

Berkeley Park Homeowners Association

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2015 In Review

Our major 2015 goal was to increase the Berkeley Park curb appeal and maintain a lasting first impression to sustain our property values and help homeowners who are reselling their homes.

Mailbox Campaign: Nearly all homeowners replaced, repaired, and/or painted their mailboxes during the mailbox campaign. Twenty-two homeowners also converted to the newest generation of metal mailboxes, greatly advancing the BP goal of standardized mailboxes. For the others, we still have new metal boxes!! Thanks to all very much!

Fountain & Pool: Due to severe cracking, major renovations/repairs to the fountain were required: repairing cracks, repouring the rims, replacing broken underwater lights with LED bulbs, lining the bowls with fiberglass, installing drains in the bowls, and adding a protective sealant coating. The pool required extensive attention/maintenance this year: painting, gutter guard repair, broken water lines, lighting repairs, minor deck repairs, etc. Additionally, we installed a new solid pool cover with a pump to prevent leaves from collecting on the cover and leaching the pool. Jeff Boyd, Sharon Milhorn, and Rusty Walker volunteered as our Pool Committee and did a masterful job to include the homeowner's electronic survey that produced many great suggestions. Jeff and Pat Boyd donated an almost new refrigerator to the clubhouse. We now have two refrigerators in the kitchen for covered dish socials, meetings, and private parties.

Front Entrance: The BP Front Entrance Landscape Committee worked diligently with Volunteer Lawn to create a new and much improved landscaping look around fountain and traffic island. Great job!

Street Lights: Due to increasing electricity and repair costs, the Board approved replacing burned out/failed street lights with LED bulbs that will last several times longer and reduce operating costs. Please report any inoperable streetlights to Shannon Kear, our Property Manager, by phone at 865-558-3030 or email shannonkear@hoamanagementcorp.com.

Annual Meeting: Thanks to the new quick and simple early electronic voting process, and your response, we achieved a 50% quorum of homeowners and were able to conduct the annual meeting as scheduled. All agreed the electronic voting was preferred versus the mail/FAX ballots previously used. Accordingly, we will continue the early electronic voting next year.



2016 Outlook

We will continue efforts to enhance the BP curb appeal and to maintain community assets in the proper manner.

Pool: We hope to seal the clubhouse parking lot and driveway this spring. In a few years, we will have to re-plaster the pool bottom which will be a major expense out of currently available reserve funds.

Streetlights: We will continue to convert streetlights to LED as replacement/repair is required. This will reduce the electricity bill, eliminate ballasts, and reduce operating costs. This project should be completed in 2016 or 2017.

Directory Update: We are committed to do a better job of keeping the BP Directory current. In the last billing, each homeownership should have received a form to document current e-mail addresses and phone numbers if you wish to be included. Please take a few minutes to return this form if you have not already done so.

Front Entrance Sign: We plan to address the appearance of the BP entrance sign. If you have expertise or ideas, let us know!

BP Socials: The pool survey last year indicated a desire for more BP Socials. We agree, but we need a Social Committee so let us know who wants to volunteer!

Trash Service: Several years ago homeowners wisely voted to use one preferred trash service rather than having different companies coming throughout the week. This obviously improves our neighborhood appearance while reducing the outside traffic in BP. Currently we receive a BP discounted rate with Waste Connections. Trash pickup is on Thursdays with recyclables every other Wednesday. If you are currently using another service, please change to Waste Connections (865-522-8161) or dispose of your trash and recyclables at the Knox County Solid Waste Convenience Center at 10618 Dutchtown Road, off Lovell Road.

Security

We recently had a brass irrigation sprinkler back flow preventer valve stolen on Prince George Parish Drive. As a reminder, Volunteer Lawn offers sprinkler start up and shut down services to homeowners who sign up for this service. They remove and store your valve in your garage for the winter. We send out an advanced notice of this service in the Spring and Fall via email.

New Home Construction

Two lots across from the clubhouse have been cleared and should be under construction soon.

Board of Directors

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