



DAVID FLOYD & ASSOCIATES, INC.

A Property Management Company

Maryland Farms Office:
104 East Park Drive, Suite 320
Brentwood, TN 37027
Office: (615) 297-2824

September 13, 2019

Sunset Park Homeowners
Nolensville, Tennessee

Re: Fall News & Information

Dear Sunset Park Homeowner,

-The 2020 quarterly fee will remain the same! We want to remind everyone that the quarterly fees are due in the amount of \$225 on 1/1, 4/1, 7/1, and 10/1 (Last one for '19!) Owners can go to www.smartstreet.com, choose Sunset Park (Franklin) as their HOA, and then enter their assigned account number which is the exact same as the numbers of the individual's Sunset Park Street address. The recurring payment option is also available whereby an owner can set up the fees to automatically be paid on a quarterly basis. (Important: The recurring payment feature does have to be updated from time to time or the schedule will expire.)

-The Swimming Pool is scheduled to close on Monday, October 7, 2019. We appreciate everyone that worked to keep our pool safe and enjoyable for all during the 2019 season. Prior to the opening of the pool in 2020, we're going to be implementing a new computer card system whereby owners will access the pool with a pre-programmed computer card which has been assigned to their Sunset Park Address. It is our hope that this automated system will help eliminate non-resident folks from having access to the pool and the gate code will no longer be able to be distributed via text throughout the city of Nolensville. More information on the card reader system and distribution of cards will be forthcoming prior to the pool opening in the spring.

-Directory Information: Please let us know of any changes or updates which need to be included in the 2019-20 Sunset Park Directory.

-Communication: When communicating with the Board (Individuals or Group) or Management at Sunset Park, or if in the event that you have questions or comments, please direct all communication to the Sunset Park email address at SunsetParkHOA5@gmail.com. We realize that several folks like to use the “Next Door” site, however, not everyone has access to the same information due to certain algorithms within the site. Please know that all emails, questions, comments, suggestions, and ideas will go before your volunteer Board of Directors provided that you use the official Sunset Park email address. For questions, please don’t forget to visit your HOA’s website at www.sunsetparkhoa.com. If you’ve not already done so, please be sure to REGISTER. Once approved, you’ll have access to financial reports, minutes, and other private information which is not available to the public.

-Caution: When driving through the development, please use caution. Please speak to your residents and guests regarding the need for caution. More information will be posted on the website.

-Architectural Requests: What process is in place if I want to construct a fence, or do an addition of any type, including any type of structure or improvement, which is visible from the outside of my home. Please go to the Documents section of the HOA website (www.sunsetparkhoa.com) and click on the Architectural Request Form. Please complete and submit it to us and we'll work to provide you with a response as quickly as possible. It helps to have as much information as possible including the location of the improvement on your property reflected on a plat along with drawings, renderings, pictures, brochures, etc.

Fall Shrub Planting: The developers of Sunset Park intended for all homes to have shrubs along the front of the homes and this is actually within your covenants. Please don’t forget to replace dead and/or dying shrubs as the weather cools off and Fall is now fast approaching. Inspections will be conducted again in the next few weeks and letters will go out to owners who have landscaping or shrubs issues which need attention. The Hoogendorn Holly bushes seem to really thrive at Sunset Park and are somewhat more drought resistant than the other approved shrubs (Boxwood or Japanese Holly).

Sprinkler & Irrigation Systems: As a reminder, please remember to have your irrigation systems winterized and also the backflow preventers.....nothing’s worse than seeing an owner’s dollars going down the street due to a frozen backflow preventer or irrigation lines. Please check for proper insulation of the fire suppression system in the attic of your home,

as the insulation covering your pipes could have been disturbed if any work has been done recently in your attic.

-Annual Meeting: The 2019 Annual Meeting will be held on December 9, 2019 at the Town Hall. Official notification will be sent to each owner via USPS.

Respectfully,

David Floyd & Associates, Inc.

David Floyd, Jr.

David A. Floyd, Jr., President

DAVID FLOYD & ASSOCIATES, INC., Managing Agent for Sunset Park HOA