

Welcome



to the Villages of Stoneybrook

Owner's Guide

Courtesy of myStoneybrook.com

(does not replace or supersede any official document)

- December 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 via [Ghertner Property Management](#). Among other things, your closing packet should have included a listing of 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 first time access owner registration and verification is required using your Villages unit address.

A capital and operating reserve payment equal to five months of HOA base assessments 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 Ghertner Management to arrange electronic account payments 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 Ghertner Property Management

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

Governance

The Villages of Stoneybrook is an incorporated gated community organized as a homeowner's association (HOA) with the aim of preserving and enhancing the community's property values. The HOA membership is composed of those who purchase/own property within the Villages of Stoneybrook – the unit owners are the HOA.

The HOA has a non-compensated board of 3 to 5 directors elected to oversee 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. The Board is assisted by a paid management company. 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 in the Fall of each year.

HOA Dues

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

As already noted, five months of base assessment sare due above and beyond the regular monthly dues for placement in capital reserves for major periodic expenditures (e.g. road paving) are due at the closing of property purchased in the Villages of Stoneybrook.

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 (nor any single unit owner).

See appendix for a sample 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, utilities, 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 and walkway to porch.
- 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 single residential units with a pre-2013 roof 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 via the HOA's management company.

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 HOA management company website, or via the unofficial community website, <https://mystoneybrook.com/vsb-hoa/hoa-documents/> - login required and is redirected to documents.

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 the HOA management company in the Spring 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 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. may be performed by neighborly volunteers and help keep all our dues down. Such volunteer acts however neither create nor assume any HOA legal responsibilities.

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

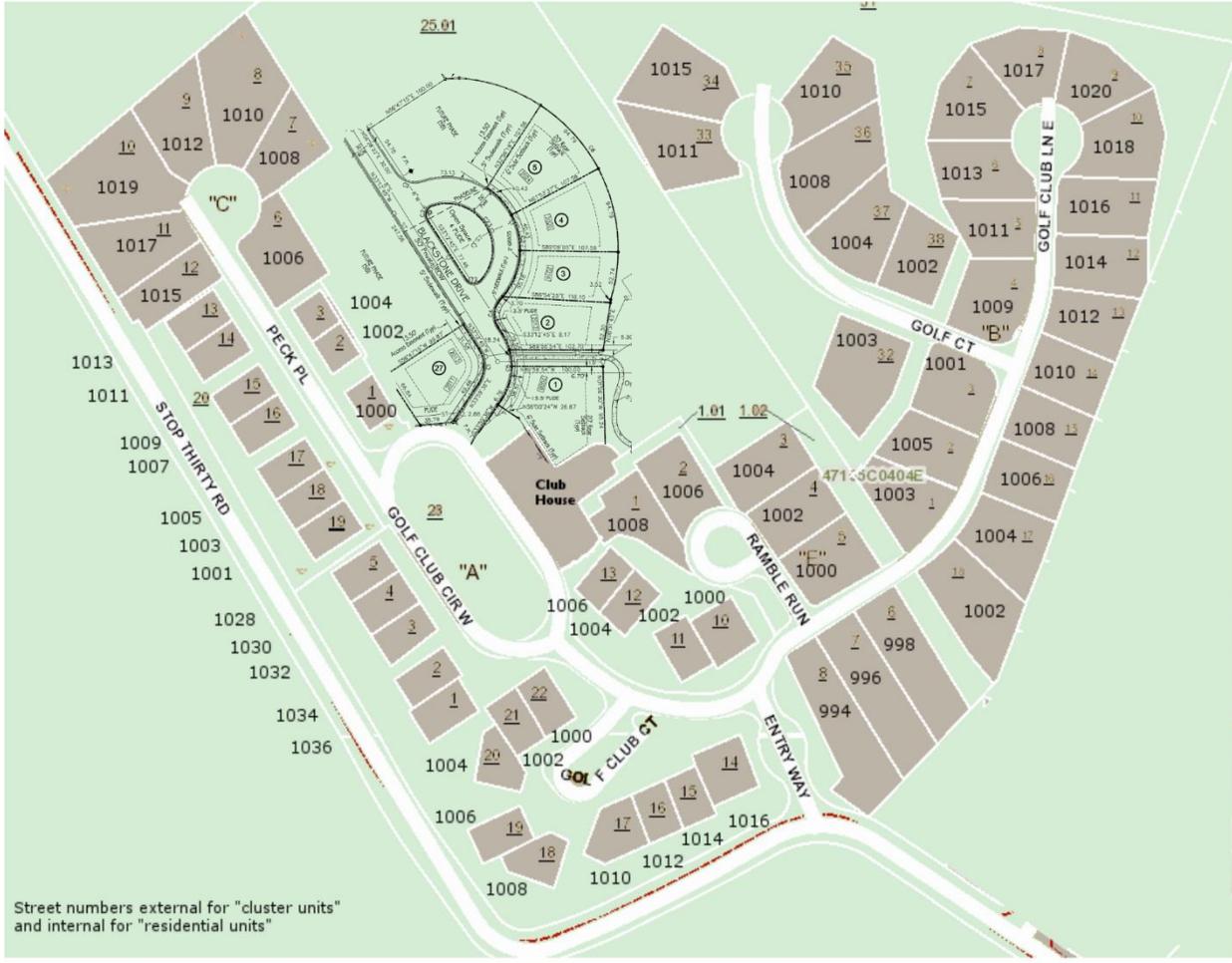
- Architectural Review Committee
- Community Cares Committee
- Landscape and Maintenance Committee
- Pool and Clubhouse Committee
- Pond Beautification Committee

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

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 November 2021



Blackstone Drive properties addition is shown clear (under construction)

SAMPLE

As approved by the 2021 BOD and presented at Annual HOA membership meeting November 11th 2021

Note: the new 2022 Board voted at their first meeting to keep the higher 2021 dues and place the excess towards reserves

The final 2022 Dues are circled in red

2022 HOA DUES BUDGET WORKSHEET							
Operating Expense		76 units -->		27	11	38	
from budget worksheet				Cluster Home	Single roof<2013	Single roof>2012	
COMMON ALL UNITS		annually	monthly				
	annual	per unit	per unit				
admin & general	\$21,303	\$280	\$23.36	\$23.36	\$23.36	\$23.36	
pool & club house	\$12,960	\$171	\$14.21	\$14.21	\$14.21	\$14.21	
community insurance	\$4,500	\$59	\$4.93	\$4.93	\$4.93	\$4.93	
landscape & grounds	\$74,505	\$980	\$81.69	\$81.69	\$81.69	\$81.69	
utilities	\$32,400	\$426	\$35.53	\$35.53	\$35.53	\$35.53	
Common TOTAL	\$145,668	\$1,917	\$159.72	\$159.72	\$159.72	\$159.72	
VARIES BY UNIT TYPE							
Repair / Maintenance	\$4,050	\$53.29	\$4.44	\$4.44	\$4.44	\$4.44	
additional cluster unit	\$11,450	\$424.07	\$35.34	\$35.34			
Maintenance TOTAL	\$15,500			\$39.78	\$4.44	\$4.44	
TOTAL Operating Exp.	\$161,168			\$199.50	\$164.16	\$164.16	
Capital Reserve Contributions							
(for transfer to reserves)			Roofs	\$48.00	\$48.00		
varies by unit type and reserves analysis projections			Driveways	\$7.50			
			Pool/Club/Gaz	\$3.50	\$3.50	\$3.50	
			Streets	\$7.50	\$7.50	\$7.50	
			Gate	\$1.00	\$1.00	\$1.00	
TOTAL to Reserves	\$35,262			\$67.50	\$60.00	\$12.00	
Grand Totals							
ANNUAL BUDGET	\$196,430						
ANNUAL DUES	\$196,430		HOA DUES	\$267.00	\$224.16	\$176.16	
			2022	Cluster Home	Single roof<2013	Single roof>2012	
	(subject to rounding errors)						
		Comparison to	2021	\$273.69	\$233.66	\$188.66	
				-\$6.69	-\$9.50	-\$12.50	
				-2.44%	-4.06%	-6.62%	



Current 2022 dues circled in red above

HOA CONTACT INFORMATION

HOA Officers – (emails forward to current position holder)

Board of Directors

President@mystoneybrook.com

Secretary@mystoneybrook.com

Treasurer@mystoneybrook.com

atlarge1@mystoneybrook.com

atlarge2@mystoneybrook.com

Committee Chairs

ARC@mystoneybrook.com

Landscape-Maintenance@mystoneybrook.com

Clubhouse_Pool@mystoneybrook.com

Pond-Beautification@mystoneybrook.com

Community-Cares@mystoneybrook.com

Ghertner Property Management

Homeowner Portal: <https://ghertner.com/owner>

Additional contact information not received at publication

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.