

2023 Belle Meade Annual Meeting

The meeting took place on March 27, 2022. The Board realized, too late, the mistake between the emailed/posted date and the actual date of the meeting. Due to the discrepancy, the neighborhood attendance was lower than expected but on par with past meetings. Thank you to the residents who were able to make it despite the confusion.

Attached you will find a general financial report for 2022. There are several additional years for reference. The Board agreed to post the information so residents can better understand where their HOA money comes from and where it goes. General expenses remain relatively consistent, while “capital projects” can vary based on the needs of the neighborhood.

Only 2 Belle Meade families moved in 2022. That is a significantly lower total than the 13 homes sold in 2021.

The biggest news of 2022 was the tornado. Close to 40 properties had some type of storm related damage. Thank you to the residents who were quick to assist those in need. As everyone is aware, the common area near the pond sustained extensive damage. Clean-up costs were significant. Additional information about the gazebo was emailed and posted to the website in February. The Board is in the final stages of planning and we hope to have a new gazebo in place by June.

The pond fountain will be replaced for the summer season. Previous efforts to rebuild the pump and extend the life of the current unit have not been as successful as hoped. We will be discussing options with the pond maintenance company. Muskrats were reported to be active along the shoreline in 2022. Please email the HOA (with pics if possible) if they show up again. Otherwise, the pond remains in good condition.

As a reminder, residents are required to submit improvement applications for any exterior changes to their home or property.

New pool table chairs will be purchased for this summer and further discussion will take place regarding replacement of pool loungers in 2024. The Board will also be looking at replacing the pool phone with a one way communication system to call for help if needed. We are required by state law to have a 911 option within the gated area.

Volunteers Needed

-There are park-style trash cans by the swing set and gazebo walk-way. They have been dutifully emptied each week by the same 2 residents for the last 13 years!! The Board is asking for 2-4 people able to assume this duty. This will be a self-managed group who can determine schedules to complete the job. The trash cans will be removed if the HOA is unable to secure enough volunteers to handle this year-around commitment.

-Once summer arrives, the Board will be asking for volunteers to form a committee to begin an in depth review of the Covenants, Codes, and Restrictions and the Association Bylaws. The original documents (1991) need to be updated to reflect best practices among HOAs, remove dated language, and clarify other areas.

Multiple downed trees (not tornado related) were removed in the common areas and the remaining trees are showing their age. We understand the value of trees in our community and plan this fall to replace as many as financially possible.

For our dog owners, please remember to leash your pets on walks and have options for cleanup as needed. Miami Township is a leash law community.

The summer travel season is quickly approaching. Camper/trailer owners should review Restriction 6.1.8.

Parents, please speak with bike/scooter/skateboard riders in your house. They need to be cognizant of common property. Do not permanently alter these areas or use the professionally landscaped areas for jumps or ramps.

As a friendly reminder, Board members may personally monitor Facebook but as a group we will not respond or engage in discussion via that platform. We occasionally send HOA reminders or updates via Facebook but the same info will always be available on the website and sent via email. If you have any questions, please send an email to hoa@belle-meade.org.

Thank you to everyone for their individual contributions to the continued stewardship of our community.

Belle Meade Board of Trustees