

Bent Creek – Q4 Report 2021

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Upcoming Dates >>>

October 4 - TON Capital Improvement Program Advisory Committee Meeting – 6 PM

October 6 - TON Streetscapes and Public Spaces Advisory Committee Special Meeting – 4 PM

October 7 - Town Commission Meeting – 6:30 PM

October 13 - Design Review Advisory Committee Meeting – 3 PM; Trees and Trails Advisory Committee Meeting 4 PM; Streetscapes and Public Spaces Advisory Committee Meeting 4 PM

TON Calendar - <https://www.nolensvilletn.gov/calendar>

A Quarterly Insight into Bent Creek

Newsletter



Timmons Caliber Account

For those of you who have not explored it or were not aware of it, Bent Creek residents now have a powerful tool to manage their account called Caliber. Log in 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 Mark Darden if you are experiencing issues with Caliber.

Mark Darden, Site Manager

615-383-1777 x 101

MDarden@timmonsprop.com

Debra Phillips, Accounting Department

615-383-1777 x 112

dphillips@timmonsprop.com



A Message from Your Communications Chair

Happy Fall Y'all!

Is it kitschy, yes? Is it overused, probably? But it's true! Fall is here and we've enjoyed a taste of it over the last few weeks. That doesn't mean it may not be 90 or 40 on Halloween, but it's time to whip out those pumpkins and celebrate!

This is by far my most favorite time of year and one of the busiest for many families! I hope you find the time to read over the newsletter and take the time to poke around the HOA website (<https://www.bentcreekhoa.org/>) to maybe find more answers to some of your questions. We try to keep the newsletter concise and informative, but also want you to use the resources our volunteers have made available online as well. If you can't find the answer you are looking for here or online, the best thing to do is reach out to the Board or the appropriate committee chair.

This will be the last newsletter for 2021 and takes us through the holiday season. We will be back in January 2022 and wish you and yours an amazing end to the year! If you have any suggestions about the newsletter, do not hesitate to contact us!

Best wishes,



- Angela Hart

Treasurer's Update

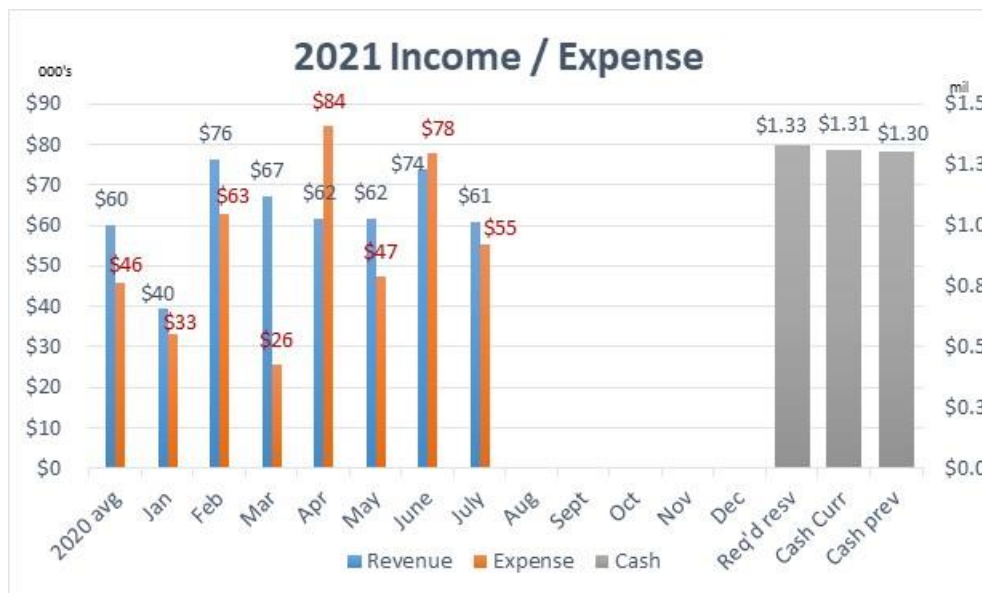


For fiscal and calendar year 2021 the Bent Creek Community's financial position remains healthy. The community has \$1.31m in cash and cash equivalent holdings which is 98.5% of the reserve study requirement of \$1.33m. For 2021 a monthly due increase of \$5.00 has been implemented to address this difference with the expectation to be fully reserved by year-end 2021.

Notes:

- Expense and revenues are in line with budget and given no extra ordinary items we should end the year in a slightly better cash position
- Our financials are recognized of a cash basis. As a result, expenses will fluctuate due to the timing and payment of invoices. Over a 12-month period, these fluctuations should trend to average. This can be seen in the graph below.
- Revenue has fluctuated over the Jan to Feb period, due to late delivery of the new coupon books. From March forward the revenue has normalized.
- June expenses trended up to \$78k for the month. This is primarily attributable to the timing of landscaping and trash bills. We are forecasting a non-recurring expense of approximately \$25k to clear the numerous trees which fell during the recent storm. An additional \$15k of the budget has been allocated for additional benches along the walking trails

There were no significant Reserve expenditures during June and July.



Around the Neighborhood



Sky Cop Update

Installation is almost complete on the SkyCop security system in Bent Creek. The installers have some minor adjustments to make and a few electrical enhancements to complete. Once the system installation is complete and fully functional, the HOA Board of Directors and Nolensville Police will have access.

The SkyCop system will not be proactively monitored by anyone. The system is not designed for constant human monitoring. The only time it will be accessed is if there is a reason and most of the time, it will be a Nolensville police officer accessing the system. Each individual user has a unique login ID and password. A reason for accessing the system has to be entered and any activity within the system is logged.

The SkyCop system is very prevalent in neighborhoods, towns, and cities across the United States. Nolensville is one of the fastest growing towns in TN and the residents in Bent Creek will now have the most advanced protection available. The system is designed to capture the license tag and video of all vehicles entering and exiting the community. License tags are automatically researched against a police database looking for anything that falls under a list of 17 areas including Amber Alerts, wanted individuals, sex traffickers, child sex offenders, terrorists, stolen vehicles, etc. If a vehicle enters the community that falls within one of the 17 categories, an alert is sent to the Nolensville Police.

In addition to the built-in features of the system, Bent Creek residents now have a way to communicate concerns to the Nolensville Police who can follow up immediately on any suspicious activities. For example, strange and suspicious vehicles that appear to be stalking the neighborhood. This is a common concern of Bent Creek residents. Other examples could include suspicious activities during the night including attempts to enter vehicles parked in driveways or people walking through yards.

If you observe any activity that causes concern, call the Nolensville Police non-emergency number (615) 776-6685. Don't confront anyone on your own. The NPD will research your concern, access the system to find out who it is, and will follow up accordingly.

If you have any questions concerning the security of Bent Creek including SkyCop, please email the Board at bentcreekhoa.org.

Traffic Calming Efforts

The HOA Board submitted an official traffic calming request to the TON in August. There were six places in Bent Creek where we requested raised crosswalks or speed tables. After a delay due to equipment issues, one of the locations now has monitoring equipment to begin the process of evaluating traffic in one of these areas. We were told this will take some time to monitor each area. We will keep the community updated as we are updated by the town.

Around the Neighborhood



Who to Contact When? HOA or Timmons?

A lot of times the HOA Board will get emails that should be directed to Timmons or the Town of Nolensville and vice versa. Check out the graphic below to find who to contact when for some of our hot topics! Thanks to Karen Edwards for creating the graphic.

WHO YOU GONNA CALL?

TIMMONS

Questions about dues or late fees

financial information when selling or refinancing home

ARC submissions-
Caliber

infraction letters

Mark Darden, Property Manager-615.383.1777 ext 101
mdarden@timmonspro.com

OTHER

Street/sidewalk issues, such as parking, speeding, potholes, uneven sidewalks-

Contact NPD

street light issues-
Contact MTEMC

Dogs Barking-**NPD**

NPD 615.776.3640
MTEMC
www.mtemc.com/OutdoorLights

HOA BOARD

Common area lawn maintenance & landscaping

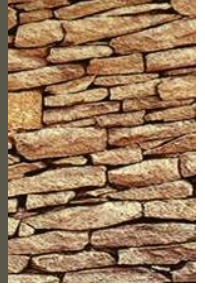
Pool/pool fob questions

To report vandalism seen in the community

Rental of amenities-**HOA**
website submit via Caliber

hoa@bentcreekhoa.org

Around the Neighborhood



HOA, Timmons, and Facebook

I feel a bit like a broken record here, but here is your quarterly reminder that the Bent Creek Facebook page is NOT an HOA run Facebook page and is not an official communications channel for the HOA Board or Timmons. Yes, as volunteers and members of our community, occasionally a question will be answered via Facebook, or a Board Member or Committee Chair will direct you to the HOA website or an HOA document, however, please remember that the HOA has some set preferred communication channels. The majority of communications from the HOA will be handled via emails and website posts. You may email the Board at hoa@bentcreekhoa.org. If you have not registered on the community website <https://www.bentcreekhoa.org/>, we encourage you to do so as you will find a lot of answers you are looking for there. There will be certain things that we are required to mail, so make sure Timmons has the correct preferred mailing address.

Speaking of Timmons, let's remember that the rules are there for a reason and if you have any questions about a violation you can always reach out to our Site Manager, Mark Darden. The best way to reach Mark is via email at MDarden@timmonsprop.com. If you have an issue best communicated via phone, you may reach Mark at 615-383-1777 ext.101.

Food Trucks ARE HERE!

Food Trucks are HERE and we hope you have enjoyed the ones that have participated so far! Please make sure and go to <https://www.bestfoodtrucks.com/bentcreek> and click the Subscribe link to make sure you are notified of vendors and menus. Questions? Email events@bentcreekhoa.org. The next Food Truck is scheduled for October 7th.

Luminaries

Our annual luminary night is scheduled for December 4, 2021, with a rain date of December 5th. EACH HOUSE is responsible for getting sand, setting up their bags, lighting their candles, and clean up the following day. We will need volunteers for street captains to pick up and sort luminaries for their street, and volunteers to help those captains pass out and set up their assigned common areas. We will also need volunteers to help set up luminaries on Bent Creek Trace and in common areas. An email will go out at the end of October with a sign-up genius if you are able to volunteer.



Around the Neighborhood



Leash Your Pet

Williamson County and all its cities require dogs to be under their owner's control at all times. This means they must be on a leash or confined to their owner's property. Dogs that run loose are subject to impoundment, and their owners are responsible for impoundment and boarding fees. They also risk a citation and fines of up to \$500.

Please Clean-Up After Your Pets

We seem to have to say this way more than we should, but please pick up your pet's poop off trails, out of neighbors' yards, and off of the grass along sidewalks and trails. We continue to be advised of people not cleaning up after their pets. We ask that you be a good neighbor and adhere to this simple request.

Trails Committee Update

Hello Bent Creek Residents, fall is upon us and with cooler temperatures you can enjoy more time outside immersed in the beauty of nature. The Trails Committee has three notes for you today. First, as the Halloween season approaches, the Trails Committee invites you to decorate new rocks for the Painted Rock Trail. Show us your creativity! Pumpkins, jack-o-lanterns, ghosts, spiderwebs, and more will be a fun way to decorate. Set these around the signposts on either end of the Painted Rock trail so we can enjoy your rock art during October.

Second, thank you to the HOA board for approving funds for bench installation. This project is the primary focus of the Trails Committee for the final quarter of 2021. We are finalizing locations for installation and look forward to adding these benches as a new amenity for residents.

Third, as leaves drop and begin to cover parts of our pathways, please exercise caution. Wet leaves can become very slippery, so watch your step while out enjoying a walk or run.

As always, please contact trails@bentcreekhoa.org with ideas, input, and feedback on our trail system. Thank you and enjoy your time outside.





Around the Neighborhood



Landscaping Committee Update

The landscape team has been very busy this quarter. One of the tasks they needed to handle was the clean-up after the August storm. The storm was responsible for falling several large trees. Thanks to Jimmy Reeves for all his hard work in evaluating the damage, and working with the tree service to remove the debris.

With fall just around the corner, you will see LSI working on aerating, fertilizing, and seeding on turf areas that get turf treatments. LSI will also work on the weeding of the flower beds.

MTEMC Tree Trimming and Fall Yard Maintenance

The Board has been notified that Middle TN Electric will be visiting the neighborhood the first week of October to trim back any vegetation/branches that might affect their equipment. Please reach out to the Board with any questions and they will do their best to get those answered for you.

Since Fall is finally here, it is a great time to check on pruning and replacing street trees, shrubs, etc. You can learn more about Street Tree Maintenance here [Lawn and Yard Care Policy](#).

Also, in addition to Lawn and Yard care, if your To-Do list has any home improvement projects that require ARC approval, make sure and submit an ARC Request via [Caliber](#). The form can be found [HERE](#). There is also a tutorial guide on how to submit the form via Caliber [Caliber YouTube Tutorial](#).

ARC Committee Update

A reminder concerning PODS, temporary storage containers, and construction dumpsters. Please remember to submit your ARC request for the staging of any temporary containers such as PODS for moving or construction dumpsters for home projects. These types of containers can be placed for up to 25 days. When submitting your ARC request, be sure to include the start and removal dates. If you encounter a situation where you will exceed your planned removal date, be sure to resubmit another ARC request with details.

Pool Committee Update

It was another great year at the pool. Everyone enjoyed all the upgrades from 2020/2021 and there are more coming for the next pool season. We will be replacing all the furniture, as well as, add items that will provide more shade areas on the pool deck.

Around the Neighborhood



Parking Policy Reminder

The new parking policy has been in place for about a year now however if you are new to Bent Creek, you may review the parking policy here: <https://www.bentcreekhoa.org/Documents/CCRs/BC/Parking%20Policy.pdf>

As noted in the policy, street parking should NOT be a permanent parking solution for your household. Temporary street parking for guests/visitors is allowed. Under no circumstances should cars be parked directly across from each other on the street. If you see this occur, especially with lawn/yard trucks, work vehicles, etc., please reach out to them ASAP to resolve the situation as it is creating a safety hazard, especially now that school is in session and school busses are running regularly through the neighborhood. We encourage you to remind all guests, contractors, etc. to also follow the policy to avoid unwanted citations by our friends in blue.

Support Our Schools

I wanted to give a shout-out to all those that support our schools! Whether it's an MCEs fundraiser, a Middle School sale to support one of their clubs, or painting the town blue to support NHS, know that all your support is greatly appreciated! Make sure you check out your student's school PTO website and are following them on their social media channels to stay on top of the latest news. You can find our zoned schools' PTO websites below.



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



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



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

Around the Neighborhood



Welcome New Residents!

| <i>New Homeowner</i> | <i>Address</i> | <i>Welcome Date</i> |
|-----------------------------|-------------------------|----------------------------|
| Adel Hana | 4816 Powder Spring Road | 8/31/2021 |
| Benita Chapman | 600 Nevins Place | 8/2/2021 |
| Cassandra Jacobs | 240 Dobson Branch Court | 8/27/2021 |
| Christopher Salita | 1271 Maybelle Pass | 9/15/2021 |
| Cortney Reichert | 616 Nevins Place | 7/1/2021 |
| Edward Gore, III | 197 Lodge Hall Road | 7/15/2021 |
| Erika Nicholson | 3121 Locust Hollow | 8/19/2021 |
| Goodwin Job | 4836 Powder Spring Road | 7/22/2021 |
| Joseph Garrett | 143 Lodge Hall Road | 8/20/2021 |
| Joseph Gaynor | 5035 Burke Trail | 7/20/2021 |
| Liuliu Li | 3188 Locust Hollow | 8/27/2021 |
| Michael Leggitt | 209 Dobson Branch Court | 8/17/2021 |
| Steven Overmyer | 4641 Sawmill Place | 7/14/2021 |
| Willie Wyatt | 1259 Maybelle Pass | 8/27/2021 |

final thoughts...

The TON has officially entered the era of the City Manager-Commissioner form of government. The Board of Commissioners is the policy-making body, while the Town Manager is the Chief Administrative Officer. You can learn more about the TON leadership here:

https://www.nolensvilletn.gov/government/board_of_commissioners.php

Town of Nolensville Contacts >>> *based on the TON website*

| | | |
|----------------------------------|-------------------|----------------|
| Mayor | Derek Adams | (615) 776-6680 |
| Town Manager | Victor Lay | Not on website |
| Engineering Director | Don Swartz | (615) 776-3323 |
| Engineering/Planning Assistant | Joel Cook | (615) 776-6697 |
| Senior Permit Specialist | Suzanne Brown | (615) 776-6686 |
| Town Recorder | Montique Luster | (615) 776-6691 |
| Planning Director | Vacant as of 9/26 | (615) 776-6693 |
| Building Official | Monty Kapavik | (615) 776-6692 |
| Plans Examiner/Codes Inspector | Chris Bridgewater | (615) 776-6698 |
| Permit Specialist | Judith Caporossi | (615) 776-6694 |
| 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 |

Your Committee Leads >>>

ARC: Steve Cody

Communications: Angela Hart

Events: Karen Edwards

Grounds: EJ Kerr

Pool: Eric Pasalakis

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 >>>

President: Eric Pasalakis

Vice President: Steve Cody

Treasurer: Mike Arone

Secretary: Stacy Brans

Hillary Blake

Karen Edwards



Submit content ideas:

hoa@bentcreekhoa.org

communications@bentcreekhoa.org

www.bentcreekhoa.org/newsletters

Next Homeowners Meeting >>>

Date: TBD

Time: TBD

Location: TBD

