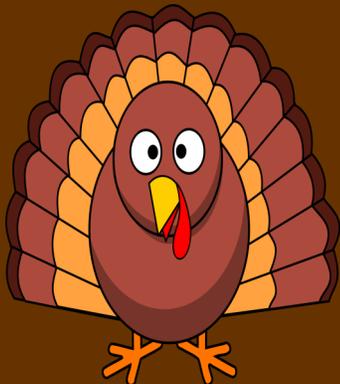


HOA MANAGEMENT
P.O. BOX 32627
KNOXVILLE, TN 37930



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Should you ever have any questions regarding the Association, please do not hesitate to contact HOA Management. We will be more than happy to help you in any way we can!
(865) 558-3030



Berkeley Park HOA

OCTOBER 2015

Annual Meeting Recap

- The Berkeley Park HOA Annual Meeting was held on October 20th. Thanks to the new quick and simple early electronic voting and proxy process, we had a 50% quorum of all homeowners and were able to conduct the meeting without adjourning and rescheduling a second meeting in 30-60 days with a 25% quorum, as we have had to do in previous years. All agreed they preferred the electronic voting and proxy rather than snail mail. The Board will continue the early electronic voting and proxies next year.
- The proposed change to the DCR's did not pass. The Board explained that there may have been miscommunication as to the actual change, as it was a change that would benefit the entire community. The change was simply to reduce the quorum requirement at an Annual Meeting from 50% down to 25% so that the business of the Association could move forward without having to reconvene the meeting, which is costly to the Association. The main purpose of the Annual Meeting is to elect a Board of Directors. That cannot happen without a quorum and obtaining a 50% quorum had proven to be very unlikely in the past.
- Newton explained that the DCR's, which were written by the developers to ensure value of the new community and high standards, make it difficult for homeowners to change conditions for a well established Berkeley Park. The Bylaws for routine "housekeeping items" are incorporated into the DCR's, which also make them difficult to change. Those in attendance discussed several items of concern that should possibly be changed. For example, no simulated brick or stone shall be permitted, but several homes have nice looking new technology cast stone. Garage sales are not prohibited, but many think they should not be allowed. Others think that the community should have community-wide garage sales and discourage homeowners from having individual ones, which invite strangers and traffic throughout the year. The consensus was that it would be impossible to get 75% of all homeowners to agree on a policy and revision to the DCR's. The Board asked for volunteers to review and recommend changes to be presented to all homeowners, but there was little interest. If anyone is interested, please contact a board member.
- Newton reported that the pool committee of Jeff Boyd, Sharon Milhorn and Rusty Walker conducted an electronic survey and received many good suggestions from homeowners to improve the clubhouse and pool. A new solid pool cover with pump will be installed during winterization to prevent leaves from collecting in the old mesh cover and further staining the pool. There are some other minor repairs that need to be completed. The pool will need to be re-plastered in 2-3 years and the stains will be removed at that time.
- Continued on the next page...

- Streetlights—HOA Management Maintenance and LCUB repaired streetlights 6, 8 and 9, which had the underground wiring from the transformer to the streetlight base damaged. The HOA continues to replace burned out bulbs with LED's which reduce electricity costs and labor costs. At the same time, ballasts can be eliminated and the light sensors can be moved from the pole up into the lantern fixture so future repairs can be made by ladder rather than renting a lift. The goal is to have all lights converted this year.

**Thank you to all who attended, electronically designated your proxy and voted or mailed in your proxy.
We could not have made this meeting a success without each of you!**

THANK YOU!

EMAILS, PLEASE!

We would love for you to share your email address with us so we can cut down on mailing costs, etc. From time-to-time, we need to send out email blasts to the community to make everyone aware of things going on that might be of an urgent matter. The more emails we have, the more communication we can have with each of you on a regular basis. We will never share these emails with anyone and all emails will be sent so that your address cannot be seen by anyone else. To provide your email address, please send an email to shannonkear@hoamanagementcorp.com or call Shannon Kear at 865-558-3030. Please make sure to include your name and address in your email so it can be saved in your address profile.



**Board of Directors
Contact Information**

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 Secretary, Rusty Walker—842 Prince George Parish—rustywalker777@yahoo.com
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 At Large, Maria Elena Wallace—735 Prince George Parish—mariaelena@charter.net

Happy Thanksgiving 