

Hobbits Glen May 2025

THE POOL IS OPEN!



We are excited to announce that the pool is officially open for the season! To ensure everyone can enjoy a clean, safe, and pleasant environment, please be sure to follow all posted pool rules.



A few of quick reminders:

- **Close all umbrellas if you're the last person leaving the pool area**
- **Return all chairs and furniture to their original locations before you leave**
- **Help keep the pool deck looking neat and orderly for everyone**
- **Pool use is for Hobbits Glen homeowners and their guests only**

Thanks for doing your part to keep our pool enjoyable for All!

You're Invited to Our Memorial Day Community Cookout!

Join us on **Monday, May 26th from 3–5 PM, rain or shine** for a fun-filled afternoon with neighbors and friends. If the sun is shining, we will be out on the pool deck. If it's raining, we will be inside the clubhouse.

-  **Hot dogs will be provided by the HOA**
-  **Please bring a side dish to share and your favorite drinks**

Come enjoy great food, good company, and the start of summer with your community. We hope to see you there!

This weekend holds a lot of meaning to all of us who had loved ones who served and died for our freedom. Be sure to lower your American Flag to half-staff, wear a poppy flower on your T-shirt or have poppy flowers on your doorstep (read the poem "In Flanders Field" by John McCrae), and have a moment of silence at 3pm on Monday (maybe you will hear someone playing taps).

GOD BLESS AMERICA!

**Faith offices will
be closed on
Memorial Day**







SUMMERTIME !


The Perfect Time to Step Outside and Spruce Up Your Outdoor Spaces!


Take advantage of the season to refresh and tidy up your patios and entryways—it's a great way to enjoy the outdoors and enhance our community's charm!


Some important rules to know- To keep our community safe, beautiful, and enjoyable for everyone, please take a moment to review these important rules and reminders. Following these guidelines ensures a better quality of life for all residents and protects our shared investment.


 **Grill Safety Reminder-** Per the Germantown Ordinance, all grills must be used at least 10' away from the building. This is an important safety measure designed to protect you, your neighbors, and the property.


 **Save Money & Stay Safe: Free Smoke Alarm Installation-** The Germantown Fire Dept. has a program, and they will install 2 **smoke alarms with a 10-year battery free of charge** in your home, which means no more frequent battery changes and better long-term protection for your home. Call 751-7600 to schedule this service.


 **Hot Water Heater Safety Reminder-** If you change your hot water heater, please be sure to consult your plumber about installing a **proper electrical disconnect** and **replace any outdated or damaged plugs, cord, or wiring** that could pose a fire hazard.

 **Patio Maintenance-** Trees planted in patio areas may cause damage to building structures and fences. If you have trees on your patio, please **trim them back** to prevent interference or property damage.

 **Dryer vents and fireplaces-** For your safety and that of your neighbors, **dryer vents and fireplaces must be cleaned annually**. This helps prevent fire hazards and improves system efficiency.

 **HVAC System Maintenance-**With seasonal changes approaching, now is the time to **service your HVAC systems**.

 **Architectural Review Required:** Any changes to the **exterior of your unit**, including **windows, doors, or other structural updates**, require **prior approval** from the board. Submit your Architectural Review request through the **AppFolio portal**. Unauthorized changes may result in fines, violations, or required removal.

 **Pet Etiquette-** Please **pick up after your pets**—pet waste spreads disease and attracts rodents. Also, remember: **All pets must be leashed** when outside your unit. This is for the safety and comfort of everyone in the community.

Behind the Scenes of Your HOA

Life in a homeowners' association (HOA) includes much more than just rules and regulations—it is about people working together to maintain and improve our community. At the heart of it all is the **Board of Directors**, elected by fellow residents to guide decisions, oversee maintenance, manage finances, and uphold our shared standards. Serving on the Board is a **volunteer position**, and while it can be time-consuming and complex, it's essential to the health and success of our community. **A heartfelt thank you** to not only our board members, **thank you** to all homeowners who pitch in- whether its helping with the pool , or simply picking up trash on a walk, **every small effort helps** make our neighborhood a better place to live.

Stay Informed!

Monthly property financials and meeting minutes are available on the AppFolio homeowner portal. If you need assistance accessing the portal, feel free to give us a call at 901-754-2690—we are happy to help!