

Welcome



to the Villages of Stoneybrook

Owner's Guide

Courtesy of myStoneybrook.com

(does not replace or supersede any official document)

- July 2021 -

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Moving to the Villages of Stoneybrook

Closing your home purchase

Important: home insurance must NOT be HO6 condo, insure a cluster unit like a regular home.

Official closing packets are available through [Metropolitan Property Management](#). Among other things, your closing packet should have included a listing 27 key HOA rules and regulations. Copies of Bylaws, Covenants, and Policies are also available via the independently run and maintained website: <https://mystoneybrook.com> – for access owner registration and verification is required using your Villages unit address.

A capital reserve payment equal to four months of HOA dues is due and payable at closing. Your first month's dues may also be made or prorated at that time.

Shortly after your closing you should receive a contact from Metropolitan Property Management to arrange electronic account payment or a dues coupon packet.

Obtaining basic services

Gas

- Piedmont Natural Gas
- 1-800-752-7504
- www.Piedmontng.com

Electric

- Nashville Electric Service NES
- 615-736-6900
- www.Nespower.com

Gate code and fob

obtain from prior owner or call Metropolitan Property Management (MPM) – 615-915-3204

Water and sewer

- Hendersonville Utility District
- 615-824-3717
- www.Hendutil.net

Cable/Internet

- Xfinity
- ATT
- Verizon (LTE)
- Direct (satellite)

Mailbox key

obtain from prior owner or go to local post office: 105 Imperial Blvd, Hendersonville, TN

Garbage/ Trash Pickup is a city tax provided service –

<https://www.hvilletn.org/departments/public-works/residential-trash-information> - note their menu on the left. Our curbside garbage pickup is early on Thursdays. Holiday weeks may have altered schedules. Building materials, automobile parts, and/or hazardous materials are not accepted. See their website menu for different types of pickup (e.g. trimmings) . Except as required for pickup, bags and containers should be stored in your garage. If you will be away on pickup day, have a neighbor assist to avoid bags or containers remaining on the curb.

The HOA

The Villages of Stoneybrook is an incorporated gated community including a homeowner's association (HOA) with the aim of preserving and enhancing the community's property values. The HOA is composed of those who purchase property within the Villages of Stoneybrook – the members are the HOA.

The HOA has a non-compensated board of 5 directors elected to perform the administrative business functions for the HOA in accordance with the bylaws and covenants of the association. The Board also provides continuity and enforcement of policy leadership to help foster a true sense of community. Any member may attend a board meeting, but for decorum and orderliness any item or comment you wish to introject may only be introduced by a director – speak with a director well before a meeting. There are also several committees and volunteers that assist the board. There is an annual review and business meeting of the entire membership.

The HOA membership shares the expenses for a defined set of common benefits -- maintaining community property and the appearance of the individual properties via dues based on actual expenditures. Ultimately the collective community pays for what it receives.

HOA Dues

At the closing of property in the Villages of Stoneybrook, four months of dues are due above and beyond the regular monthly dues for placement in capital reserves for major periodic expenditures (e.g. road paving).

Bylaws Amendment 6 (2018) made significant changes in recognition of the typical differing characteristics and needs of cluster unit and residential units and their owners. There are now 3 categories of dues and defined benefits: 1) cluster units, 2) single residential units with pre-2013 roofs awaiting a one-time roof replacement benefit and 3). all other single residential units.

Please note also that beginning in 2018 with Amendment 6, **ALL unit owners are responsible for their own property (interior and exterior) casualty and liability insurance** and that an HO6 (condo) type policy is NOT acceptable for our cluster unit owners.

See appendix for a recent expense based annual budget worksheet illustrating the monthly dues calculations for the 3 classifications.

What HOA Dues Provide

Your HOA dues pay for maintenance, repair, replacement, taxes, and insurance of community common property such as the gate, roads, sidewalks, streetlights, clubhouse, pool, gazebo, pond, and common areas.

Your HOA dues also provide some limited services related to the maintenance of your unit and property. **The bylaws are the governing document** – a simplified overview appears below:

Provides for all units:

- routine lawn care
- maintenance and care of the unit's irrigation system
- mulching
- maintenance {not removal or replacement} of all bushes, shrubs, and trees

Additionally, provides for Cluster/Condo units (covered by their higher dues rate):

- maintenance and repair of driveways
- maintain, repair, and replace all [exterior] painted areas, including crawl space doors, entry doors, caulking, and exterior trim
- annual gutter cleaning
- roof replacement - (shingle and underlayment only)
- sealing of surfaces of wooden decks and covered open decks (not composite or screened or enclosed) - or - may replace wood decking with composite

Note that certain “thru-2012” single residential units have a hybrid dues rate with pro-rated roof coverage ending with initial replacement.

Any maintenance, repairs, or replacement not listed is the sole responsibility of each unit owner – additionally note that **each unit owner is responsible for providing Property Casualty and Liability insurance for their unit and property.**

For the HOA covered items needing attention, a maintenance request must be completed and submitted. It is available on the Metro Property Management website, <https://www.mpnashville615.com/maintenance-request/>

There will be no reimbursement for otherwise covered costs without prior submission and approval of a written maintenance request.

A unit owner may always provide maintenance, repair, and replacement at their own expense, but note:

Any and all [exterior] property maintenance, repair, and replacement must be in accordance with community-wide standards and with approval of the Architectural Review Committee (ARC). The ARC request form is available on the Metro Property Management website, <https://portal.mpnashville615.com/> or via the unofficial community website, <https://mystoneybrook.com/vsb-hoa/hoa-documents/> - login required and redirected..

Restrictive Covenants and Rules

A friendly caring neighborhood is valued and with any relationship there are boundaries. Common shared values are characteristic of successful organizations, nations and communities. The Bylaws, Covenants, and current policies are the governing documents for the community values. A condensed overview for common items is presented below.

1. All **exterior structural, appearance, and landscaping** items and changes need prior approval by the Architectural Review Committee (ARC). No visible fencing or signage (excepting standard “for Sale”) is allowed. Outdoor pools or hot tubs are not allowed. Antennas and Sat Dishes need approval. No window units, exterior tanks, clothes lines, or overnight sports equipment.
2. **Vehicles** shall normally be parked only in garages or driveways servicing the Units or in designated parking areas. Parking on the street is only permitted if a Unit’s driveway is full. Overnight parking in the street is not permitted. No visible commercial, recreational, tractor, etc. vehicles nor vehicles in obvious disrepair are allowed. No visible campers, trailers, etc. are allowed.
3. **Pets** are limited to two and must not be noisy, obnoxious, or a safety concern. Dogs must be leashed. And owners must pick up after their pets – even in their own yard.
4. Any **commercial or business** use of a unit must not be apparent in any way or unsafe or in violation of any laws or ordinances. Garage and Yard sales are not allowed.
5. Any **unit rental** contract must exceed 6 months and have its contract filed with the ARC.
6. Any use of the **common areas** must not be annoying, noxious, unruly, unsafe, offensive, or embarrassing, etc.
7. **Unit owners are responsible for the actions of their guests.**
8. Use of the **pool and clubhouse** has special guidelines available on the website. Basic overview is exclusive use of the clubhouse requires reservation and fee, pool use is by issued owner pass with limited accompanying children and guests and the usual pool safety rules (e.g. no glass in pool area).
9. No firearm discharge is permitted including any air/gas powered bb, pellet, or paintball gun.

The truly short behavioral version is “Be respectful, be friendly, look good, and be good.”

Enforcement

Our community of reasonable, responsible, residents rarely require any enforcement. When an issue is noted, education almost always suffices. It usually begins and ends with a friendly neighbor mentioning to an offender that an observed issue should be checked with a review of the covenants or the ARC. If brought to the Board’s attention, an additional discussion might ensue and/or formal letter issued by our management company. And if they are ever needed, our bylaws also provide for further direct and legal remedies.

Community

Property

Neighborhood Gazebo located in the center of Golf Club Circle

Neighborhood Clubhouse located on Golf Club Circle

- Clubhouse access code is 9259 (subject to change)
- Clubhouse lending library for your perusal (take and return) and book donations.
- Clubhouse usage rules and exclusive use reservation forms are posted on the VOS website

Neighborhood Pool located behind the Clubhouse

- Your pool pass will be mailed to you from Metropolitan Property Management and is required to curb unauthorized access.
- Note no lifeguard is provided – use at own risk and be present for any guests
- Pool usage rules are posted on in the clubhouse and on the VOS website

Neighborhood Pond - located between the pool and Golf Court.

- Lighted fountain and walkway
- Fish, geese and turtles
- Porch style swings
- User friendly landscaping

Greenway* – located behind our community just across the railroad tracks using the limited access bridge on Stop Thirty Road. Please no access using neighbor's yards.

* Provided by the city with over 7 miles of walkway connecting other communities, the library, public parks, and some shopping, restaurants, and offices.

Activities

largely volunteer driven and at little to no expense to the whole HOA community. Involvement is an important part of our sense of community, and you are encouraged to volunteer to propose, lead, assist, or simply attend any community activity. Sometimes just helping a neighbor. Please make known items /areas you have interest, skills, or willingness to help.

Examples include:

Community maintenance or enhancement – minor repairs, to fences, irrigation, clubhouse, clean up, seasonal decorating, etc. Helps us keep our dues down and is just neighborly.

Committees - serve the community and provide advice and assistance to the Board

- Architectural Review Committee
- Community Cares Committee
- Landscape and Maintenance Committee
- Pool and Clubhouse Committee
- Pond Beautification Committee

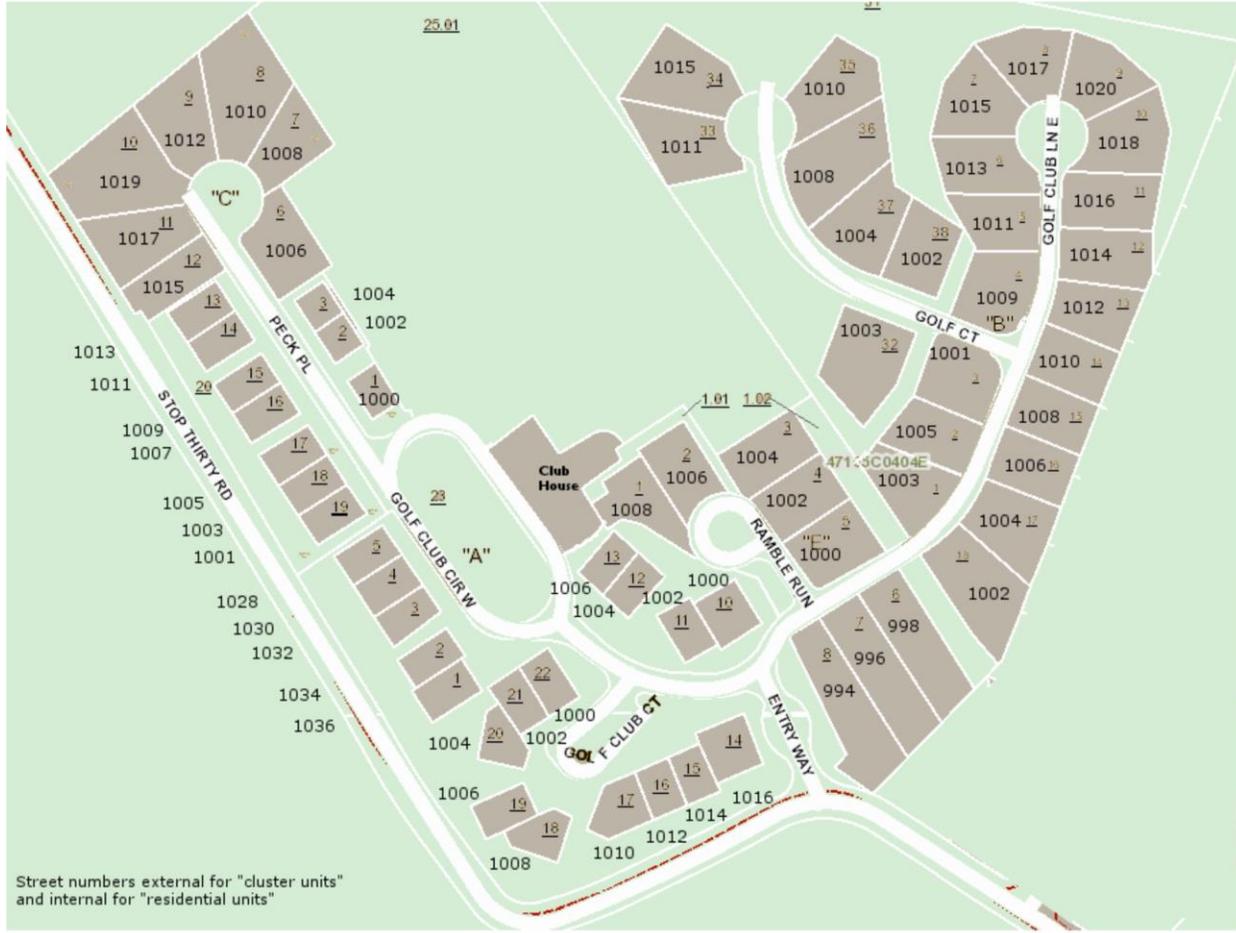
Social Events – for example Independence Day Party, Open Air Movie night, Sports night out, Santa Cop party to name a few.

Some Current Needs – leaders and volunteer helpers are needed and welcomed for all the noted committees and activities. Ideas and suggestions are also welcome, but active participants volunteering an occasional portion of their time, skills, and/or abilities are most valued and appreciated.

**Be a part of your
Villages of Stoneybrook
community and keep it the
“hidden jewel of Hendersonville”**

Community Units Map

As of May 2020



2021

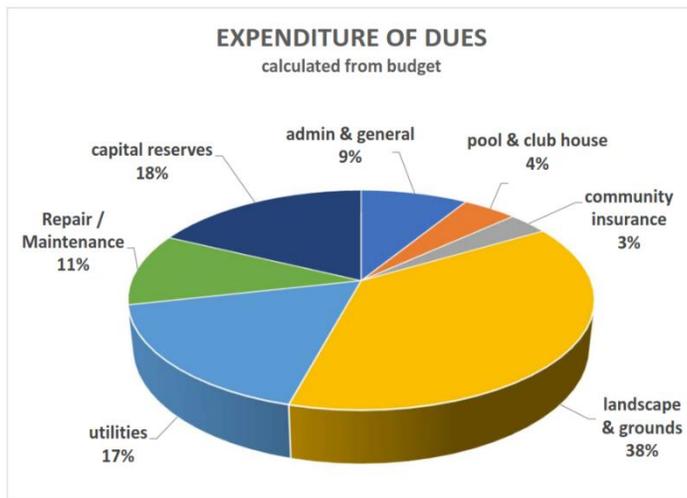
 HOA DUES BUDGET WORKSHEET

Operating Expense				74 units -->		
COMMON ALL UNITS	annual	per unit	monthly	27 17 30		
				Cluster Home	Single thru 2012	Single Post 2012
admin & general	\$17,900	\$242	\$20.16	\$20.16	\$20.16	\$20.16
pool & club house	\$9,080	\$123	\$10.23	\$10.23	\$10.23	\$101.78
community insurance	\$6,756	\$91	\$7.61	\$7.61	\$7.61	\$7.61
landscape & grounds	\$77,000	\$1,041	\$86.71	\$86.71	\$86.71	\$86.71
utilities	\$35,300	\$477	\$39.75	\$39.75	\$39.75	\$39.75
Common TOTAL	\$146,036	\$1,973	\$164.45	\$164.45	\$164.45	\$164.45
VARIES BY UNIT TYPE						
Repair / Maintenance	\$11,286	\$152.51	\$12.71	\$12.71	\$12.71	\$12.71
additional cluster unit	\$10,540	\$390.37	\$32.53	\$32.53		
Maintenance TOTAL	\$21,826			\$45.24	\$0.00	\$12.71
TOTAL Operating Exp.	\$167,862			\$209.70	\$177.16	\$177.16

Capital Reserve Contributions			
(for transfer to reserves)			
varies by unit type			
Roofs	\$45.00	\$45.00	\$0.00
Driveways	\$7.50	\$0.00	\$0.00
Pool/Gazebo	\$2.00	\$2.00	\$2.00
Streets	\$5.00	\$5.00	\$5.00
Gate	\$1.00	\$1.00	\$1.00
Pool (equipment)	\$3.50	\$3.50	\$3.50
TOTAL to Reserves	\$36,402		
		\$64.00	\$56.50 \$11.50

Grand Totals

ANNUAL BUDGET	\$204,264		
ANNUAL DUES	\$204,264		
(subject to rounding errors)			
HOA DUES	\$273.70	\$233.66	\$188.66
	Cluster Home	Single Thru 2012	Single Post 2012
	(pre-roof)		



comparison to 2020	\$268.69	\$235.79	\$190.79
\$ change	\$5.01	-\$2.13	-\$2.13
% change	1.86%	-0.90%	-1.11%

[noted is a one cent rounding error in cluster unit 2021 dues]

HOA CONTACT INFORMATION

HOA Officers – (will forward to current position holder)

Board of Directors

President@mystoneybrook.com

Vice-President@mystoneybrook.com

Secretary@mystoneybrook.com

Treasurer@mystoneybrook.com

atlarge@mystoneybrook.com

Committee Chairs

ARC@mystoneybrook.com

Landscape-Maintenance@mystoneybrook.com

Pool-Clubhouse@mystoneybrook.com

Pond-Beautification@mystoneybrook.com

Metropolitan Property Management: 615-915-3204

- Repair Requests – Contact Susan at susan@mpmnashville.com
 - Unit address
 - Issue needing addressed
- Emergency Repairs – For after hours call 615-915-3204 and follow prompts for on call manager
- Sales/mortgage closing packets – Contact Haley at haley@mpmnashville.com
- Assessment issues – Contact Susan at susan@mpmnashville.com or Cass at cass@mpmnashville.com
- Billing Issues - billing@mpmnashville.com
- Invoice issues – Contact Susan at susan@mpmnashville.com or Lynette at lynette@mpmnashville.com

The Website - **MyStoneybrook.com**

About

– mystoneybrook.com – is an unofficial, independent, and **non**-commercial website developed and maintained by a fellow neighbor at no expense to the HOA / community. It is intended to be a bulletin board for news, announcements, and information for the residents of the Villages of Stoneybrook in Hendersonville, TN.

Features

- **A secure, monitored, and limited access resource** for the Villages of Stoneybrook
- **log on for** access to **HOA documents**, minutes, forms, and other information.
- **log on for** complete **Community Directory** (name, and address - and optionally provided email, phone, and “about me” info)
- Public **Community News / Activity** articles (some may be require log on)
- Public Community **Real Estate Activity Analysis** (submitted by neighborhood RE agent)
- Public Community **Events Calendar**
- Community History and other items as they become available (need volunteer to submit)

But to make this website really good . . .

Your participation is needed! (even if just to nudge someone else)

get every neighbor registered and if you haven't already, [register today](#)
add additional information to your profile / directory – like email, phone, and “about me”

submit a history of our community

submit community interest photos, reporting, events, or articles

submit ideas for other community interest items or functions

simply provide feedback on features, security, and functionality

The emphasis is on **community**. communication and involvement . . it takes everyone to make a **community**

[click here to volunteer in some general or limited way](#)

[click here](#) to contact mystoneybrook.com

[Terms & Conditions](#) for use of the website.