

in this issue >>>

Treasurer’s Update

Around the Neighborhood

Final Thoughts

Town Of Nolensville Upcoming Important Events >>>>>

January 3 - 4:00 pm Town Commission Work Session

January 3 - 6:00 pm Capital Improvement Program Advisory Committee Meeting

January 5 - 4:00 pm Trees and Trails Advisory Subcommittee Special Meeting

January 7 - 7:00 pm Planning Commission

January 12 - 3:00 pm Design Review Advisory Committee Meeting

January 12 - 4:00 pm Trees and Trails Advisory Committee Meeting

January 12 - 4:00 pm Streetscapes and Public Spaces Advisory Committee Meeting *Not all dates/events included – Visit the TON website for details*

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, Tabbetha Muller, if you are experiencing issues with Caliber.

Tabbetha Muller, Site Manager

615-383-1777 x 145

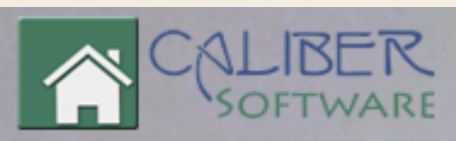
tmuller@timmonsprop.com

Debra Phillips, Accounting Department

dphillips@timmonsprop.com

615-383-1777 x 112

dphillips@timmonsprop.com



A Message from Your Communications Chair

Happy New Year Bent Creek!

If you are like me, the holiday season went by in a flash. I hope each of you had a happy and healthy 2021 and are ready to kick-off 2022. I know I am!

You may have heard the last couple of months of 2021 brought some of us violation letters from our Property Management Company that gave us pause. Even after 8 years, I got my first trash can letter, so I feel part of the club now. The HOA Board will be meeting with our Timmons Representative this quarter to discuss the influx of letters. As noted in the November 7th and 10th communications to homeowners, we do have a new Representative and hopefully, this will be a productive meeting.

We have lots of news to share this quarter, so we 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. If you have any suggestions about the newsletter, do not hesitate to contact us!



- *Angela Hart*

Treasurer's Update

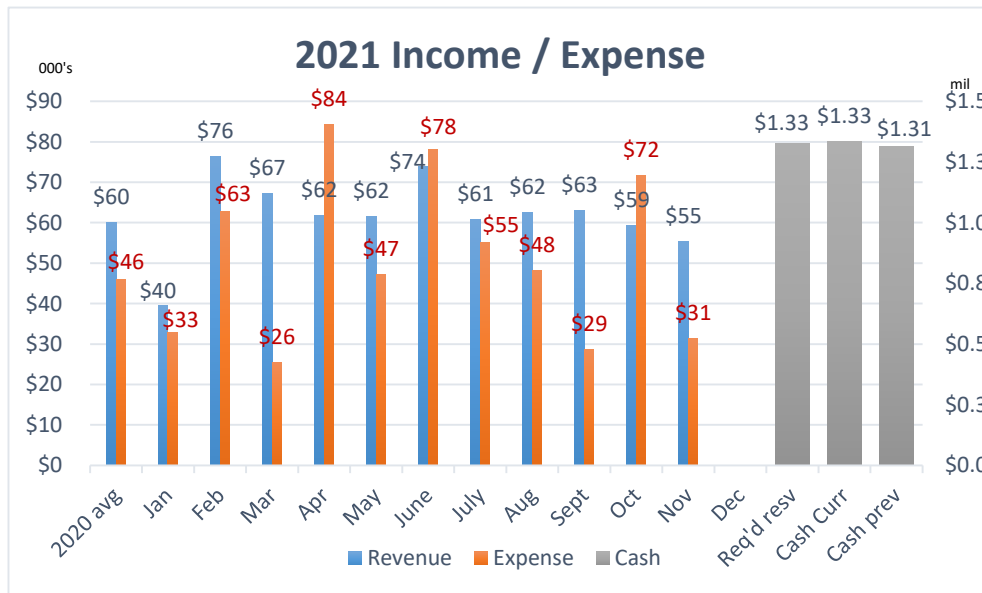


For fiscal and calendar year 2021 the Bent Creek Community's financial position remains healthy. The community has \$1.33m in un-encumbered cash /cash-equivalent holdings. This amount represents 100% of the reserve study requirement of \$1.33m. For 2021 a monthly due increase of \$5.00 was implemented to achieve this 100% funding of our reserve. As planned, we achieved this in 2021.

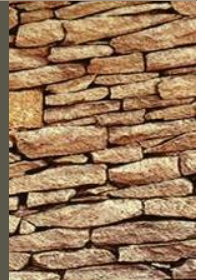
For 2022 we have budgeted \$740k in revenue. This is slightly below the 2021 amount primarily due to non-recurring revenue items in 2021, and lower forecast interest revenue on reserve balances. On the expense side we have budgeted \$665k in regular expenses. This is slightly above the 2021 budget primarily due to inflation adjustments. The community's largest expenses include, landscaping, trash services, and pool services. After accounting for regular expenses, the community has a positive \$75K net operating income.

The budget also includes capital spending of \$140K. The primary item driving the capital spending is upgrading the Falling Water / Clovercroft entrance. The amount budgeted for this project is \$75-90k. We have a few smaller capital expenses for new benches, replacement of pool furniture, and pavilion updates.

After expenses and capital spending, we are forecasting a net cash-out flow of \$65k. This will leave the community with a cash balance of \$1.25mil.



Around the Neighborhood



From Your Board

Random Acts of Kindness

The HOA and HOA Board would like to thank Don Matthys and Matt McManus for fixing the downed fence on Bent Creek Trace and GFI on the Bent Creek Trace Christmas lights. We are grateful for the time and effort these gentlemen took in helping and taking pride in our community. We would love to make this a regular outlet for recognizing residents who take pride in helping our community. If you know other residents who have helped our neighbors or the community as a whole, please send their names and information to communications@bentcreekhoa.org.

What's Happening in Bent Creek?

The HOA Board has recently approved updating of the landscaping around the Pavilion on Bent Creek Trace. We are also continuing our efforts to update the Barn on Lodge Hall. Electric work has begun, and we will soon start looking at structural work. The pool contract is also being reviewed and we will continue to update the pool equipment as needed. LSI will be addressing the downed tree at the pavilion.

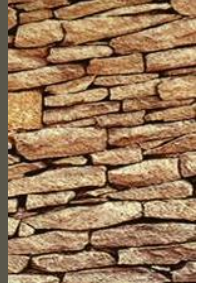
In the current labor shortage, please be aware that it is increasingly difficult to find workers to complete smaller jobs in the neighborhood. With all of the growth and building in Nolensville and the surrounding areas, many jobs that we need to be completed are seen as "too small" to get workers out. We regularly have workers no show for jobs or put them off until there is a more substantial amount of work to be done. We make every effort along with the help of Timmons to take care of repairs and updates in a timely manner.

Timmons Complaints

The HOA Board has been made aware of what residents see as a significant rise in Timmons regulation letters being sent to residents. We have contacted Timmons regarding this issue and will be addressing this at our January meeting. Please also be aware of the processes that we have in place for compliance letters.

The HOA Board past and present has a detailed list of Rules and Regulations created for the betterment of our community along with the Penalties for Infractions of the Rules and Regulations. It is the responsibility of each homeowner to familiarize themselves with the rules they agreed to upon purchasing their property. All Bent Creek Homeowners are a member of our HOA and should take pride in our community. If you receive a violation letter from Timmons that you believe is not a true representation of what is happening on your property, please reach out to our Timmons representative, Tabbetha Muller at tmuller@timmonsprop.com. If your concerns are not met with an adequate response, please reach out directly to your elected HOA Board at hoa@bentcreekhoa.org. If you are unfamiliar with the Rules and Regulations or the Penalties for Infractions and what that process is, please visit <https://www.bentcreekhoa.org/Documents/CCRs/BC/Bent%20Creek%20Rules%20and%20Regulations.pdf#page37>

Around the Neighborhood



HOA, Timmons, and Facebook

I know we have repeated this message MULTIPLE times, but way too often people post to the Bent Creek Facebook page looking to communicate with the Board on violation letters or other HOA questions, 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.

Also, I want to take this time to remind everyone that your HOA Board is made up of elected volunteers that are here to serve our community and to make sure Bent Creek remains a great place to live. Our Board, 3 of which were newly elected in 2021, all have jobs, families, and outside commitments so if you don't see a response from them on your post, 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. 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, emailing the Board is the best way to make sure your question/concern is addressed.

Food Trucks Reminders

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.



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

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. Please do not assume your dog is safe to run or walk unleashed next to you. 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

The Trails Committee has some exciting news for 2022! The Trails Committee will be overseeing a Memorial Bench Installation Project. Early in the new year, 14 Memorial Benches will be installed throughout the Bent Creek Trail System. Homeowners will be given the opportunity to buy a Memorial Bench to honor a loved one. If you wish to buy a bench, at the cost of \$1200.00 each, please reach out to Don Matthys at 615-417-7395. Don will be taking calls on a "First Call, First Serve" basis. The first 14 homeowners who call will have the opportunity to purchase a bench. Benches will be ordered, and memorial plaques will be finalized. The installation will be in March 2022. **DEADLINE TO PLACE ORDER IS FRIDAY, JANUARY 21ST.**

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





Yard and Home Maintenance

The new year is here and while most of us have put up our trimmers and mowers, it is never too early to start Spring project planning. Please make sure and stay up to date on Bent Creek's [Lawn and Yard Care Policy](#) when getting ready to make changes.

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

The Arc Committee would like to remind our homeowners of a couple of important items:

- Download and save a copy of the [Rules & Regulations](#) - revised September 2021. Spend a few minutes looking through it just to have an idea of the information available and detail that will help with future Architectural submissions.
- Many of the modifications to the exterior of the home require Architectural review and approval. If in doubt, clarification and guidelines are included in the Rules & Regulations or you can send an email to the HOA Board AND ARC Committee hoa@bentcreekhoa.org and arc@bentcreekhoa.org.



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>

We all know some streets tend to have more problems than others when it comes to street parking. **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 for school busses 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!

New Homeowner	Address	Welcome Date
Christopher T. and Hannah T. Salita	1271 Maybelle Pass	9/17/2021
Shawn L. Hall	4738 Jobe Trail	9/28/2021
Brady H. and Kayley M. Bruner	6004 Christmas Drive	10/5/2021
Kenechi and Katherine Udeze	5043 Aunt Nannies Place	10/26/2021
Augustine T. Tuggle	5123 Falling Water Road	11/1/2021
Melinda B. Chandler	5016 Burke Trail	11/26/2021
Heather Hickman	3182 Locust Hollow	12/29/2021
Dustin L. and Laura L. Tracy	6223 Christmas Drive	12/31/2021

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
Planning Director	Brent Schultz	Not on website
Planner	Jafar Ware	Not on website
Senior Permit Specialist	Suzanne Brown	(615) 776-6686
Town Recorder	Montique Luster	(615) 776-6691
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



Submit content ideas:

hoa@bentcreekhoa.org

communications@bentcreekhoa.org

www.bentcreekhoa.org/newsletters

Next Homeowners Meeting >>>

Date: TBD

Time: TBD

Location: TBD



Your Committee Leads >>>

ARC: Steve Cody

Communications: Angela Hart

Events: Karen Edwards

Grounds: EJ Kerr

Pool: Eric Pasalakis

Trails: Jay Carnes

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

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