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# THE COMMONS COURIER

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THE OFFICIAL PUBLICATION OF THE BELLEVUE COMMONS TOWNHOME ASSOCIATION  
SUMMER 2007

Dear Residents,

Well I think summer superceded spring and looks like we are in for a HOT one. Thank you to all the residents for a fantastic turn out to our semi annual Homeowners meeting. We have added our two new Board Members and please take note of the new officers listed on the left. Should you need to contact any one of us please feel free to do so at the contact number listed or alternatively at the particular position [@Bellevuecommons.com](mailto:president@bellevuecommons.com). For example [president@bellevuecommons.com](mailto:president@bellevuecommons.com).

The New Landscaping Company is working out extremely well and we have a few projects that will be underway in the following months. We will be adding Rose Bushes to the entrance to the property and we are exploring a water feature / fountain. We are also planting several trees to the front common area between the 200 building and 1600 building. He is also still offering residents trimming, weeding and mulching services. Please see the back of the newsletter for pricing. Should you require additional services he will be glad to quote you for tree trimming etc. He is typically on the property every Thursday.

The BIG issue of DOG FECES is finally under control thanks to the Pet Station and the residents for using it. There is a second Pet Station being installed in the large common area across from the 700 building. As always we will retain a ZERO tolerance for anyone not picking up but it looks like this is now a VERY SMALL issue, THANK YOU PET OWNERS and Jonathan Roberts for emptying the pet station every Thursday evening. Be a responsible pet owner and pick up after your pet and keep Bellevue Commons a nice CLEAN community.

As you are aware we have purchased the Bellevue Commons website and have updated it with the new board contact information and email. The Newsletters will be available here as well as updated information regarding the community. At the bottom of the page is a monitor section where you can enter your email address and every time there are changes made to the website we will notify you by email. It is completely private and is for your convenience to be notified immediately before notices in the bulletin board. Should you wish to receive a printed copy of the newsletter please contact Jonathan Roberts or myself. The bulletin boards on the mailboxes have been a great addition and please keep checking them for updated information.

As most of you are aware there have been a lot of improvements since last December. Along with the bulletin boards, pet stations and website, we have had all the lampposts and electrical boxes painted as well as the walls in the retention pond area. ADDITIONAL projects this year are going to be Curb repair, this is going to cause some disruption to parking but you will be notified when this will take place so we can make arrangements to get in and out of your driveways. The new landscaping will be added and also pressure washing of community walls that have mildew and mold. We are also receiving bids for Asphalt repair and sealing for sometime next year. Lastly we may have a solution to the PUD / CONDO issue and we will keep you updated on the progress via the website and bulletin boards.

I would like to thank everyone personally including the fellow board members for making Bellevue Commons a cleaner and pleasurable place to live. As always, please feel free to contact us with any questions. We look forward to hearing from you on any suggestions for improving our community.

Sincerely,

Chris Kerr

## OFFICERS

**Chris Kerr**  
President  
522-3071

**Jonathan Roberts**  
Vice President  
957-0710

**Jeannetta Walters-Frye**  
Secretary  
294-2933

**Lara Jenkins**  
Treasurer  
218-6825

**Phil Jones**  
Special Projects



## PROPERTY MANAGER

**Jim Curley Properties**  
177 Belle Forest Circle  
Nashville, TN 37221  
646-8899  
[office@jimcurleyproperties.com](mailto:office@jimcurleyproperties.com)

**PATRICK SUMMERALL**

**PROFESSIONAL LAWN CARE**

**615-440-3373**

We are pleased to announce a new service for Bellevue Commons Homeowners!

We will provide the following services twice a year:

- Weed
- Mulch
- Trim

Interior Units	\$160 (Front Only)
End Units	\$250

Every individual homeowner is responsible for maintaining the outside of his or her Townhome. Unlike many other communities of our size, the Association only makes necessary repairs and improvements to the common areas of the community.

The decks, siding and front doors are each individual homeowner's responsibility. Pressure-washing the vinyl siding will, in most cases, remove the mildew and mostly restore the siding to its original color. Because of the way our houses were built, this is most likely something that will have to be done on a yearly basis to ensure the proper look of the homes.

The deck must also be pressure-washed, but in order to best take care of the wood, both in appearance and health of the wood itself, it must be stained and sealed at least every 2-3 years. Many have not been stained or sealed since the townhouses were built. The best time to do this is in the late spring or early summer, although many people choose to pressure-wash the decks in the early spring and then stain and seal the decks at a later date.

The by-laws stipulate the approved colors for both decks and front doors. We are going to be amending the colors and adding to the deck colors. If you do not have a copy of the by-laws please contact Jonothan Roberts for the approved colors. Save yourself some time and money by making sure you use an approved color for your deck and your front door. Should you stain your deck and or paint your front door with a non approved color you will be asked to re-do it with an approved color.

**SELLING YOUR HOME?**

FINALLY the housing market has finally started to move again. As everyone knows we had several homes sell in March and just recently 3 more homes have sold. The lowest was \$210 and the highest one to just sell was \$217,500. We have constantly been the lowest per square foot in Bellevue. This is partially due to the Appraisers, Homeowners need to make sure they appraise outside of Bellevue Commons including Eagle Ridge and now The Woodbury across from The Reserve. There should be no reason for any house in Bellevue Commons to be listed below \$215,000

For Sale Signs: You can place signs in your Yard anytime but the Bylaws only allow you to place an Open House sign in the common areas 24 hours prior to the Open House. If anyone needs signs please see Jonothan he has quite a collection.

Thank You  
Christopher J. Kerr  
Realtor

**Community Tent**

After such a great turnout to the meeting we have decided to purchase a 20ft by 10ft tent with sides for future meetings. This tent will be available to residents should they wish to use it in the common area for a party, there will be a REFUNDABLE deposit required.

**Homeowners Dues**

In the coming months we are going to be spending a very large portion of our current assets for concrete repair and Asphalt repair. In order to stay current with building sizable cash balance for emergencies we will be increasing the monthly dues at starting January 2008 to \$69.00. We will be forwarding everyone a budget before the annual meeting in November so everyone can see beyond the obvious here in the community where the money is being spent and invested.