



## **2024 Annual Meeting Recap and New Officers**

We wanted to let you know about the new HOA Board officers, as we shifted around a little, as well as a recap from the Annual Meeting.

Starting now until the next meeting here are your HOA Board Officers

- Chris Cummings - President
- Lindsay Vrabic - Vice President
- Jes Summar - Special Projects
- John Pyle - Treasurer
- Yordan Poorashki - Secretary

We held our annual meeting for Bradford Hills HOA on Oct 22nd, 2024 at Tusculum Church of Christ. We were excited that so many neighbors came out or sent in proxies giving us the third meeting in a row with a quorum.

We were excited to have Mike Cortese, Metro Councilman, join us to let us know construction updates as well as all he is working on to ease things for neighborhoods in the area. While he knows the current traffic and situation isn't ideal, he is actively updating everyone through his emails and seeking assistance to help traffic issues. To join the Mike Cortese email updates, simply email him, [Mike.Cortese@nashville.gov](mailto:Mike.Cortese@nashville.gov), with the subject: "Add me to the email updates please."

You can see the slides from the meeting [HERE](#).

Notable information is that the Bradford Hills Dr traffic calming is approved and we are on the list to have this installed, but there are several projects ahead of us and there is no exact timeline yet. Mike Cortese is working on having our project moved up in the list.

We continue as a board to work towards goals of better communication, clearer rules and relations, consistent violation process, and more community building gatherings.

Communication throughout the year will come through letters, Metropolitan Properties Portal, Newsletter emails, and our Facebook group.

Remember if you are looking to do some exterior work on your home, especially structural change or adding a fence or structure, you must submit an ARC request through the portal for approval. Most of these will be approved; this process is just to ensure our neighborhood keeps some consistency in appearance.

Our budget and annual dues were another topic of discussion. Our projected income of dues is approx \$75,662, and our projected expenses for the year is \$88,042. This means we are operating in the red. The increase in dues of \$7 for 2025 to \$145 for the year is to help us work towards offsetting this difference and is the 5% max the HOA board can increase in a given year. Slide 25 shows what it looks like if you break down expenses per home coming to actual cost of \$188, even though dues this year were only \$138.

Finally, we shared the 2025 Rules and Regulations that will go into effect on January 1, 2025. The work of our Rule and Regulations Committee helped to edit and clean up language on the 2024 document. If you want to be a part of this year's Rules and Regulations Committee, email Kathy and let her know.

We are excited as we head into 2025 and are grateful for how involved our neighbors are.

If you have any questions or concerns, please reach out to our property manager

Kathy Holbrook - Property Management Metropolitan Properties  
kathy@mpmnashville.com  
615 915 3204

Thank you!

The Board of Bradford Hills HOA  
[BrandfordHillsHomes.com](http://BrandfordHillsHomes.com)