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Upcoming Dates >>>

November 12th – Planning Commission Meeting 7PM
November 13th – Trees and Trail Committee Meeting 3PM
November 14th – Board of Zoning Appeals Meeting 7PM
November 16th – Nolensville Lion's Club Annual Turkey & Ham Shoot 8AM-2PM
November 20th – Economic Development Committee Meeting 6:30PM
December 5th – BOMA Quarterly Workshop 6PM
December 5th – Board of Mayor and Alderman Meeting 7PM

November
2019

A Monthly Insight into Bent Creek

Newsletter



A Message from Your Communications Chair

Hello Neighbors,

My name is Angela Hart and I will be your new Communications Chair for the Bent Creek HOA. I am looking forward to this new adventure and hope everyone is patient while I take over this role. My goal is to continue to keep the lines of communication open so that we as an HOA can serve our community in the best way possible.

As you may know, the HOA has three primary methods of communication: the HOA website, newsletter, and email.

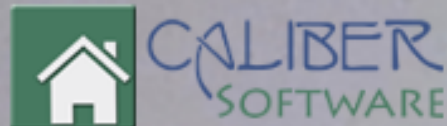
I encourage everyone to take some time to look at the HOA website as it has a ton of valuable information. Feel free to let us know if you'd like to see anything else added to the site!

The newsletter will continue to provide all the information you need during any given month. I am open to any feedback on how we can make it better for you. We will be moving away from the President's Message each month, but don't worry, Eric isn't going anywhere!

Finally, email. The HOA does send out email reminders about various items we want to remind our homeowners about outside of the normal newsletter. If you have any thoughts about how we can better utilize email reminders without inundating your inbox, please reach out: communications@bentcreekhoa.org

I look forward to meeting some new faces through this role and hope everyone has a great Thanksgiving!

- Angela Hart



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 you including pavilion rental, account management, ARC submittal, payment of 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.

We currently have 276 homeowners actively using this tool.



Welcome



WELCOME
to the
neighborhood

A Warm Welcome to our Newest Residents

New Owner	Address	Date
Colin Wells	6029 Christmas Drive	10/5/2019
Thomas C. and Marsha C. Cravens	4604 Sawmill Place	10/28/2019
Rachel Odom	4965 Maxwell Landing Drive	11/6/2019
Stephan C. and Allison M. Hertsenberg	5072 Falling Water Road	11/6/2019



Amenity

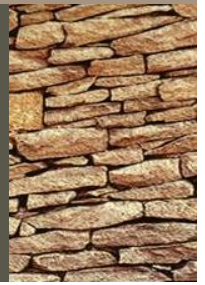


During the October HOA Board meeting, the Board voted not to proceed with a new amenity for the community. This vote is in line with the results of the Homeowners' vote as well. The Board will now focus on updating and fixing existing amenities so that our community can continue to enjoy everything Bent Creek has to offer. The plan will be added to the annual homeowners meeting this April.



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

Events



Bent Creek Luminaries

December 14, 2019

Volunteers needed!

Our annual Luminary Night planning is well under way!. The HOA purchases all luminary kit supplies. Homeowners are only responsible for setting up luminaries in front of their house, lighting them, and taking them down the following day. In order for this event to happen we need street captains from every street in addition to volunteers to help set up common areas. A separate email with detailed luminary information and sign-ups links will go out the week of November 17.



Misc. Items



Safety

- Please make sure you are taking the proper precautions this holiday season to not only lock your car and doors each night but also to watch for package thieves. Also, if you are going out of town, hold mail delivery and let the Nolensville Police know so they can schedule a check of your property. You can request both by visiting www.bentcreekhoa.org and look under the Requests menu.

Parking

- It's no secret that parking is one of our top complaints by homeowners in the neighborhood. As we have outlined in the newsletters before we are working with the town to implement as many enforceable controls as possible. Municipal codes section 15-604 covers where parking is prohibited (<http://www.mtas.tennessee.edu/system/files/codes/nolensville-t15.pdf>)

Also, make sure you are abiding by all state parking laws as well.

Photos

- The board would love to see some interesting photos of the community and possibly share those in upcoming newsletters. If you have a flair with photography or are just in the right place at the right time with your cell phone please send us the photos. Thank you to Mike Arone for this beautiful picture of the sky over our community.



Support our Local Schools and PTOs!



Mill Creek Elementary PTO
<https://mcespto.membershiptoolkit.com>



Mill Creek Middle PTO
<https://mcmspto.membershiptoolkit.com>



Nolensville High PTO
<https://nolensvillepto.membershiptoolkit.com>

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

HOA Spotlight



This month we would like to highlight some of the volunteers that make up your HOA Board and Committee Chairs. These are your neighbors who generously donate their time to help keep our HOA running.

Mike Arone, Treasurer: Hi, my name is Mike Arone, I've lived in BC 3 years and have been on the board for 2 years now, most recently as the Treasurer. My main job is to ensure that the community is adequately funded for the current operating expenses and to maintain a healthy reserve for future capital and repair expenses. For the upcoming year, I plan to work with the landscaping committee to help further beautify the common space.

EJ Kerr, Grounds Chair: Hi, my name is EJ Kerr I've lived in Bent Creek for 4 years and just started as chair of the landscape committee this year. My main job is to identify areas of the neighborhood that could use landscape enhancements, gather project bids and report to the board to have the work approved for completion. I also look for areas that have problems and could use repair, replacement vegetation or improvements. For the upcoming year, I would love help from other volunteers who can oversee certain sections of the neighborhood and identify landscaping needs and improvements in their areas as well as offer ideas on neighborhood beautification as a whole.

Jay Carnes, Trees and Trails Chair: Hi my name is Jay Carnes and I serve as the Trails Committee chair. My family moved to Bent Creek in 2015, and we enjoy the close-knit community on our Christmas Drive corridor. The trails committee fosters an active outdoor community by developing and maintaining an accessible system of trails. In 2020 we desire to focus on natural trail enhancement and maintenance of our hard surface pathways. Connect with us to contribute your energy and input in the year ahead.

Angela Hart, Communications Chair: Hi, my name is Angela Hart, I've lived in Bent Creek for 6 years and just started as Communications Chair this month. My main job currently is to put out the monthly newsletter and manage email communication. During the next year, I will be looking at ways to improve the look and feel of the newsletter and encourage your feedback on how we can better communicate to our homeowners.



Pool



The days are getting shorter, school is back in session, and football has started. Sunday September 30th was the last day the Bent Creek Pool was open for the 2018 season.

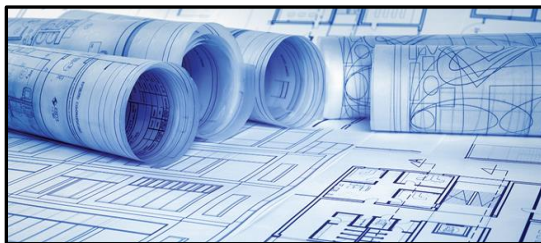
This year we had record attendance, several movie nights, and a couple of community parties.

Next year expect more fun, new additional furniture to include tables, umbrellas and replacement chairs. Thanks for a great year!

This off season the committee will go through and RFP process to determine if staying with Greater Nashville Pools is still a good fit, or if a new management company will take over. Also, the team will be revising the pool rules and regulations, as well as, other determining other pool improvements.



ARC



Are you planning on making some changes to the exterior of your home? Just a reminder that if you plan to add a fence, paint your front door, or make any other home improvements, you need to submit your plans to the Architecture Review Committee for approval. The form can be found on the HOA website.

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

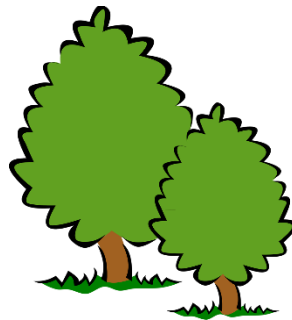
Grounds & Trails Update



Sunrise Park, located on Fishing Creek Dr. has been approved for beautification and safety enhancements this fall. The project involves landscape enhancements to the bench area to raise the ground to the height of the cement footers and surround the sitting area with attractive shrubs and a shade tree. Other improvements to the park include added shade trees to the back of the park as well as an evergreen tree screen to help with privacy for neighboring households.

Other projects in the works include electrical upgrades at our main entrances as well as landscaping enhancements. Lighting has been installed at the Falling Water/Clovercroft entrance as a temporary safety measure. Any further lighting and landscaping enhancements to that entrance will be made by the developer. This section of the neighborhood is still being built out by the developer and is not in the control of HOA, at this point. We will be working closely with the developer to ensure all required landscaping and lighting is up to a high standard before the section is turned over to the HOA.

New trail and park signage are being installed throughout the community. Our parks have specific addresses which will be displayed, and we are adding trail signs that encourage caution as the cold weather sets in

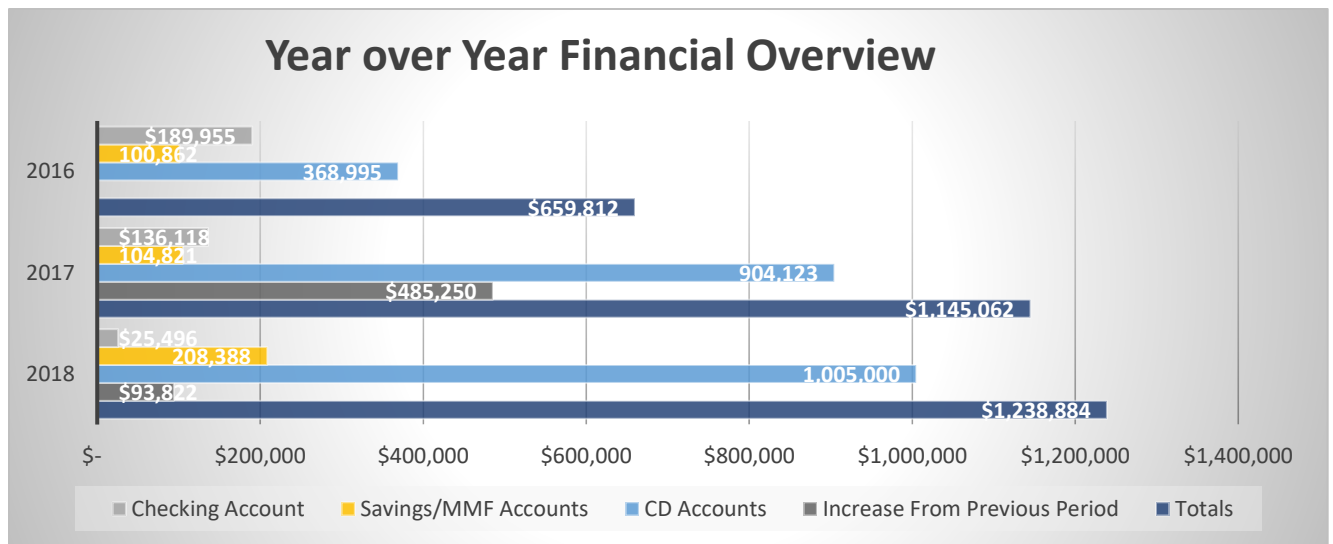
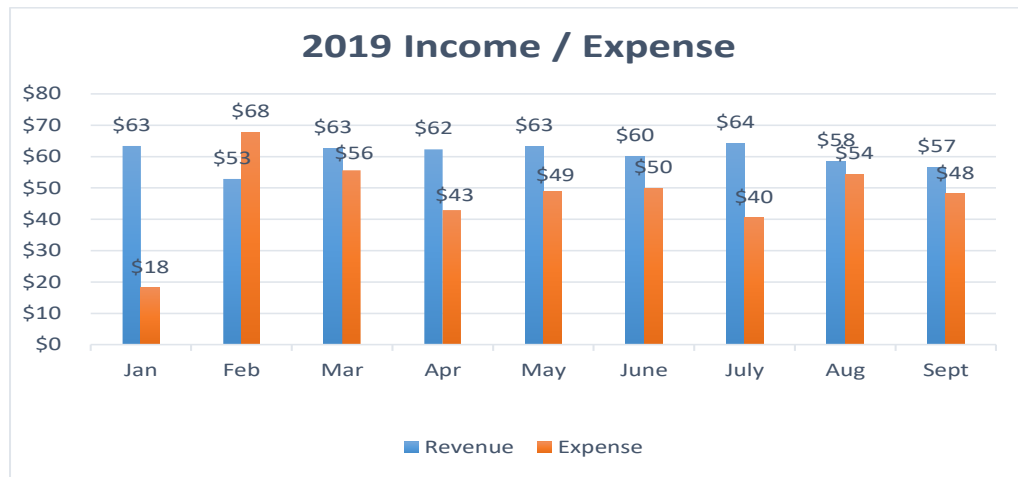


Treasurer's Update



Through September 2019 the Bent Creek Community's financial position remains healthy. We have \$1.31m in cash and cash equivalent holdings, \$694K of this is held as reserves. The majority of our cash is 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. Currently, most of our cash is invested in short term CD's yielding on average 2.5%. Some noteworthy items this month include:

- The independent Audit report for 2018 is just about complete
- Our 2020 Budget is being finalized



* Please note the 12/31/2017 increase was enhanced by a \$250,000 contribution from the developer. We should be maintaining a \$500,000 reserve per a study we had conducted 2 years ago. This study will be updated later this year once we decide what new/updated amenities will be added this year.

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

final thoughts...

As a community please be mindful of your pets. Please pick up after your dog(s) when walking and please be courteous of others yards when walking your pet.



Town of Nolensville Contacts >>>

Mayor	Jimmy Alexander	(615) 776-6680
Town Administrator	Ken McLawhon	(615) 776-6693
Town Engineer	Don Swartz	(615) 776-3323
Engineering Assistant	Joel Cook	(615) 776-6697
Permit Specialist	Suzanne Brown	(615) 776-6686
Town Recorder Planning Assistant	Kali Mogul	(615) 776-6691
Town Planner	Bert Kuyrkendall	(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
Public Works Director	Kyle Billingsley	(615) 776-6682
Williamson County Animal Control		(615) 790-5590

coming soon >>>

In the Next Issue

End of Year Round-Up

Next Homeowners Meeting >>>

Date: January 27th, 2020

** Pending Town Approval*

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