



Spring 2023

## Chatham Pointe – Newsletter

### Chatham Pointe HOA – 2023 Update

Spring is here and the grass is beginning to grow and the flowers are blooming. Homeowners will be taking pride in their property and replacing dead shrubbery, repairing fences, and performing general home and yard maintenance which helps increase the value of all of our properties. Remember to trim the grass along the curb and the street and sweep up your grass clippings or blow them back in to the yard from the pavement after mowing/trimming. Fallen shutters need to be replaced or the odd shutters removed and it is a great time to pressure wash siding to remove unsightly mold. Please help us all maintain the value of our homes by keeping up the appearance of the community.

Please remember to submit an Architectural Review Form for any structural changes such as new decks, fences, and roofs. If you have any questions about whether an ARC form is needed, please use the contact form at [www.chathampointehoa.com](http://www.chathampointehoa.com)

### Chatham Pointe HOA – Annual Meeting Notice

The Chatham Pointe HOA annual meeting will be held May 31, 2023 6:00pm at the Gazebo and Walking Trail. The meeting will include presentation of the financials and 2023 budget as well as information from the Neighborhood Watch Committee.

### Chatham Pointe HOA – Annual Dues

Invoices for the annual assessment were mailed out in January. There was no increase to the dues this year which remain at \$315.00 per year. There are two options for payment:

Option 1: \$150.00 due in Feb and \$165.00 due in May

Option 2: \$300.00 due by Mar 31 and you will receive a \$15 discount

Payments can be made online at [www.hoabankservices.com](http://www.hoabankservices.com) or you can mail in your payment with the invoice that you received in the mail. Please make your payment(s) as soon as possible to take advantage of the discount and avoid late fees.

## **Chatham Pointe HOA – Dog Waste and Leash Law**

Homeowners in our neighborhood have beautiful surroundings to walk their dogs. Every responsible dog owner must obey the leash law. It is neither safe nor appropriate to allow your dog to roam free. Please pick up after your dog. Dog poop is unhealthy, unsightly, and tops the list of complaints against dogs. Dog poop left on the ground makes all dog owners look bad. When you pick up after your dog you are part of the solution, and your actions will help convey the message that it is the right thing to do. Consider carrying extra bags to offer others as a subtle hint and please pick up any orphan poop you come across. Your actions will encourage others to do the same and soon this will be a nonissue as everybody will simply pickup without giving an extra thought. **Please keep your pet on a leash at all times when not in the home or fenced in yard, pick up after your dog, and manage continuous barking – It's the law**

## **Chatham Pointe HOA – Speeding and Running Stop Signs**

Homeowners have expressed great concern over speeding and running stop signs on our neighborhood streets. Please recognize that the traffic conditions directly affect the livability of neighborhoods. Residents want to feel safe and secure while they interact socially, bicycle, walk, and their children play in the neighborhood. We would like to ask that you please respect your neighbors and drive the speed limit, come to a complete stop at stop signs, and give pedestrians the right of way being especially vigilant for the children. No ATV's/4 Wheelers allowed. Constant traffic rule offenders should and will be reported to the Metro Nashville Police Department South Precinct at: 615-862-8600.

## **Chatham Pointe HOA – Parking in the street**

Parking in the street continues to be a concern for homeowners in the neighborhood. The Chatham Pointe Homeowner's Association has a restrictive covenant that addresses parking in the street for the benefit of the community:

**The Chatham Pointe Subdivision Protective Covenant #7:** No recreational vehicle, boat, or any type of trailer may be parked or stored on any lot unless same is under a carport or in a garage; all passenger automobiles shall be parked either on the driveway or in the garage or carport. No tractor or trailer may be parked on any lot or in the street in front of any lot.

Please be respectful of your neighbors and do not park in front of their house, block driveways, or cause unsafe situations by blocking lines of sight in high traffic areas and intersections. Please limit parking in the street when there is room in your own driveway and **No Parking in the Yard.**

## **Chatham Pointe HOA – Trash and Recycling Containers**

Please keep trash and recycling containers out of site until collection day which is every Friday for Trash and every other Friday for Recycling collection. It is a violation of Metro Code to leave your trash or recycle container at the curb after 7:00pm on collection day. **Trash and recycling containers are to be kept to the side or rear of the residence.** Please help us keep the neighborhood trash free.

## **Chatham Pointe HOA – Boat and Trailer Storage**

The boat and trailer storage area is a valuable amenity for homeowners in our neighborhood. Please help us keep it beautiful by maintaining your boat and/or trailer while it is in storage. All registrations must be current and all boats and trailers need to be functioning so that they can be moved if necessary. Expired registration, flat tires, axles buried in the mud, and any other condition that would lead one to believe that the vehicle or trailer has been abandoned will be sufficient cause for removal by towing at the owner's expense.

## Chatham Pointe HOA – Scheduled Pool Opening

The Chatham Pointe Pool is tentatively scheduled to open on May 10, 2023. The lock on the gate will not be rekeyed this year so your key from last year will still work. **Please remember that the pool is for Chatham Pointe residents and their guests only and all guests must be accompanied by a resident at all times.** In accordance with the Chatham Pointe Declaration of Covenants Conditions and Restrictions an owner may only delegate their right of enjoyment of the common areas and facilities to the members of their family, tenants, or contract purchasers **who reside on the property.**

## Chatham Pointe – Pool Rules

1. There is NO lifeguard on duty. Everyone using the pool does so at their own risk. The Association and its agents are not responsible and are held harmless for accident or injury.
2. The Association and its agents are not responsible for lost, stolen, or damaged personal property.
3. The pool is for Chatham Pointe Homeowners and their guest(s) only. An owner may invite up to three (3) guests to the pool. Owners must be present at all times with guests and have their Chatham Pointe pool key with them. Pool keys are not to be loaned to anyone. Any unauthorized person using the pool will be removed immediately and prosecuted for trespassing.
4. Pool gate must be kept locked at all times. Restroom doors are not to be propped open.
5. The pool furniture is to remain in the enclosed pool area and may not be used elsewhere. Do not throw furniture in the pool.
6. No person with open wounds, sores, or symptoms of communicable diseases will be permitted in the pool.
7. Children who wear diapers MUST wear swim diapers or protective rubber pants in the pool.
8. Children under the age of sixteen (16) must be accompanied by an adult eighteen (18) or older.
9. Swimming suits only in the pool. Cut-offs and/or street clothing not allowed.
10. NO GLASS CONTAINERS of any type allowed in the pool area.
11. Please dispose of all trash in the trash bins prior to leaving.
12. Please wipe off all suntan oil before entering the pool.
13. In consideration to not disturb others in the pool and those living in the surrounding houses, no LOUD music is allowed in the pool area. Headphones must be worn.
14. NO pets are allowed in the pool area by order of the Metro Health Department.
15. The pool area may not be reserved. No parties on Friday, Saturday, or Sunday at the pool or surrounding common area. All other times must be on the calendar with the property management company. Not doing so can result in pool privileges being suspended for the remainder of the season.
16. Pool hours are daylight to dusk. NO night swimming.
17. Vandalism will be reported to the Nashville Police Department. If vandals live in Chatham Pointe their pool privileges will be suspended for the remainder of the season and they will be liable for all repair costs.
18. You may be asked at any time to show your pool key. If you do not have it with you then you will be asked to vacate the premises. **This is to help ensure that only Chatham Pointe residents are using the pool.**
19. Association members will be held responsible for the cost of repairs due to damage caused by their family or guests. This includes any incident which requires the pool to be drained, filled, and chemically balanced.
20. No bikes, bicycles, skateboards, skates, or scooters are allowed inside the pool area.
21. Running, pushing, scuffling, rough play, profanity, or abusive language will not be tolerated.
22. No open flames or grills of any kind are permitted inside the pool gates.
23. No diving for your safety.
24. Pool toys only. No real footballs, baseballs, soccer balls, etc....
25. The pool parking lot is for pool parking only. Short term parking is allowed only by authorization from the HOA. Any vehicle left in the pool parking lot in excess of 48 hours without permission will be subject to towing at the owner's expense.

### **Chatham Pointe HOA – The Place to be!**

We have a beautiful community in Chatham Pointe. It is frequently pointed out that people take vacation to experience what we have here in our neighborhood. The community pool, walking trail and gazebo, Percy Priest Lake, and proximity to a local golf course the airport and downtown Nashville provide us with many of the amenities of a vacation resort. Let's each do our part to keep our community beautiful by maintaining our properties, keeping the trash cans out of sight until collection day, putting up portable basketball goals when not in use, and not parking in the street or in the yard.

### **Chatham Pointe HOA – Proposed Amendment to Bylaws**

When a buyer purchases a home in most cases it is their single largest investment, and they want their investment to increase in value over time while providing them with a stable and safe community environment to live and raise a family.

The Chatham Pointe BOD would like to propose an amendment to the association bylaws to address rental properties which is included on the following page. A high percentage of rental units can have a negative economic impact on an HOA. Prospective buyers may have difficulty acquiring a loan to purchase a unit in the HOA and in some cases liability insurance can be more costly as well as increased rules violations and maintenance issues. The proposed amendment to the Chatham Pointe HOA bylaws will not infringe on any current homeowner's ability to rent their property and only applies to new homeowners who purchase a lot after the amendment is passed which will require them to live in the residence for a period of two years before the residence can be rented. Please send in your ballot so that your vote can be counted. Note: Even if you have previously submitted one please submit an updated ballot with this year's date on it.

**Chatham Pointe HOA**

**Absentee Ballot**

Proposed amendment to bylaws:

Any owner engaged in leasing activities as of the date of this Amendment shall be allowed to continue leasing activities until said Lot is sold or conveyed to a Third Party. For the purpose of this provision, "Third Party" shall be defined as any person who is not an Owner as that term is defined in these Bylaws.

All lease agreements must state that the tenant is to abide by all rules and regulations of the Chatham Pointe HOA.

No Owner may lease a Lot to a Third Party for fewer than twelve (12) months. Subleases shall not be allowed.

No Owner may lease a lot to a Third Party unless such Owner has resided on the Lot for two (2) or more years prior to the leasing of the Lot.

No sign advertising a Lot for rent shall be displayed on any property governed by the HOA.

If an Owner fails to abide by the provisions as outlined above, The HOA may suspend the Owner's ability to Lease his Lot for a period of twelve (12) months. The prevailing party shall recover reasonable attorney fees accrued in enforcement of this provision.

**YES** - As a homeowner in Chatham Pointe I vote to adopt the proposed amendment

**NO** - As a homeowner in Chatham Pointe I vote not to adopt the proposed amendment.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Telephone #

\_\_\_\_\_  
Email

\_\_\_\_\_  
Date

Please give your ballot to a current board member or email it to: [chatham-pointe@comcast.net](mailto:chatham-pointe@comcast.net),  
A Special Meeting will be called when the required number of ballots has been cast.