



The Cottages at Indian Park

First Quarter 2022 Newsletter



Important Issues in This Newsletter:

- ◆ Projects
- ◆ Crime & Vandalism
- ◆ CMA as our Property Manager
- ◆ Board updates
- ◆ Design Guidelines update
- ◆ Keeping an eye on Trash
- ◆ Trash Talk

Community Updates!

We hope your 2022 is off to a great start! The Board of Directors is very excited for this year. We're finally settled in with CMA and are more than pleased with how Dawn Hardiman has been helping our community. She has been extremely responsive and on top of all the things happening around the community. So, if you have an issue or need assistance, please don't hesitate to reach out to her! Her information is below.

The Cottages has some exciting projects coming up this year, with the biggest being the long-awaited resealing and restriping of the roads. While we diligently tried to get this accomplished last year, original vendor issues and the weather paused our progress. Once the weather gets warmer, Rose's Paving will be back on site to finish their work.

While we will make sure to communicate updates as they happen, you can make sure you're up to date on all of our community happenings by following our Facebook page and joining our HOA email list by emailing: IndianParkHOA@gmail.com

We look forward to a great and prosperous year for our community. As always, we are here to serve the community, so don't hesitate to reach out with any comments, questions, or suggestions!

Good-bye Cristina & Thank You For Your Service!

It is with a heavy heart that we say good-bye to Cristina, who served as our HOA President for three years. While she is off to embark on new and exciting things, we can't help but reflect and be grateful for all the time and effort she put in to make our community even better. From helping to revise and implement our new Rules & Regulations, cracking down on illegal dumping, ensuring our homes are washed and cleaned, fixing countless gutter and drainage issues, working to redo our road (which should be concluded later this year), and many other amazing things, Cristina has volunteered countless hours to give us all a better Community.

So, **thank you Cristina!**
And if you see her out walking her dogs, be sure to tell her thank you too!



Reminder: HOA dues are now \$129.69. Please ensure you're paying the correct amount to CMA and update any autopay. If you need assistance, please visit our HOA website, or give Dawn a call!

Property Manager:

Community Management Associates
Dawn Hardiman
(615) 538 - 8876
Dhardiman@cmacommunitites.com

Board of Directors:

IndianParkHOA@gmail.com
Check out our website:
www.CottagesAtIndianPark.com
And follow us on Facebook:
[Facebook.com/IndianParkHOA](https://www.facebook.com/IndianParkHOA)

Welcome A-"BOARD" Gina!

While Cristina will be missed, we are thrilled to welcome Gina Seckler on to the Cottages at Indian Park Board of Directors. Gina has been a member of the CaIP Community for 4 years. She has also worked as a realtor for 21 years. Gina joins our Board as the Secretary, replacing Chase Talbot who has assumed the role of President, and Tamara Davenport remains our Treasurer. We look forward to working with Gina and are excited for her and her expertise to help make our community even better!

Be the change you want to see! If you have any interest in helping to better our community, please don't hesitate to reach out to the Board of Directors by emailing them at IndianParkHOA@gmail.com!



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Crime and Vandalism

Unfortunately, we have received reports of crime and vandalism within our community and the surrounding areas. To help ensure the safety of you, your personal property, and the Community, please be mindful:

- Making sure your car and house are always locked when not in use – especially at night.
- Do NOT leave things of value in your car or clearly visible.
- Invest in a home security system and cameras to watch over your cars.
- Follow community apps – such as Nextdoor or Ring – to keep up to date with issues around our community.
- **If you see something, say something! Report all suspicious behavior to the police immediately!**

By working together, we can help ensure our community remains a safe and pleasant place to live!

Reminder: If your patio fence or siding needs repaired, please submit a maintenance request via the CMA portal!
<https://auth.cmacommunities.com/Login.aspx>

Upcoming 2022 Community Projects

- ◆ Street repairs, resealing, and restriping will resume once the weather warms. Tentatively hoping for March/April.
- ◆ Continued gutter and drainage repair.
- ◆ Tree trimming and removal.

Reminder: Apples Pest Control comes around on the fourth (4th) Monday of every month starting at 7:45am. They actively spray the outside of every Unit, and will spray inside per request if someone is home to let them in.

Design Guidelines Update:

The Board has made a minor amendment to the “Storm Door” section of the Design Guidelines. Storm Doors are now permitted to be white or green.

Let's Talk Trash...again

We all owe a duty to keep our community clean and sanitary, which means using the compactor appropriately! Remember, the area is under surveillance! Here are a few tips to ensure we are all doing our part:

- ◆ Use enough force to ensure your trash goes down the chute!
- ◆ A hoe has been placed by the compactor door for pushing your trash fully into the compactor!
- ◆ Do **NOT** discard large boxes, metal items, or items that will block the chute or jam the compactor!
 - ◆ Do **NOT** leave **ANY** trash outside of the compactor.
- ◆ Bulk items should be hauled away and discarded appropriately.
- ◆ If there is a problem with the compactor, contact **Dawn Hardiman** or the **HOA** immediately, and do **NOT block the stairs or compactor door!**

Any person found not disposing of their trash appropriately will be fined. Generally, this fine is:

\$100.00 + cost to haul

Parking Problems...

Our community is large and our parking is limited. Remember, every unit is assigned 2 parking spaces. Homeowners/Tenants should not be parking in the limited visitor spaces or along the roads. Violators will be towed at the owner's expense!



Keep your
dog leashed



Pick up after
your pet

BE CONSIDERATE

Important Numbers:

Middle TN Electric	(877) 777-9020
Water Co. (CUD)	(615) 893-7225
Fire Department	(615) 893-1422
Poison Control	(800) 222-1200
Animal Control	(615) 898-7740
EMS	(615) 896-2520
(non-emergency)	
Police	(615) 893-1311
(non-emergency)	

**In case of EMERGENCY,
immediately call 911**

