

Lowe's Ferry

2022 Spring/Summer Newsletter

Hello Neighbors,

As we look forward to the warmer summer months where our pool is open and more families are out-and-about, we'd like to update you on some projects we've been working on and we'd like to provide reminders for the safety and enjoyment of property owners and guests in Lowe's Ferry.

Pool and Clubhouse

- **The pool will be open for swimming on Friday, May 27th.** The pool rules are included with this newsletter. Please be considerate of your neighbors and share tables and chairs. Property owners should not be giving key fobs to non-residents to access the LFPOA pool and facilities without the property owner in attendance.
- The tiles and the railing were repaired to allow for swimming this season while we obtain and review quotes from contractors for refinishing the pool.
- The pool is cleaned and water is tested every Tuesday and Friday. There are leaves and debris that fall in from time-to-time. We have a net hanging on the fence that anyone can use to clean debris out of the pool. We are also looking at options for automatic pool cleaners that can be easily activated by property owners on the days that Loope Pools does not clean.
- The clubhouse is generally cleaned every Monday. We do not have daily service. Please clean up after yourself, your children, and your guests. We have a broom on the patio and there are trash bags and cleaning products under the kitchen sink.
- The sign in front of the clubhouse was painted and other maintenance items continue to be performed as well.
- We'd like to thank Chuck Nykolyshyn for seeing a need and offering to help. He spent the better part of a week sanding and painting the front doors of the clubhouse. These doors are not a premium material and were in poor condition due to the elements. This has freshened up and extended life a bit.
- There are Christmas decorations that we've set out on the counter in the clubhouse. They were previously stored in the clubhouse closet and we are running out of room and need the space for materials and supplies. If these belong to anyone, please take them home with you. If they aren't picked up this weekend they will be donated.

Property Management

- As mentioned at the Annual Meeting, the Board has been reviewing community needs and have determined that a full-service management company is in the best interest of the community. We have chosen HOA Management, the company that currently handles our financial services, to be our full-service management company. We are finalizing details and expect the service to begin in the near future. We will provide email updates as we have more information.

Pride Road area/common areas

- We have hired a company to clear fallen and dead trees and the overgrowth along the common area drainage easement along Pride Road. This work will commence in June and will take a number of days to complete.
- That same company will be cleaning up a common area tree line on Lowes Landing this summer, removing poison ivy, etc.
- There is a large cracked branch as you drive into the subdivision that will be removed.
- There are two cul-de-sacs that are having irrigation repairs done in the coming weeks.

Marina

- Our marina addition for 8 slips hit a delay and we are in discussions with another contractor to perform the job to Lowe's Ferry standards. There are only 4 more slips available after we build these 8 and we have one interested party in the 4 last slips. We will not be adding any more slips after the last 4 as our TVA permit only allows us to have 36 slips..
- Pressure washing was performed at the marina and this project took 2 days to complete. Geese and other birds/wildlife along the river have always been a problem and we encourage everyone with slips in the marina to hose off portions of the walkways that you can to help manage the bird dirt problem.

New Construction/Additions/Alterations

- For those in the construction stage, please note that upon breaking ground, the Association no longer mows the lot and the owner must start maintaining the lot and keep the grass cut.
- A Permission to Trespass form must be obtained if you are wanting to pass through, park on, or place anything on another property owner's lot or in the common area. The form is on the website.
- Construction trailers are to be kept on the lot/build site, not on the roads overnight. Property owners are responsible for ensuring their contractor is adhering to the construction site rules.
- Please email the ARC at ARC@lowesferryboa.com if you plan on making any alterations or additions to your property.

Vehicle and Trailer Parking

- All personal vehicles and trailers are to be parked in the driveway or garage, not on the street. Trailers are allowed to be kept on the driveway for a maximum of 6 days during any 6 month period. We understand the need for visitors to park in the street area for a party or other event.

Speed Limit

- Please be aware of your speed in the neighborhood, the speed limit is 20mph. Our community is growing and there are more individuals walking, we have families with young children and pets, and there are golf carts on the roads.

Neighborhood Directory

- We will be resending a link to the neighborhood directory to those property owners who are currently listed on the directory. This is a "live" document and is updated in real-time. If you would like to be added or need to change any information, please send an email to board@lowesferryboa.com

Dues

- Our dues are collected bi-annually, in January and July. It is the property owner's responsibility to ensure dues are paid and that HOA Management has your correct address, email and phone number. HOA Management's address and contact information is: 120 Suburban Rd # 103, Knoxville, TN 37923. Phone: 865-558-3030

We are here to assist you and answer questions or concerns you may have. Please email us at board@lowesferrypoa.com Emails are responded to within 24 hours (generally much quicker). Our Board members are as follows: Lesleigh Anello, President; Steve Jennings, Treasurer; Joshua Duke, Secretary; Tim Bolden, Member at Large; David Anderson, Member at Large.

Reminder: we do not monitor nor respond to Facebook posts.

CLUBHOUSE & POOL RULES

NO PETS are permitted in the clubhouse, exercise room, pool or deck area.

Parties using the pool MUST towel dry before entering the clubhouse. DO NOT sit on the furniture in wet clothing.

Keep DOORS CLOSED. Clubhouse is to be accessed from the poolside using your FOB. Be mindful of the other Owners using the facility, keep TV sound levels low.

NO glass is permitted in the pool or deck area.

NO diving is permitted.

NO running is permitted.

Children in diapers are NOT permitted. Protective swim diapers are permitted. Street clothes (T-shirts, cut-offs, etc) are NOT permitted in the pool. Persons with contagious diseases or open wounds are NOT permitted in the pool.

IN ADDITION

There is NO Lifeguard on duty.

All residents, their guests, tenants and invitees swim at their own risk. Hours of use: Dawn to Dusk.

Smoking debris must be disposed of and not left on the property.

Entrances to the steps into the pool must not be obstructed.

Loud music or obscene language is not permitted.

Personal music devices are allowed with headphones.

No toys, bikes, skateboards, roller skates are permitted in pool area. Children under 14 are not permitted unless supervised by an adult. Persons supervising children must be minimum 18 years old.

No high risk activity as determined by the Association or its Board will be allowed to be conducted in the pool.

The liability for any personal injury and/or property damage resulting from improper or unauthorized use by any resident, their tenant or guest is the responsibility of the resident.

Residents must inform their tenants, guests and invitees of the rules and regulations.

MAXIMUM OCCUPANCY

Pool Area – 80 / Clubhouse - 45