



THE PARK BENCH

Ransom Park Periodical



2008 Volume 1 Issue 4 December 5, 2008

HAPPY HOLIDAYS FROM THE BOARD OF DIRECTORS

We'd like to wish all of you Happy Holidays! There are only 20 days left before Christmas, 21 days until Kwanzaa, and 15 days before Hanukkah begins. The holiday season always offers lots of things to do. We hope that you will be safe in all your celebrations. Please be considerate of your neighbors and keep safety in mind while decorating the outside of your home and while having parties. Also remember that we have many homes for sale in our subdivision and it's important that the outside of our homes are kept attractive.

2008 A PRODUCTIVE YEAR FOR RANSOM PARK! BOARD OFFICER ELECTIONS IN JANUARY!

As a community, Ransom Park has worked very hard this year! We've made a lot of progress and many have commented on how much better the quality of life is in the neighborhood. We've held 6 successful Association Meetings; Had 4 Clean Up Days; Enjoyed ourselves at the Neighborhood Block Party; Had 10 Board Meetings; Mailed out 4 Newsletters and various other necessary correspondence; The Board has taken 67 phone calls regarding neighborhood issues; sent out 46 Violation Letters; been successful with collecting 72% of the Homeowner Assessments; we've made countless phone calls to General Construction, Public Works, and the City Council to help the progress of getting 5 of 6 sections released from the city; got Public Works to install a Speed Limit sign for our subdivision; made 8 cuts to the Common Grounds; maintained the grass for several homes for sale in the neighbourhood; been in constant contact with Realtors and banks regarding the homes for sale and various other Real Estate issues; been in contact with the Beautification Committee to get ideas on making improvements to our subdivision; and asked the Metro Police Department for more police patrol in the subdivision to especially help with parking violations, speeding, and nuisance issues.

What's Inside:

- RPHOA Financial News
 - District 28 News
 - Metro Police-Happening/Precinct Activity
- And much more...*

GENERAL CONSTRUCTION HAS FINISHED MOST OF THEIR WORK

General Construction has finished work in all sections except Section Six of our subdivision. (Section on the tail end of Evergreen Ridge) From what we understand they have to lay the final pavement on that section of Evergreen Ridge in order for the city to release that section. Now that the city has released those sections, we have been in contact with the city to install street lights. We've been told that we will have them installed by the beginning of next year if not sooner.

NEIGHBORHOOD VIOLATIONS

The neighborhood is looking better and better in many regards. This past quarter we only had to send out 13 violation letters. We appreciate all your phone calls regarding this issue. Please understand that we are doing all that we can, inside the law, to get these homeowners to respect our investments in this community. But also remember that some who live in our neighborhood are not homeowners and don't seem to care about the well-being of this neighborhood. All who are on the Board live in this community too and are just as frustrated (if not more) with those who continue to make our neighborhood look bad. They are effecting all our investments and cause the Board (who is working voluntarily) to work harder than necessary. We have asked the Police for more patrol to help with parking violations and speeding. We are hoping they will start giving tickets for repeat violators.

The following are just a few of the violations cited this past month:

- **PARKING IN THE OPPOSITE DIRECTION OF TRAFFIC**
- **PARKING NEXT TO FIRE HYDRANTS**
- **PARKING ON THE LAWN**
- Indoor furnishings, exercise equipment, and office furniture on porches, lawns and decks

Please be considerate of your neighbors and keep the front AND BACK of your homes presentable. Please do not bring shopping carts in our neighborhood and leave them. Please do not park on the No Parking side of any street. Please do not



park in the opposite direction on any street. Please use your garages for parking whenever possible. Please do not park on both sides of any street. Emergency vehicles can not get through. Please do not park in front of mailboxes during the day. Please do not park inoperable vehicles on the street.

Please do not take it *personal* if you receive a letter from us. Our intention is ONLY to protect all our investments and make it much easier to sell our homes should any of us decide to *move on*.

Please see the RPHOA Declaration and Bylaws, and Metro Codes.

PROBLEM WITH LITTER AND EXCESSIVE PARTIES ON GRAFTON



Many of us have seen the litter leading from Ransom Park to Grafton Street. Many of us have seen and stopped the children who live in that area from littering our subdivision. Many of us have picked up the trash in that area. We are asking for your eyes and ears to help us send violation notices/fines to these neighbors who continue to make our neighbourhood look bad. Another issue we continually have on that street are excessive parties. Continue to call the police for noise disturbances and if you can get a specific address of those who consistently disturb neighbors with no regard, please call us with that address. We can send out violations notices and go as far as put a lien on the home of those who continue to bring our neighborhood down with their inconsiderate behavior. If you are one of the perpetrators, do us all a favor and take your trash and excessive, inconsiderate partying elsewhere. You are bringing down the entire neighborhood!!!!!!

A WORD FROM THE PRESIDENT

It is our intention to communicate with you and to address neighborhood concerns by mail. It is important that you take some time to read the information that we are spending time and money to try to share with you. As the President of the Ransom Park Home Owners Association, it is my mission to encourage all of us to keep high basic standards so that Ransom Park remains a safe and attractive place to live. We hope that you find value in this information.



RPHOA FINANCIAL NEWS

In 2007.....

50% of Homeowners paid dues. \$6,271.56 Collected (including a few large real estate transaction fees). Total expenses last year \$7,601.46

So far in 2008

72% of Homeowners have paid dues. \$9,743.11 Collected. Estimated expenses for this year so far is 7701.61

Thank you to all those who are doing their part and contributing to Ransom Park's *bare minimum expenses*. The board is aggressively pursuing 46 homeowners who are delinquent (most over two years delinquent) and unfortunately liens are being processed. Interest, late fees, and fees associated with processing the liens have been added to the delinquent dues.

Please understand that when you bought your home you joined the Association. *Membership* in RPHOA is not optional. This is a legal obligation that you entered into when you purchased your home. When we get all homeowners to pay their dues we can begin making many improvements to the neighbourhood that could potentially raise the value of our homes.

We'd like to hear your suggestions on ways to improve our subdivision. Please email the Secretary with those ideas by going to our website at www.ransompark.com. For a copy of the detailed Treasurer's Report please attend the Neighborhood Association Meetings.



District 28 News

If you missed the townhall meeting December 1, you missed a very informative meeting. Guests were Sheriff Daron Hall, Councilmember Eric Crafton, Maeron McCasland, Veronica Frazier from Metro Beautification and others. Info was provided on the 287g program. On Thursday, January 22, 2009 voters will have the chance to vote on The Nashville English First Charter Amendment. Rather you agree with this Initiative or not, it is very important that you vote! You can find out the arguments on both sides of this issue by going to the web.

We'd also encourage you to get on Duane Dominy's and Suzanne Stephens, email lists for community news.

"Change the world one life at a time.."

Happenings....

The Metropolitan Police Department's first-ever recruiting office in a shopping mall was unveiled November 18th at Hickory Hollow. The store front office, which is located across from the food court next to Sears, will be periodically staffed by officers prepared to answer questions about the qualifications and benefits of joining the police department. The office will also provide an area for South Precinct officers to complete paperwork and reports. Taking part in the office ribbon cutting were South Precinct Commander Mike Alexander, Mayor Karl Dean, Metro Councilman Sam Coleman, Chief Ronald Serpas, and CBL Properties Regional Mall Manager Mike Johnson. (Also present were yours truly, Councilman Jim Hodge, Councilman Parker Toler and School Board member Karen Y. Johnson.)

The Metropolitan Police Department accepted the donation of a specially equipped "bait car" from Allstate Insurance Company to be used in auto theft investigations. "Bait cars" are used by police agencies in highly populated areas where auto theft is more likely to occur. The vehicles feature technology that allows for them to be remotely disabled moments after thieves try to steal them.

Sincerely,
Duane Dominy
District 28 Councilman
101 Cherokee Place
Antioch, TN 37013
615-831-0774
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Precinct Activity Notices

Date: Thursday 12/4/2008

Precinct: South

Detail: B-Shift, Patrol

Major Event Information

* Burglary *

Burglary in the 500 block of Players Ct. On 12-4-08 between 05:15 am and 12:00 pm entry was made into the residence through the back door. A number of items are missing including jewelry. ID responded to scene. Investigation is ongoing.

Burglary in the 400 block of Broadwell Dr. On 12-4-08 between 08:25 am and 5:05 pm entry was made through a window. Missing items include a

stereo laptop, jewelry, coins and watches. ID responded to process scene.

Burglary in the 4900 block of Trousdale Ln. On 12-4-08 between 05:00 am and 5:20 pm entry was made through back door. The only missing item at this time is a 40" Sony LCD TV. ID responded to process scene.

* Hot Spots/Zone Information *

Officers were on assignment targeting areas in and around apartment complexes developed as target areas for enforcement. These areas included the Harding Place corridor and the Nolensville / Harding Place area. Officers produced the following activity: 18 traffic stops, 2 traffic citations, 4 violations, 16 warnings, 1 misdemeanor citations, and 7 business checks.

Officers conducted School zone traffic enforcement at Crieve Hall and Glenciff Elementary. Officers assisted in traffic control at Croft Middle.

Sgt. Suzanne Stephens
South Precinct
Community Affairs Coordinator
5101 Harding Place
Nashville, TN 37211
(615) 880-3182
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Nu Beginnings Home Staging

Dedicated to helping you start your new beginning by selling your home faster and for top dollar!

Give your home the best chance it has to sell!

If you are tired of your home sitting on the market contact us at

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and start your new beginning today!



"True success comes when we make a positive impact on other people's lives."

FEW REMINDERS

- Because some of our streets are narrow we are asking that you do not park on both sides of the street. It would be ideal if everyone would park in their garages and or in their own driveways. However, if you have to park on the street, please try to **leave room for emergency vehicles to get through and park in the direction of traffic**. We had an incident where a woman was having her baby and the ambulance couldn't get to her home.
- The speed limit in Ransom Park is 30 miles per hour.
- If you are having a gathering at your residence, please be considerate of your neighbors. Excessive noise and parking rule restrictions will be enforced.
- Please make sure that you submit plans for any and all structural additions to the exterior of your home for Board approval. See RP Bylaws, page 11, Article VIII- Architectural Control.
- Backyards and decks should be maintained in a clean, safe and sanitary condition as well. Clothes and rugs should not be hung out for extended periods of time; office furniture, mattresses, exercise equipment etc. should be stored elsewhere inside the home or crawl space.
- We encourage all homeowners to get house alarms. Alarms do not stop burglaries. However, they are a deterrent. According to statistics many break-ins are committed by people familiar with your home. Alarms can increase the value of your home and decrease your insurance cost.
- To cut down on administrative costs, we are building an email database of all homeowners. If you would like to get your newsletter and other RPHOA news via email, please contact our Secretary, by going to our website at www.ransompark.com. We will not use your email for any purpose other than to send RPHOA news and updates.

SHARE COMMUNITY NEWS! SHARE GOOD NEWS!

There is so much bad news on the television today. We've decided to make The Park Bench a forum to share good news and dates for community events! If you have news, please contact us at www.ransompark.com

HELPFUL NUMBERS

Animal Control 862-7930
Dead Animal Removal 880-1000
Metro Police Non Emergency 862-8600
Fire Department 327-1300
Gang Hotline 862-4264
Domestic Violence Division Hotline 800-356-6767
Drug Helpline 800-662-4357
Recycle Drop off is at 1019 Omohundro Place 880-1955. No Household Hazardous Waste Collection.

Recycling

Metro Nashville offers curbside recycling. All items must be placed at the curb of the street. To place a Bulk Item pick up request, please contact Public Works Customer Service by calling 862-8750. The Sheriff's Office will schedule your pick-up within 1-5 business days after your request is made. If your household recycling needs are not met by their schedule; here is a brief listing of the nearby recycling drop off stations:

For complete listing please visit:

www.Nashville.gov/recycle/centers/drop_off
www.nashville.gov/recycle



DATES TO REMEMBER

- Jan 1- 09 Assessments due w/o late penalty.
- Jan 12- 09 2007-2008 Assessments due w/o Lien.
- Jan 22- 09 Neighborhood Association Meeting, 5101 Harding Place-Metro Police Dept 7pm

*Freedom is a choice you have to make.
Your choices bring you freedom.
Choose forgiveness instead of anger.
Choose hope instead of despair.
Choose love instead of fear.
Choose peace instead of anxiety.
Choose generosity instead of selfishness.
Choose joy instead of sadness.
It's all about the choices you make.
Choose to make it a great year in 2009!*

Check Out Kilowatt Ours

A local non-profit organization who is trying to make Nashville the most energy efficient city in the Southeast. www.KilowattOurs.org. Hopefully we can bring energy conservation resources into our community and help our residents cut energy costs as well. Look for more on this in 2009!

Recycle at Pepper Ridge!

And save our tax money for other things we need in Nashville! Recycle with "Curby"-your big, green recycling cart.

Here's what you can put in your Curby Car:

Paper-Newspaper, Magazines, Junk mail

Boxes & Paper Containers (clean boxes only)-Food boxes (cereal boxes, macaroni & cheese boxes, spaghetti boxes), milk & juice cartons (the wax cartons)

Plastic Containers (ok to leave the caps on)-Drink Bottles, Soap & Detergent Bottles, Butter & Margarine Tubs, Whipped Cream, Tubs, Cottage Cheese & Yogurt tubs

Metal Cans(empty cans, please)-Aluminum drink cans, Steel food cans

Recycling with Curby is easy!

1. Place everything on the list above in the big, green Curby cart.
2. Take your Curby cart to the curb (or alley-wherever your trash cart is normally picked up).
3. You are done! Thank you for recycling and saving our tax money for other things!

Your Curby Recycling Cart is picked up once a month (The second Friday of the month in Ransom Park Subdivision). Recycling Pick Up at Pepper Ridge is the 4th Friday of each month.

Questions? Need a second recycling cart? Want to receive a monthly email reminder? Call Curby at 880-1000 or www.nashville.gov/recycle

"Attitude Affects Altitude."

I wonder what the subdivision would be like without a Homeowners Association?



WISHING YOU THE VERY BEST...

Today...I wish you a day of ordinary miracles, a fresh pot of coffee you didn't have to make yourself, an unexpected phone call from an old friend, green stoplights on your way to work or shop.

I wish you a day of little things to rejoice in...the fastest line at the grocery store, good sing along son on the radio, your keys right where you look.

I wish you a day of happiness and perfection-little bite-size pieces of perfection that give you the funny feeling that the Lord is smiling on you, holding you so gently because you are someone special and rare.

I wish you a day of peace, happiness and joy.

A Lighter Holiday Treat

(One 9-inch pie, eight servings)

½ cup Domino Pure D'Lite sugar-blend substitute

1 tsp. ground cinnamon

½ tsp. salt

½ tsp. ground ginger

¼ tsp. ground cloves

1 large egg plus 2 egg whites

1 15-oz can Libby's 100% Pure Pumpkin

1 12-oz can evaporated fat-free milk

1 9-inch commercial frozen piecrust

To make pie:

1. Preheat oven to 425 ° F.
2. Mix sugar blend, cinnamon, salt, ginger, and cloves in a small bowl. Beat egg and egg whites in a large bowl. Stir in the sugar-spice mixture and pumpkin. Gradually add milk.
3. Place crust on baking sheet (to catch drips). Pour filling into the pie shell.
4. Bake in the center of the oven for 15 minutes. Reduce temperature to 350° F; bake for 35-40 minutes more or until toothpick inserted in the center comes out clean. Let the pie cool before slicing.

**It's your community!
Get involved!
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