



Notes for Homeowners
Hearthstone Manor Owner's Association
November 2011

Save the Date: The Annual HMOA Mtg will be held on Monday December 12 at 6:30 PM at the Baymont Suites, 111 Penn Warren Dr in Maryland Farms, Brentwood. Doors will open at 6 PM.

Meeting agenda will include: election of one new Board Member, 2011 accomplishments, reserve funds and homeowner dues for 2012.

Board Opening for 2012-2015: A current Board member will move off the Board after finishing his term, and we are seeking a replacement to fill this position. Anyone interested should submit a brief bio and reason for your interest in serving. An election will be held at the Annual HMOA meeting. The person receiving the most votes will serve for 3 years starting Jan 2012. Please submit your bio to any of the Board members listed below:
Leigh Masimore – President, 227 Hearthstone Manor Ln, LRMasimore@Gmail.com
Connie Ford – Vice President, 136 Hearthstone Manor Circle, CCTF420@aol.com
Bob Dykema – Treasurer, 138 Hearthstone Manor Circle, robert.dykema@comcast.net
Elizabeth Smith – Secretary, 229 Hearthstone Manor Ln, ejs@mudter.com
Gary Wendorf, 230 Hearthstone Manor Ln, gwendorf1@gmail.com

Deck Stain & Appearance: The Board believes, and hopes you agree, that Hearthstone Manor is a clean and attractive community. We are committed to a continuous improvement program. A portion of your monthly dues and a great deal of effort and expense has been made to bring it to this level. It is now up to homeowners to do their part by ensuring their decks are stained according to the approved choices and are in good repair and appearance.

The Board has recommended that all decks be stained with a Cedar tone transparent or solid stain by the end of **October 2012**. A recent assessment of the decks revealed many different colors and conditions within our community. All decks must be presentable and recently stained to be in compliance with HMOA rules. An unkempt deck diminishes the appearance of our community and may eventually require expensive repairs.

The acceptable color is cedar and the approved stains are: Behr: 501 Semi Transparent (stain that reveals some wood grain) and Behr: 529 Solid Stain (solid stain of cedar color, for better coverage on decks/wood of solid color). You may also choose a different brand of stain as long as it matches the Behr color. Some of us prefer Porter Paint and the Maryland Farms Porter Paint store on Cadillac drive has matched the Behr stain colors in their Acri-Shield Stains. Ask Store Manager Nathan Paul for the 'Hearthstone Manor 615-708-9350' stains (semi or solid) and you will get the HOA discount. Note: Please **DO NOT use paint** on the decks or the appearance and color will not be consistent with stained decks.

It is highly recommended that decks be reviewed for structural soundness and pressure washed prior to staining, if a new deck is required there are many deck companies available to repair or completely rebuild your decks. There are specific design requirements, so check with the Architectural Committee (Bob Dykema, chair) for design criteria for this or any exterior changes to maintain a homogeneous appearance. The deck staining may be performed by the homeowner, handyman of your choice or you may contact HomeHelp's Dave Garber at 402-20089 for a quote.

Thank you for your help in improving our community.

Holiday Season Reminders:

Many of us have visitors during the holidays, often for several days. Please remind your guests:

- To park in approved areas.
- Police the area when walking their dog (i.e., don't forget your scooper and bag!)
- Observe the speed limit of 15 miles per hour.

Neighborhood Watch:

With the holidays upon us, now is a great time to be reminded of things you can do to make sure your home and neighborhood remain the safe and secure place we all want to have. In the past there have been isolated incidents of cars that were not parked in the garage being broken into and an incident of an attempted home break-in. Our police department has shared the following tips:

- Park SMART – always lock your car and make sure valuables are taken in with you or hidden from view. It is especially important for you to hide or remove your garage door in with you, as it can be used to get access into your house. The most types of items most frequently stolen from parked cars are GPS systems, laptops, iPads and iPods, women's purses and, during the holiday season, gifts that have been left in the car.
- Lock your kitchen door into the garage, to prevent anyone from getting into the garage then going directly into the house.
- After having workmen, cleaning services, carpet cleaners, etc., go back through the house and check for belongings and make sure all windows are locked.
- Be aware of your surroundings, especially when noticing "strangers" in our neighborhood. Report any suspicious behavior to your block captain or to me. (615-417-8926) Especially important is watching for deliveries, such as FedEx. Thieves go through neighborhoods looking for unwatched packages to steal.
- Be a good neighbor! Let neighbors know when you are going to be away, and leave a number where you can be reached in an emergency. When your neighbor is away, keep your eyes and ears open for unusual behavior and report as warranted.
- The police also recommend leaving porch lights and back deck lights on at night as a deterrent to people looking for easy places to break in. Thieves often choose homes with dark entrances, windows hidden by landscaping, and isolated entrances.

MAKE SURE YOU HAVE A SAFE AND HAPPY HOLIDAY SEASON!

SEE YOU AT THE ANNUAL HMO MEMBERSHIP MEETING!