

THE PARK BENCH

Ransom Park Periodical

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HAPPY HOLIDAYS FROM THE BOARD OF DIRECTORS

We'd like to wish all of you Happy Holidays! There are only 10 days left before Christmas, 11 days until Kwanzaa, and 5 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 (front and back) are kept attractive

A PRODUCTIVE YEAR FOR RANSOM PARK! BOARD OFFICER ELECTIONS JANUARY 28, 2010!



Please consider running for the 2010 Board and/or getting more involved! It is not enough to just pay dues and keep your yard clean. It takes a lot of hard work and dedication to keep a community of this size a safe and attractive place to live. If you are not involved, it is unfair for you to complain about what others are voluntarily doing to help this community. If you are interested in serving on the Board, please see our website "Board of Directors" page for more info on duties etc. 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 had several Clean Up Days; Created a new website; Had a Community Yard Sale; Enjoyed ourselves at the Neighborhood Block Party; Held seminars and Neighborhood Watch Meetings; The Board has taken 32 phone calls and handled 297 emails regarding neighborhood issues; sent out 41 Violation Letters; been successful with collecting 79% 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 Four-Way Stop on the corner of Ransom Place and Olive Circle and install street lights; made 7 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. We attempted a tree project that will hopefully be finished next year and hope to erect a Ransom Park sign on the corner of Ransom Place and Olive Circle

GENERAL CONSTRUCTION FILED BANKRUPTCY. METRO LEGAL TAKES OVER

General Construction has finished work in all sections except Section Six of our subdivision. (Section on the tail end of Evergreen Ridge) Unfortunately they have filed bankruptcy. Therefore the Metro Legal Department is pursuing getting that area finished. Updates will be provided as we get them.

PLEASE ASK YOUR CHILDREN TO USE THE SIDEWALKS and NOT TO THROW TRASH ON THE STREETS

As of last week in Davidson County, the number of pedestrian fatalities are the same as they were at the end of last year, 11. The number one reason in the United States pedestrians are killed is because of playing, walking or otherwise being in the middle of the roadway. The second highest reason is for improper crosswalk usage.

During the past month we have had two people killed in Hit & Run collisions.

(Info gathered from Metro Police Dept. Traffic Section Newsletter Dec 1, 2009)

We have received several complaints regarding kids ignoring drivers and littering our streets. Please remind your children to be respectful of drivers and the neighbourhood they live in.

NEIGHBORHOOD VIOLATIONS

The neighborhood is looking better and better in many regards. This past year we sent out 41 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 affecting 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 year:

- **Parking in the opposite direction of traffic**
- **Satellite dishes hung unprofessionally** (*having satellite dishes is against By-Laws*)
- **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.

A WORD FROM THE PRESIDENT

It is our intention to communicate with you and to address neighborhood concerns by mail. We have also decided to save money on mail cost by creating a website. 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. We welcome your involvement, assistance, and ideas!

**It's your community!
Get involved!**

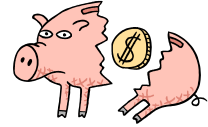
RPHOA FINANCIAL NEWS

In 2009.....

79% of Homeowners paid dues.

Total expenses this year \$7,867.76

Details are provided at the Association Meetings.



Thank you to all those who are doing their part and contributing to Ransom Park's *bare minimum expenses*. The board has placed 48 Liens on homes whose homeowners have not paid dues. We even took the initiative to get the letters regarding delinquent dues translated to Spanish and Arabic.

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 and potentially hire help instead of relying on board members to volunteer their time.

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

www.nubeginningshomestaging.com and start your new beginning today!



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.
- **Front porches, 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



DATE TO REMEMBER-Vote for Board

Jan 28-2010 Neighborhood Association Meeting,
5101 Harding Place-Metro Police Dept 7pm

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.

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 Cart:

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

Fight Back Against Identity Theft...

- Shred financial documents and paperwork with personal information before you discard them.
- Protect your Social Security number. Don't carry your Social Security card in your wallet or write your Social Security number on a check. Give it out only if absolutely necessary or ask to use another identifier.
- Don't give out personal information on the phone, through the mail, or over the Internet unless you know who you are dealing with.
- Never click on links sent in unsolicited emails; instead, type in a web address you know. Use firewalls, anti-spyware, and anti-virus software to protect your home computer; keep them up-to-date. Visit OnGuardOnline.gov for more information.
- Don't use an obvious password like your birth date, your mother's maiden name, or the last four digits of your Social Security number.
- Keep your personal information in a secure place at home, especially if you have roommates, employ outside help, or are having work done in your house.
- Be alert to signs that require immediate attention: Bills that do not arrive as expected; unexpected credit cards or account statements; Denials of credit for no apparent reason; Calls or letters about purchases you did not make
- Inspect your credit report often.

(Info gathered from Pinnacle Financial Partners
www.pnfp.com/idtheft.)

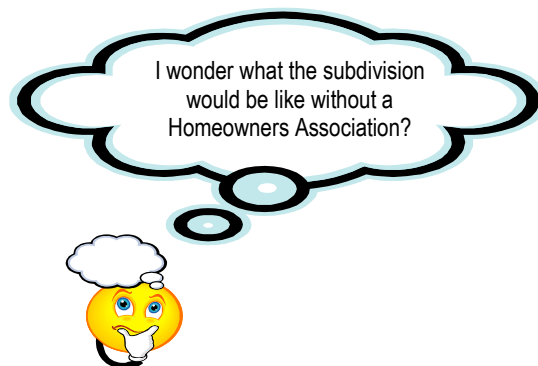
Tennessee Pride Hash Brown Casserole

2 lbs Tennessee Pride Country Sausage
2 cups shredded cheddar cheese
1 can (10 3/4oz) cream of chicken soup
1 cup sour cream
1 (8 oz.) container of French onion dip
1 cup chopped onion
1/4 cup each green and red bell pepper
Salt and pepper to taste
1 (30oz.) package frozen hash brown shredded potatoes, thawed)

In a skillet, cook the sausage until browned. Drain well. In a large mixing bowl, combine the cheese, chicken soup, sour cream, French onion dip, chopped onion, bell peppers, salt and pepper. Fold in thawed hash brown potatoes. Mix well. Spread 1/2 of the hash brown mixture over bottom of a 9 x 13 inch greased baking dish. Spread 1/2 of the browned sausage over hash browns. Repeat layering second 1/2 of hash brown mixture. Top with remaining sausage. Bake at 350° for about one hour or until casserole is golden brown.

Helpful Hints:

- *Make it zesty! Substitute a container of jalapeno cheese dip for one cup of shredded cheddar cheese.
- *Make it lighter! Substitute 1 cup of non-fat or low-fat plain yogurt in place of sour cream
- *Make it personal! Bake casserole in muffin tins.
- *Make it easy! Prepare ahead of time, cool and freeze. When your guests arrive, simply thaw and re-heat in the oven. Also to save on preparation time, use 1.25 lbs of crumbled Tennessee Pride fully cooked sausage patties in place of roll sausage.



You were given unique spiritual gifts, a unique heart, unique abilities, a unique personality, and a lifetime of unique experiences so you would make your own unique difference in the world. Be sure to use them to help each other, passing on to others many kinds of blessings.

