shall be parked on any street in the subdivision for a period in excess of one (1) twenty-four (24) hour period in any calendar year.”
- As part of our parking plan effort within Bent Creek the Board has obtained green parking violation stickers that we will begin using to help enforce Article VIII Section 3 Paragraph (c).
- If you get one of these and for some reason the written description doesn’t make sense you can reach out to the board and we will gladly explain.



Lawn Maintenance



We will begin enforcement of **Article VIII Section 6** of the [Bent Creek CC&Rs](#). This section deals with the Homeowners duty to maintain their lot. Prior to any enforcement the Homeowner will be given notice, and if not completed promptly a contractor of our choosing will satisfy any maintenance specifically outlined in the notice. The fees for work performed will be billed directly to the homeowner.

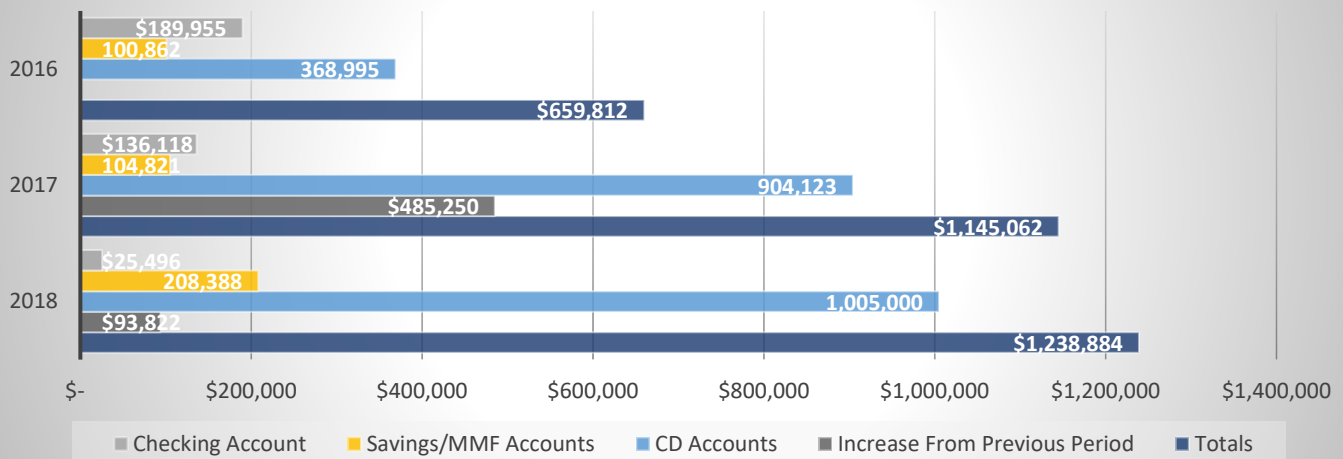
Contact us at hoa@bentcreekhoa.org or visit the community website www.bentcreekhoa.org

Treasurer's Update



Through 1st QTR 2019 the Bent Creek Community's financial position continues to be healthy. We have \$1.3m in cash and cash equivalent holdings, with the majority of these holdings invested in short-term interest-bearing products. We are operating within our 2019 expense budget and barring unforeseen events will end the year in a slightly better cash position than 2018. We are continually working on making sure our assets are invested safely, while at the same time achieving a positive return. Currently most of our cash is invested in short term CD's yielding on average 2.5%. This year we also continue focusing on reducing our aged receivables, which should provide additional revenues. Lastly, to ensure we are adequately financed we continue to evaluate our cash position in respect of any new amenities, as well as review our upcoming maintenance and capital improvement needs.

Year over Year Financial Overview



final thoughts...

As the community moves into the Summer season, the HOA hopes you will get out and enjoy the sunny warmer weather, and try out some of our neighborhood trails. Please take into account the irrigation warning provided by N/CG Utility District!



Town of Nolensville Contacts >>>

Mayor	Jimmy Alexander	(615) 776-6680
Town Administrator	Ken McLawhon	(615) 776-6693
Town Engineer	Don Swartz	(615) 776-3323
Permit Specialist	Suzanne Brown	(615) 776-6686
Town Recorder Planning Assistant	Kali Mogul	(615) 776-6691
Town Planner	Sarah Sitterle	(615) 776-6688
Building Inspector Building Official Codes Enforcement	Bennie McCoy	(615) 776-6692
Police Chief	Roddy Parker	(615) 776-6685
Municipal Court Clerk	Vivianne Conn	(615) 776-6684
Williamson County Animal Control		(615) 790-5590

coming soon >>>

In the Next Issue

Submit Topics

Continued Information

Next Homeowners Meeting >>>

Date: July 22, 2019

Time: 7:30 PM

Location: Nolensville Town Center



Your Committee Leads >>>

ARC: Larry Schwartz

Communications: Beth Valentine

Events: Karen Edwards

Grounds: EJ Kerr

Pool: Eric Pasalakis/Rob Valentine

Trails: Jay Carnes

Important Phone Numbers >>>

Emergency 911

Police Non-Emergency (615) 776-3640

Fire Non-Emergency (615) 776-5050

Nolensville Water (615) 776-2511

Metro Water Services (615) 862-4600

Middle TN Electric (877) 777-9020

Atomos Gas (888) 286-6700

Your Board >>>

Developer: Bill Kottas

President: Eric Pasalakis

Vice President: Larry Schwartz

Treasurer: Mike Arone

Secretary: Rob Valentine

Representative: Karen Edwards

Contact us at hoa@bentcreekhoa.org or visit the community website www.bentcreekhoa.org