

Hobbits Glen

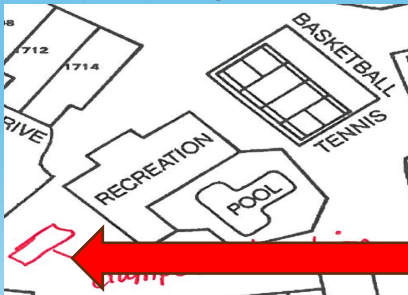
SPRING CLEANING TIME

April 19-26th



A clutter-free home can contribute to reducing stress by promoting a sense of order and calmness. Have you ever found yourself surrounded by piles of unwanted items, old furniture, or random knick-knacks that seem to take up valuable space in your home? We understand how overwhelming and frustrating it can be!

Beginning Friday, April 19th, through April 26th, there will be a dumpster located near the clubhouse for your use. Take advantage of this opportunity to get rid of unwanted bulky items. Old furniture, junk, rugs, and any other items you may want to discard may be put inside the dumpster. **NOT ALLOWED** are paint that isn't dried, fridges/freezers because of the freon, tires because they have to be taken to a specific facility, anything that is hazardous.



**DUMPSTER
Located
north of pool
and
clubhouse.**

Annual Meeting Update

Thank you to all who were able to join us at the 2024 Annual homeowner meeting! The following is a recap of some of the items discussed.

- Spence Ray, the developer of Glasgow subdivision, was present to discuss the recent metal poles showing the property lines. They will be removed. The community will have a walking trail that will be available to all communities. Glasgow wants to be good neighbors!
- The pressure reduction valves on all buildings were completed in 2023.
- The fence/gate project is underway. Rotten fences will be replaced, and all gates will be replaced with a new gate.
- Board members Jan Phillips and Pat Roberts did not run for re-election this year. We are grateful for the time and energy that they put into this community for many years. Thank you Jan and Pat! Austin Cowan and Robby Cowan were elected to the 2024 BOD. Congratulations Austin and Robby!
- The clubhouse was vandalized recently and will no longer be left unlocked. A code lock has been installed. The code will be changed periodically and provided to homeowners upon request.
- Cameras are being researched for the community.
- The year-end financials were reviewed. Monthly financials are on the AppFolio Homeowner portal for your review. With increasing costs, the importance of continuing to increase reserves and to be better prepared for future large projects was discussed.

HOBBITS GLEN Board of Directors

Michael Walsh, President
Doug Tabb, Vice President
Dot Meadows, Secretary/Treasurer
Patty Brasfield,
Donna Bowman

Tom Tweel
Edna Sperling
Robby Cowan
Austin Cowan

Welcome to our newest board members: Robby Cowan & Austin Cowan



Important phone numbers

Office # (901) 754-2690
Emergency # (901) 844-5626

SAFETY FIRST

Did you know your fireplace should be cleaned every year? Failing to do this is a fire hazard. This is a great time of year to consider having your chimney and dryer vent cleaned. With this being their slower season, take advantage of this time of year and possibly even discounted pricing.

Important Information

Please remember that all exterior changes require an architectural review to be submitted PRIOR to any work being done. This includes windows, doors, and any other items that are on the outside. You can find the architectural review on your homeowner portal. If you have any trouble figuring out how to put in the architectural review, please reach out to Faith Management for assistance.

We are happy to help!

Living in our great city does not mean we are not immune to crime. Germantown's non-emergency phone # is

901-754-7222.

Keep this phone number handy!

OTHER IMPORTANT ITEMS

Parking- Guest parking is very limited in most areas. Please use your garage for your vehicles. If a third family member has a vehicle, please be sure and park in a designated parking space. Remember to keep your garage door closed. This is a great safety feature and also a Germantown Ordinance.

Pet food- We want to remind everyone to not leave any pet food outside. With the construction nearby and the rodent issues likely to get worse, it is very important that all pet food is stored in **closed, sealed** container and no food left out. Unfortunately, bird feeders also attract rodents and squirrels. I know many like watching the birds but, please refrain from feeding them UNLESS you are using food that only attracts birds. There is a great product called "Mr. Bird, Flaming Hot Feast" that squirrels and rodents will **NOT** eat. It is only for birds and can be ordered from Amazon and delivered right to your home. Pet waste also attracts rats. PLEASE pick up your dog's poop!



For birds only



It's almost pool time!!!!

Pull out your swimsuit and be on the lookout for the pool opening in May!

Reminders

~Please be sure tennis court lights are turned off when you leave in the evening.

~Lawn debris must always be placed in a clear plastic bag.

Something Weird Is Going On...

We have an unusual request! Our pest control company, Call the Bug Man, came on site and a rodent station was missing so they put a new box in this location. However, boxes keep disappearing at an alarming rate. While they have replaced multiple boxes at no charge, this cannot continue. The cost of the boxes has increased in price and are now \$24 each. From the inspections over the last 6 months, they have lost and replaced a total of 11 boxes, and we have no idea what is happening to them. Eight rats have been caught this past week, so it is important people leave the boxes alone and allow them to do their job as they are needed! Please do not touch the rodent boxes. THANKS!

Neighboring Development Update

As you know, the neighboring development, Glasgow is progressing. Recently, we have learned more information we want to pass along to you. The work is starting on the south side of the property, and they hope the dust will lessen as they move north. Currently, the roads are being paved and there will be three bridges. There will be a pond off of the Kimbrough entrance and a pond on Farmington. The fence design includes brick columns with a wrought iron fence. The community will not have gates but will have a guard. World renowned landscape designer, Roy Diblik, was hired. Park benches and trash cans by Victor Stanley will be used. They are the same items you see if you walk outside the Metropolitan Museum of Art. The neighborhood will illustrate quality, quality, quality! Every single aspect of this project has been well thought out and comprised of the best materials. The project concept is not your typical secluded neighborhood design. There will be a walking trail convenient for neighboring communities to walk on. The project is designed for interaction and to be inclusive with surrounding neighborhoods. Currently, there are expected to be 366 homes in the development and a waiting list of over 900 people. Tremendous resources and design time has been put into the aspects of the development and it is believed it will be great to live next door! Glasgow will be a very unique project to the area and special to Germantown. Soon, we will have an updated renderings available.