

**Chapel Creek Homeowners Association  
Post Office Box 10102  
Jackson, TN 38308**

**Minutes of 2011 Annual Homeowners Association Meeting**

The Chapel Creek Homeowners Association had their annual meeting on Thursday, November 10, 2011 at 6:30 pm. It was held at Northside United Methodist Church.

The meeting was attended by interested home owners who were asked to sign in on a registration sheet and a number of topics were discussed.

One of the Guest Speakers was Sgt. Byron Taylor with the Jackson Police Dept.. Sgt. Taylor discussed crime in our community and answered questions from the HOA members. See details at the end of this document.

The second guest was Mr. David Cisco, City Councilman. He answered questions from members that affected CCHA.

**Old Business:**

Covenant Issues regarding our Restrictive Deed Community can be found on the website. Clarified the covenants and discussed issues that may involve the breaking of or non-conformance to the covenants.

Particularly discussed: Commercial vehicles parked in view of the street, multiple vehicles parked in the street for long periods of time, single family dwellings, and operating a business out of your home.

Signage for HOA & Restrictive Deed Community.

Discussed a sign stating "Restricted Covenant Community" being placed at the entrances. Garage Sale signs must be free standing. Our street signs may be required to be larger with larger lettering.

Ground Maintenance.

A motion was made and seconded that the same company, Agri-Turf Lawn Care, that was used in 2011 would continue keeping the grounds in 2012. Rates may go up in 2012. Need a sprinkler system at the front entrance. A quote was \$1800.00.

Setting the Lawn automatic sprinkler system on timers was discussed. Currently, an individual must physically turn on the water at the entrance and water the plants. A timer would be more convenient.

The landscape lighting at the front of the subdivision will be moved behind the shrubs in order to highlight the entrance of Chapel Creek.

Attendees received copies of the 2011 Financial Report.

**New Business:**

Attendees reviewed the proposed budget for 2012.

The HOA Dues for 2012 will remain at \$75.00 annually. Statements will be sent out to the 81 homes the first week of December 2011. These are due January 1, 2012 and are considered late after February 1, 2012.

2012 Officers were motioned and seconded and remain the same for 2012. President is Todd Brown. Secretary is Debbie Turner. Treasurer is Kevin Mills.

The Covenant Committee also remains the same- Ron Arnett, Eric Williams, Nathan Chance, Gene Case

**Sgt. Taylor from the Jackson Police Dept.:**

Lock your car doors. Be aware. Individuals will check to see if your doors are unlocked while your vehicle is parked on the street or in your driveway and open at random. Do not leave electronics or fire arms in your car. If your GPS is stolen and you have "home" programmed in it, they can come right to your home address.

Lock your house doors and windows. Be aware of individuals who walk up to you in your yard or to your door that you do not know. Watch solicitors& ask if they have a business license. If you have an alarm system, designate that the company call the Police 1<sup>st</sup> and then you. It is a good idea to have a motion detector in your master bedroom and alarms on your windows. Your MB is where most of our valuables are found. Have the serial numbers from your electronics recorded somewhere.

Lowes's has an Armor Door Jam which reinforces the lock, hinge, and door jamb for around \$40-\$50.00.

Know your neighbors and their schedules.

There have been 2 car burglaries in our neighborhood. One on April 30 and the other on May 9, 2011. An arrest was made on one- a juvenile was arrested.

There have been 3 residential burglaries in our neighborhood-March 20, April 14, and April 20, 2011. There have been break-ins on Aztec, Comanche Cove, and University Parkway.

As a side note, come to a complete stop before you turn right at intersections with cameras.

The City Engineer will pave Old Humboldt Rd. starting November 11, 2011.

