



## DAVID FLOYD & ASSOCIATES, INC.

*A Property Management Company*

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**2/3/2020**

### ***Newsletter & Information for Sunset Park Homeowners***

#### **Follow up from the annual meeting regarding Sunset Park street hedges:**

The Sunset Park HOA Board has conducted extensive research and has also obtained an opinion from specialized HOA attorney regarding requests to remove the street hedges from yards. Basically, the Sunset Park covenants do require owners to maintain the existing hedges within their yard, including the foundation hedges, trees, plants, and shrubs. However, if an owner wishes to remove their street hedges, the covenants do not prohibit the request from being approved. Based on the attorney's recommendation, a new procedure will be created for owners to obtain quick approval to remove their street hedges conditioned upon the requirement that the street hedge area be prepped and sodded with matching yard sod at the owner's expense. Replacement of street hedges with sod will be required so as not to create an unfinished lawn area and an eyesore for the other residents throughout Sunset Park. A "Fast Track" approval form is enclosed with this letter and will also be posted on the website. Please note that approval must be obtained PRIOR to removing street hedges and that all approvals will be conditioned upon the proper steps being taken after the removal of the hedges.

The completed "Fast Track" form should be returned to David Floyd & Associates, Inc. at 104 East Park Drive, Suite 320, Brentwood, TN 37027, via fax at (615) 297-9340, or you may email it to [SunsetParkHOA5@gmail.com](mailto:SunsetParkHOA5@gmail.com).

#### **Swimming Pool:**

It will soon be that time of year again... Spring will be upon us and Summer will soon be around the corner. The pool will open on May 15, 2020. The pool code system will no longer be in effect and the access procedure has been changed for the 2020 season. A computerized card system will go into effect upon the opening of the pool. Your two (2) assigned pool cards are in the envelope with this newsletter. If a card is lost, the old card will be deactivated and a new card will be issued for a replacement cost of \$100. The pool will open daily at 9:00 AM and will close at 9:30 PM. If someone props open the gate or somehow keeps it from closing, an alarm will go off with a horn notifying the users to make sure the gate is kept closed. It is our sincere hope that this new system will help to eliminate unauthorized access to the pool which has occurred during past seasons. We hope to have another enjoyable and safe Summer at the pool.

**Other Architectural Changes:**

If you're thinking of making improvements around your home which would include driveways, fences, railings, outdoor patios, kitchens, retaining walls, hardscapes, or any other exterior improvements, please go to the website at [www.sunsetparkhoa.com](http://www.sunsetparkhoa.com), hover over the Forms tab, and click on Architectural. Here you will find the Request Procedures and ARC Form. (Note: You do NOT have to be registered to access this information and it's available on the public side of the website.) If you have any difficulties, please send us an email to [SunsetParkHOA5@gmail.com](mailto:SunsetParkHOA5@gmail.com) and we'll be glad to send them to you as a PDF. The direct link to the Architectural form is <http://www.sunsetparkhoa.com/documents/architectural/>.

Regards,

***David Floyd, Jr.***

David A. Floyd, Jr., President

***DAVID FLOYD & ASSOCIATES, INC.***