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Upcoming Dates >>>

January
2020

January 13th - Town of Nolensville Zoning Ordinance Update Open House
5:30PM

January 14th - Town of Nolensville Planning Commission Meeting 7PM

January 18th - Bent Creek HOA Trails Committee Meeting 3PM

February 6th - Nolensville Board of Mayor and Alderman Meeting 7PM

February 11th - Town of Nolensville Planning Commission Meeting 7PM

February 12th - Town of Nolensville Trees and Trails Committee Meeting 3PM

A Monthly Insight into Bent Creek

Newsletter



A Message from Your Communications Chair

Hello Neighbors,

Happy New Year all! We hope you enjoyed the holiday season and rang in the New Year safely!

December is always a busy month for everyone but the HOA Events Committee was so happy to see our community come together to pull off another amazing Luminary Night. We must take a moment to recognize Karen Edwards, our Events Committee Chair, for all her hard work with Luminary Night. The amount of time and effort it takes to organize an event like this for a neighborhood this size is truly daunting and she does an AMAZING job. However, she cannot do it alone so we want to give a shout out to all the Street Captains and volunteers who helped deliver supplies, set-up common areas and neighbors' homes, and banded together to pull off this beautiful and fun night. Events like this are only possible with your participation and we appreciate YOU!

So, now on to 2020. What are your hopes and dreams for our community? How can the HOA make Bent Creek event better this year? We need to hear from YOU! Remember the Board does not use Facebook for official communication, you are going to have to go old school and sit down and send us an email. You can reach out to us at hoa@bentcreekhoa.org with your ideas, questions or concerns. Your participation in our community is what makes it great. Get involved and help us make 2020 the best year yet!

- 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 https://caliber.cloud/CaliberWeb2_TimmonsProperties. 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.

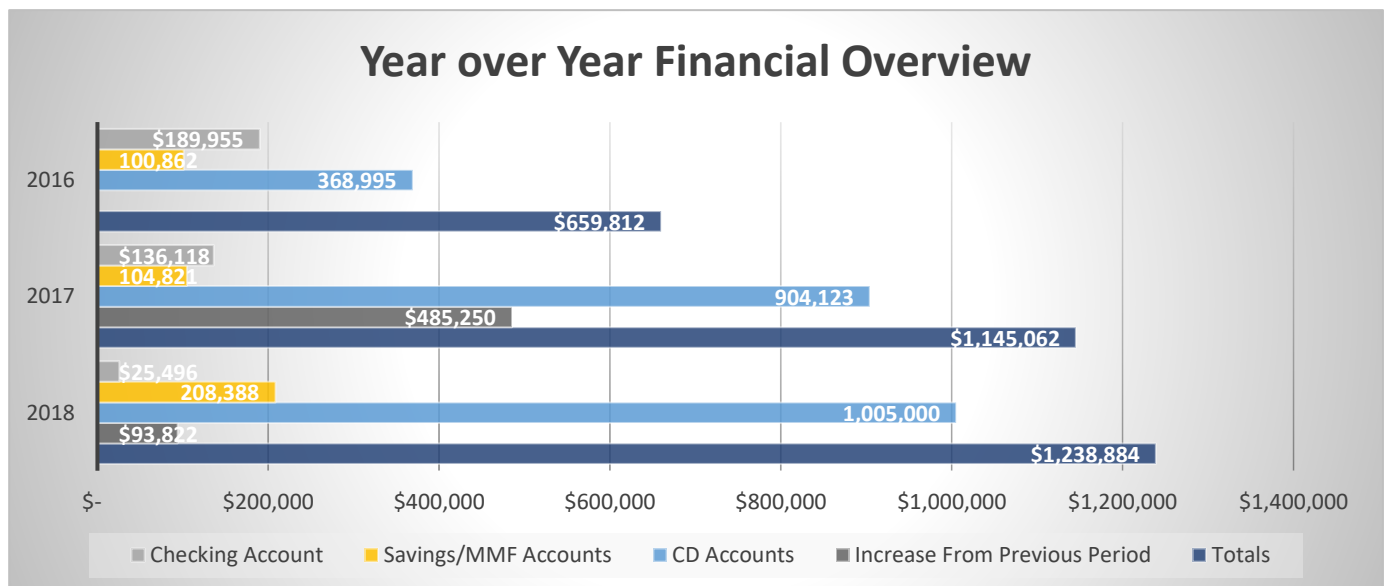
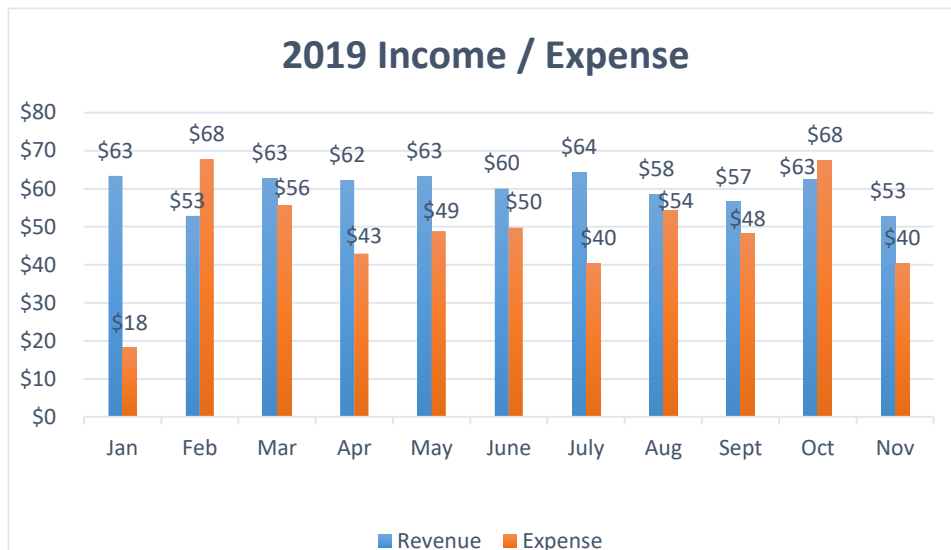


Treasurer's Update



Through November 2019 the Bent Creek Community's financial position remains healthy. We have \$1.32m 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 (\$1.24m). 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 finalized
- The board plans on undertaking a reserve study this year as the last study was over 4 years ago



* 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.

Around the Neighborhood



Trails Committee

The Trails Committee will hold its first meeting of 2020 on Saturday, January 18th at 3PM at the home of committee chair Jay Carnes, 6020 Christmas Drive. Please contact trails@bentcreekhoa.org with questions or topics for discussion at the meeting. We hope you'll join us.

Neighborhood Wildlife

And we aren't talking about the residents....

While we know Nolensville isn't the small country town it was 20 years ago, it still has its fair share of furry creatures roaming around. Many of us have seen foxes, deer, raccoons, etc. around the neighborhood. The biggest threats they generally pose are to your patio or backyard gardens, or worst-case scenario to your car if you manage to hit a deer. Please leave them be and be aware while driving around the neighborhood and side roads of Nolensville. We have also had reports of coyotes around the neighborhood in the recent past. Make sure you are vigilant with small pets that may go outside for extended periods in the evening or early AM/pre-dawn hours. For information from the TWRA about coyotes, you can visit <https://www.tn.gov/content/tn/twra/wildlife/mammals/large/coyotes.html>.

Animal Waste

Speaking of neighborhood wildlife, let's take a moment to talk about our pets. The HOA has invested in animal waste stations throughout the neighborhood for your convenience. Per our Rules and Regulations document: "Dogs, cats, and other permitted household animals cannot be free to roam the neighborhood per the Rules and Regulations of Williamson County known as the "Leash Law". When a household animal defecates upon property not belonging to the Owner, it is the Owner's responsibility to clean up after the animal, at or very near the time of defecation and to dispose of said waste properly. As stated more fully in Article VIII, Section 4 of the Restrictive Covenants, only household pets may be kept on any Lot, provided they are not kept, bred, or maintained for any commercial or breeding purposes" You may review all of our Rules and Regulations by visiting the HOA website <https://www.bentcreekhoa.org/covenants-and-restrictions/>.





A Warm Welcome to our Newest Residents

New Owner	Address	Escrow Date
Emir J.	5131 Falling Water Road	12/6/19
Eric and Audra T.	1016 Bitticks Creek	11/25/19
Isabel M. and Jessica D.	5061 Aunt Nannies Place	11/27/19
Libby F.	3128 Locust Hollow	12/17/19
Nathan and Brandi B.	3324 Redmon Hill Road	12/5/19



final thoughts...

If you have any ideas about how we can best communicate to you in 2020, I would love to hear from you! Please reach out to me and let me know your thoughts! Thanks so much!

Angela Hart



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 >>>

Next Issue February 2020 – To submit content ideas please reach out to hoa@bentcreekhoa.org.

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: Angela Hart

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