



# HOLLY POINT Homeowners Association



12/1/2023

Dear Holly Point Homeowners,

We hope this message finds you well. As you know, our community's homeowners' association (HOA) plays a crucial role in maintaining the quality of life and aesthetics within our neighborhood.

We are writing to invite you to attend an important event where we will be electing the **2024 board for our HOA**. The board members play a vital role in making important decisions, representing the interests of our community, and ensuring that our neighborhood remains a desirable place to live.

At this event, we kindly request the active participation of anyone who is interested in volunteering their time and skills to help lead our HOA. By having homeowners on the board, we can ensure that our community's best interests are at the forefront of all decision-making processes. This also allows us to avoid outsourcing the management of our HOA to a third party, ensuring that we maintain control and transparency within our community.

Your dedication and involvement are crucial to the success of our HOA. By attending this event and participating in the election process, you have the opportunity to directly contribute to the growth and development of our community. Together, we can maintain a vibrant neighborhood that we are proud to call home.

Please mark your calendars for the upcoming meeting, which will take place at **Gateway Church on January 10<sup>th</sup>, 2024 at 7PM**. We greatly appreciate your commitment to our community and we strongly encourage all homeowners to attend, as your voice matters and your vote will help shape the future of our HOA.

If you have any questions or suggestions before the meeting, please do not hesitate to contact us using our online contact form, phone, or emailing us. Your input is invaluable, and we welcome any thoughts or suggestions you may have. We appreciate your involvement and support, and we are excited to see you there.

Sincerely,

Dan Dickerson  
Holly Point HOA President

## HOA CONTACT INFORMATION



(931) 221-2939



[hollypointhoa@gmail.com](mailto:hollypointhoa@gmail.com)



[www.hollypointhoa.com](http://www.hollypointhoa.com)



PO Box 3892  
Clarksville, TN 37043



December Newsletter – 2023



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(931) 221-2939



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[www.hollypointhoa.com](http://www.hollypointhoa.com)



[www.facebook.com/HollyPointHomeowners](http://www.facebook.com/HollyPointHomeowners)



PO Box 3892  
Clarksville, TN 37043



[HOA Online Payment Option](#)



Annual HOA Meeting  
**January 10, 2024 7pm**  
**Gateway Church**  
**781 Windermere Dr.**  
**Clarksville, TN 37043**

Agenda

- 2023 Success for the Community
  - Community Yard sale with food trucks
  - Maintained front entrance garden and cleaned entry way
  - Provided slow down green turtle signs to community
  - Newsletters and Communications with Community
  - Collection of past due HOA dues and getting up to date
- Treasurer's Report
- Voting for 2024 Board Members – **We are in need of several positions or in danger of turning the HOA over to a 3<sup>rd</sup> party company and annual dues would be increased, so if interested in volunteering please do so.**
- Questions from the community



2024 Annual \$40 Dues - Payment Options

Online Payment

It's now possible to pay your HOA Dues online using Square, visit our website for more details or scan the QR code. There will be a small online transaction fee added to your \$40 dues if you choose this option to pay your dues.



US Mail

If you would rather mail your \$40 dues make your check or money order payable to **Holly Point HOA** and please include the following:

- Address for which due is for
- Email address
- Phone number

Mail to the HOA PO Box at:

**Holly Point HOA**  
**PO Box 3892**  
**Clarksville, TN 37043**



Make sure your dues are paid or post marked before **March 31, 2024** to avoid late fees. Any due not received will be considered late and will have a **\$10 late fee** added and **homeowners' names are sent to the HOA attorney.**

See something say something!!!

With the holiday season approaching and more folks getting packages please keep an eye out for your neighbors. Make sure you're locking your vehicles and keeping valuable items out of view. If you see something please call the authorities. If we work together we can keep Holly Point a great safe community. Please be mindful of our neighbor's properties, don't use yards to cut-thru or jump fences. If you see this activity please contact the Clarksville Police Department.



Prepare Your Home for Fall and Winter

With the change of season approaching, here are a few helpful tips to help protect your home this season:

1. **Check the Caulking on Windows and Doors.** Make sure the weather-stripping around doors is tight and secure. 10% of the heated air that leaks out of the house exits through windows and doors.
2. **Chimney Cleaned and Inspected** - If you have a wood-burning fireplace make sure your chimney is clean before using. Blockages and buildup can lead to fires and inadequate ventilation.
3. **Clean out Gutters and Pressure Wash Siding** - Keep gutters clean and downspouts flowing away from the house and walkways. Make sure gutters are securely fastened and in place to hold up under winter conditions. Pressure wash that mold and mildew off the siding to help maintain appearance.
4. **Turn Off Exterior Faucets & Lawn Irrigation Systems** - Helps to avoid freezing and leaks during winter.
5. **Heating and Air System Inspected** - Have your heating and air system checked and serviced to provide optimum efficiency and to help save on winter heating bills. Keep your return air filters clean and changed out often.
6. **Smoke, Fire, and Carbon Monoxide Detectors** - Check all alarms for proper operation and change the batteries. It is recommended to replace the batteries twice a year in the detectors and replace the devices every 5-10 years.
7. **Protect Pipes from Freezing** - Wrap pipes with foam insulation to prevent them from freezing which could cause them to burst.
8. **Trim Trees, Shrubs, and Rack Leaves** - Trees close to the house can pose a danger if limbs are low and touching the roof. Keep limbs trimmed and away from the house to avoid ice build-up and breaking.
9. **Close Off Crawl Space Vents** - Closing the vents will help keep the cold air from getting under the house.
10. **Reverse Ceiling Fans** - Change the fan rotation to clockwise to force the rising heat down for greater energy savings.



Deed and Restrictions - ALL PROPERTIES WITHIN HOLLY POINT

Improvements and Architectural Control

All homeowners please be aware that any alterations you plan to make to your home need to be submitted for approval before your project begins. Holly Point has Architectural Control to make sure the community maintains architectural harmony throughout the neighborhood.

**#16: No building, fence, wall, or other structure(s) of any kind shall be commenced, constructed, or erected upon any Lot or House, nor shall any exterior addition therein be made, until the plans and specifications showing the nature, kind, shape, height, materials, color, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association**





TRAILER PARKING

### Trailers Parked on Properties

Our neighborhood Deed Restrictions do not allow for parking trailers, boats, travel trailers, etc., in front of homes. These items can be parked on the side and behind homes, provided they are parked on an approved surface, such as a concrete pad or gravel pad. Thanks for your cooperation and for keeping the neighborhood looking great!

**#27 Section (A): Trailers (motorcycle, utility, cargo, boat, travel) shall not be parked in front of a home. Trailers may be parked on the side or behind the home, on an improved surface.**



### Garbage Receptacles

Please once your garbage has been collected store your receptacles either in your garage or behind your home. They should not be stored in the front of your home or on the street according to Holly Point Deed Restrictions:

***#14: No garbage, trash, wood pile, or other debris shall be left upon any Lot Owners and their tenant/occupants shall, at all times (with the exception of trash pick-up days), store trash cans and recycle bins in an area of the driveway immediately adjacent to the side of Homes, in garages, or behind Homes. On scheduled trash and recycling days, trash cans and recycle bins shall not be placed on the street for pickup sooner than 6:00 PM the night before the scheduled trash pickup day. Trash cans and recycling bins shall be removed from the street by 6:00 PM on the scheduled trash pickup day.***



**BE MINDFUL  
OF YOUR  
NEIGHBORS**

Few items to keep in mind within our community.

- Maintain your yard and trash so it does not end up in your neighbor's yard
- Clean up after your animals and not leave behind their mess in your neighbor's yard
- If your neighbors have a fence please note they have it for a reason and not jump or damage their fence to cut thru
- Trailers – boat, utility, or any other type of trailer is not allowed to be parked on the street or driveway. Please see the Deeds (Section 27) for proper means of parking a trailer on your property.
- Driveways are not trash storage locations, please make sure your following the guidelines within our Deeds (Section 14) for trash storage.