



April 2017 Newsletter

Bradford Hills Homeowners' Association, Inc.

2017 ANNUAL MEETING

THURSDAY, MAY 4, 2017 AT 6:30 PM

GATHER / SIGN-IN STARTING AT 6:10 PM

SHAYNE ELEMENTARY SCHOOL—CAFETERIA

Report HOA issues to:

Mr. Kim Raymer

Community Manager

Phone: 615-297-2824

KimRaymer@DFloydAsoc.com

Fax: 615-297-9340

Bradford Hills HOA, Inc.

c/o David Floyd & Asoc. Inc.

104 East Park Dr, Ste 320

Brentwood TN 37027

Join our Email list:

Go to

www.BradfordHillsHomes.com

and click on the "Join Email List" tab. Complete your information and you are done.

Friendly Reminders

Safety...

remember, parking on the street can be a safety problem for other drivers and pedestrians, . . .

Trash cans...

should be stored out of sight from the street. They should only be at the curb on the day of or the night before your scheduled pick up, . . .

Speed limit...

please be aware of and obey all posted speed limits, . . .

Trailers...

Are only allowed to be parked in your garage. They are not allowed in driveways or on lawn surfaces. No permanent on street parking is allowed.

Calling all homeowners. Come meet your neighbors! We have an election to the HOA Board as well as a review of the 2016 HOA operations from volunteer board members and our Community Manager planned.

See the enclosed "Notice of Meeting" for details. Also, a proxy (ballot) is enclosed for your use in-person or if you can not attend in-person.

If you have received this mailing and you are NOT the homeowner, please forward this to the legal homeowner and advise our Community Manager (see contact info in the box on the left.)

NEWS AND NOTES

Cleaning Vinyl Siding

Vinyl siding is a durable, versatile, and resilient building material, but it does require some routine care and cleaning. Because it is an exterior product, vinyl siding can accumulate a host of dirt, grime, and stains and may require annual washing. In shady, moist areas, mold and mildew can grow, and vinyl is also vulnerable to discoloring, especially if not maintained. Luckily, cleaning vinyl siding is a fairly easy job, and there are a wide variety of products to help remove typical stains.

If you are not a do-it-yourselfer, we will also post names of vendors other neighbors have used. If you do not know where to start, ask your neighbors or check our website for some names. Perform your own due diligence if you prefer to hire this job out.

Rental of Homes—Home-sharing:

The owner of each property is responsible for the property maintenance of their lot/home and actions and behaviors of all residents and guests. This includes all persons who may have a rental, lease, or other home-sharing arrangement with the owner. The "Rental Policy" is posted on our website where you may click to download a .pdf version of text – (2 pages).

Parking:

Parking in the street continues to be a problem in Bradford Hills. The HOA regulation states that "**All vehicles are to be parked in driveway areas.**" Additionally, parking on the street at the corners, fire hydrants, mailboxes, facing the wrong direction, on unpaved surfaces (your lawn) or in or near intersections is not allowed at any time and may be enforced by Metro. These rules are in place to make Bradford Hills a neighborhood that is safe and appealing to those who live here and to those considering buying in Bradford Hills. You can find information on all rules and regulations on our website.

www.BradfordHillsHomes.com

Preventing Wildlife Conflicts



Share this information with your immediate neighbors, since your good efforts could be futile if neighbors are unintentionally (or purposefully) providing food or shelter for wildlife. Our behavior as people affects the behavior of wildlife.

- Wildlife appears in backyards for a reason; identifying and understanding that reason is the first step toward minimizing potential conflicts.

1. Do not feed wildlife.
2. Keep trash and garbage around your home and yard contained and picked up.
3. Do not compost in your yard or outdoors. (HOA rules)
4. Do not feed pets outdoors. (outdoor pets are prohibited by HOA rules)
5. Restrain or secure your pets.
6. Remove bird feeders especially if wildlife is seen around the feeders.
7. Close off crawl spaces under the house and deck and other structures.
8. Do not approach or try to touch wildlife.
9. Do educate your neighbors.

Most often, conflicts with wildlife can be avoided by **eliminating or securing any food source that can attract unwanted animals**. Examples of this suburban buffet would include birdseed, suet, garbage, fruit, compost, vegetable gardens or pet food that is left accessible.

Problems with denning animals can be solved by **blocking off access to shelter** afforded by attics, chimneys or the crawl space under houses or decks.

Occasional wildlife encounters around the home can be handled by **scaring a nuisance animal away** with loud noises, bright lights or a human presence. Turn on flood lights (and look around) before letting a pet out at night.

- Keep trash and garbage around your yard contained and picked up. Do not put your trash out for pickup the next day unless it is in a sealed container that wildlife cannot get into. Many wildlife species are most active at night.
- Bird feeders: The seed in bird feeders can attract many small and medium sized mammals (Squirrels, chipmunks, mice, skunks) these, in turn attract animals that prey on them. (coyotes, bobcats, foxes, etc.). If possible, try to find a bird feeder that does not allow seed to spill.



Street Light out?

It is easy to report a burned out (or cycling on and off) street light.

GO to www.NESpower.com

From the menu on the left side choose 'Report Outage'

From this choose 'Report a Street Light Problem'

There is a brief form for you to complete.

When they ask for the pole number, it is an 8-digit yellow tag fastened to the pole, it is optional, but helpful to identify the specific light needing repair..

Are you considering adding a fence or other alterations to your property? Would you like to see our HOA rules & by-laws or past HOA meeting notes? Please click on "Forms & Documents" at: www.BradfordHillsHomes.com Bradford Hills is an architectural control neighborhood and all exterior improvements or alterations to your lot/home are subject to prior approval.