

Roof Repairs

We expect to know more about this in the near future. We have been speaking to both the insurance company and the roofing contractor and are hoping to have updates soon.

Building 2 elevator

We are still working with Otis elevator and hope to have at least a timeframe on installation soon. We realize this will be a big inconvenience for many of you and we are trying but at the mercy of the contractors.

HVAC tags

We are in the process of adding tags to the HVAC units of the roof to identify which HVAC belongs to each condo.

Insurance Renewal

It is nearing time to renew our insurance for HBT and we have met with the agent to discuss coverage, deductibles and rates.

TN State law regarding reserve study

Prior to 1/1/2025 we must have a reserve study completed. We have started the process to have this done.

Pets

Please clean up after your dogs!! Pets should relieve themselves in designated areas and owners must clean up afterwards. Bags and trash cans are available in both designated areas.

Garbage

PLEASE ensure that all garbage is secured before placing it in the trash chute or trash cart. When the garbage is taken out to the dumpsters, it must be picked up from the cart and manually placed in the dumpsters. If individual pieces are just dropped in, they just fall to the bottom and must be individually dug out. This is very time consuming. We have also had several instances where trash is placed in flimsy store bags instead of actual garbage bags and/or not tied securely and then placed in the trash chute. Once the bag tumbles down several floors the garbage falls out and we are left with loose garbage including but not limited to rotten food, used medical supplies and personal hygiene products. Often people don't understand that improperly disposed of garbage makes a really big mess by the time it falls down the chute to the cart.

Next HOA meeting will be as soon as we can finalize the proposed changes to the Rules and Bylaws. Hopefully very soon!