

COUNCIL OF NEIGHBORHOOD ASSOCIATIONS

March 27, 2008

Council Chambers

Germantown Municipal Center

Neighborhood Associations Represented: Allenby Lakes, Dogwood Creek South, Duntreath, Farmington South, Fox Creek, Galway Green, Gardens of Oakleigh, Germantown Trails, Kimbrough Grove, Kimbrough Park, Mimosa Gardens, Poplar Estates, Riverchase, Village of Wicklow, Woodshire,

Call to Order: Chairman, Billy Brown called the meeting to order at 7:04 p.m.

Welcome and Introductions: Billy recognized first time visitors from Fox Creek, Allenby Lakes, Kimbrough Grove, and the Commercial Appeal to the meeting.

Guest Speaker: Keith S. Collins, owner of Keith S. Collins Company, LLC, a neighborhood association management firm provided three handouts for those in attendance. These included the background of his company and his in-depth experience in the area of management of homeowner associations; a typical list of the property management services provided for a homeowners association managed by his company; and the general covenants and use restrictions recommended for inclusion in master deeds and/or covenants, conditions and restrictions for homeowner associations. He covered many of the services a management firm can provide that take the burden off the Board of a neighborhood association. Some of these are producing timely and accurate reports, collecting dues, paying invoices, filing taxes, assisting in establishing budgets, securing insurance coverage proposals, meeting with contractors, distributing the neighborhood newsletter, and seeing that all residents pay their dues and follow neighborhood rules governing noise, pets, pools, parking of vehicles, lawn ornaments, basketball goals, garage sales, etc. He briefly addressed the issue of establishing a prohibition against leasing in neighborhoods. Many of his suggestions applied to both homeowner and neighborhood association governance.

Old Business:

Special Events Coordinators Report: Barbara Olmsted announced that there will be 9 sites for the Remodeled Homes and Landscape Tour on Sunday, April 27, from 2 to 5 p.m. Germantown High School landscaping improvements will be included in the tour.

Police Report: Lt. Ed McGee presented the Police Report. He described the boundaries of the 6 police zones. He also announced that there have been 24 residential burglaries in Germantown since January 1, 2008. There have been 8 commercial burglaries and 35 thefts from motor vehicles. At our meeting time 6 arrests had been made with some people charged with more than one theft. Since January 1 there have also been 35 cases of reported vandalism. He announced that the response time for non-emergency police calls is 2 to 5 minutes. Lt. McGee is available by phone or e-mail if residents have questions. No monthly crime activity report was handed out.

Planning Report: Joe Nunes presented a handout with the agenda for the April 1 Planning Commission Meeting. There are no Smart Growth items on the agenda for this meeting.

Neighborhood Services Division Report: Joe Nunes announced that he will have the quarterly numbers for Code Complaints at our next meeting. The Code Compliance Team is at full staffing now, and it will be present at our next meeting so that Neighborhood Associations may meet the Compliance Officer for their area. Spring always brings an increase in activity for this department because of rapid vegetation growth. We were reminded that, because of the Freedom of Information

Act, if a homeowner wants to know who complained about an issue, the information must be made available. Joe also pointed out that owning 4 or more dogs and cats over the age of 6 months is against code in a residential neighborhood. It was announced that Cardboard Recycling Pickup will begin within 60 days, the bi-annual Amnesty Day will be April 19, and Free Mulch Day for Germantown residents will be April 5. A Living Green Expo will be on Saturday, March 29, from 7 a.m. to noon at the Pickering Center in conjunction with the Germantown Kiwanis Club Annual Pancake Breakfast.

New Business:

Association Concerns: Greg Marcom brought up the issue of rat control and the problem of the influx of the Roof Rat which is causing many problems to homeowners. Luci Cromer presented the need for an ordinance to require homeowners to keep wood piles raised off the ground so as not to supply a breeding spot for these animals. The Health Department has suggested clearances off the ground for wood piles, but the City has no ordinance to enforce those heights. Residents were reminded that they pay a monthly fee to MLGW for Rodent Control, and that they should not hesitate to call Shelby County Vector Control to come out and bait for rats.

Announcements: Sherrye Rhea announced that the last CERT Training until fall will be held May 2 and 3 and Spring Spruce Up Day will be April 12. Flyers for both events were available. It was also announced that this year's Neighborhood Night Out will be Tuesday, October 7 in conjunction with National Crime Prevention Week. This date is universal throughout Shelby County, and next year National Night Out across the US will be in the fall.

Other Announcements: Billy Brown announced that all Neighborhood Associations will be receiving a call within the next few months to update CONA's records. A new organization, the Germantown Wellness Coalition, has a Speakers Bureau. Printed information was available for those interested in the Coalition.

Adjournment: The meeting was adjourned at 8:30 p.m. The next meeting will be May 22, 2008.