

# THE PARK BENCH

Ransom Park Periodical

October 2011 Issue 1

## PRESIDENT AND TREASURER RESIGN



We regret to inform you that Marlon and Tiffany Saizon, current Treasurer and President, respectively, will be resigning as board members and officers effective October 14, 2011. They have lived in Ransom Park for over 5 years and served on the board for 4 years. Despite their jobs, families, personal businesses ventures and other community endeavors, they have volunteered countless hours to the community. They received a contract on their home in one week and will be moving to another state soon. We thank them for their dedication and wish them the best of luck. There have been four boxes of HOA records and 1,137 computer files created in the past 4 yrs. All records & accounts will be transferred to Secretary Roxanne O'Connor and Vice President Amy Riddle.

## A PRODUCTIVE YEAR FOR RANSOM PARK!

Please consider running for the 2012 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. Although the board has chosen not to be as active with Clean Up Days, Community Yard Sales, Neighborhood Block Parties, Seminars, nor Neighborhood Watch Meetings (because of lack of participation), It still has been busy with the following: The Board has taken 15 phone calls and handled 278 emails regarding neighborhood issues. Due to the Boards aggression on Violations in the past several years, we only had to send out 4 Violation Letters this year. We've responded to 12 Complaints and Homeowner Requests; been involved in 15 Real Estate transactions. Sent out 62 Lien Notices; placed 15 Liens on homes and took off 7 Liens; been successful with collecting 79% of the Homeowner Assessments; we've made countless phone calls to Public Works, and the Health Department regarding community clean up; made 7 cuts to the Common Grounds; maintained the grass for several homes for sale in the neighborhood; been in constant contact with Realtors and banks regarding the homes for sale and various other Real Estate issues; made several calls and emails to the Metro Police Department for more police patrol in the subdivision to especially help with parking violations, speeding, and nuisance issues; and started a Dead Tree Removal project.

After several calls to various companies, our Treasurer

volunteered over 12 hours in the hot sun this summer-dedicating an entire weekend, to remove brush in one of the ponds in order to save the HOA money and to make sure it was done correctly.

## RETENTION POND PROJECT

In order to improve the function of the storm water retention ponds in Ransom Park, we have begun the work on Pond #3 which is on the south end of our subdivision. We've had some very wet springs and damp summers which have hindered progress in these areas. We could not find companies who were able to get in the ponds to clear them out. At this time we do not have the funds to implement all necessary long-term corrective actions; however our approach will have to be in phases. We will proceed as funding allows. RPHOA will continue to work with Nashville Metro ensure that we are as compliant as we can be with Metro Codes, given our funding levels. In our initial consultations with Metro (which were initiated by the Board President) their write-up indicated that there were only minor things that we needed to correct. The desire is to eliminate or inhibit current (and future) undesirable vegetation; Plant appropriate vegetation to reduce or eliminate erosion problems; Improve construction of water inlet areas in order to facilitate storm water flow and reduce or eliminate erosion; Correct issues at any normal outlets, if they exist, and any overflow outlets; Correct site grading to improve storm water flow, drainage and/or evaporation in compliance with Nashville Metro or industry standard practices.

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

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.

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 mailed only 4 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 the 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:

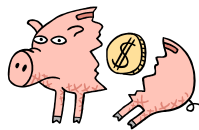
- **Parking in the opposite direction of traffic**
- **Parking in front of mailboxes**
- **Satellite dishes hung unprofessionally** (*having satellite dishes is against By-Laws*)
- **Parking on the lawn**
- **Indoor furnishings, exercise equipment, and office furniture on porches, lawns and decks**

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. [www.ransompark.com](http://www.ransompark.com)

## RPHOA FINANCIAL NEWS



### In 2011.....

Projected expenses this year is approximately \$14,119.56 as of today. We expect to have approximately \$7,663.11 left at the end of the year.

Year	Ending balance	% of HO paid
2006	\$1662.61	(info not available)
2007	\$ 928.06	50%
2008	\$4368.73	72%
2009	\$8282.06	75%
2010	\$8051.25	70%
2011	\$7663.11	79%

It has been the goal of the President to be diligent in making ALL homeowners pay the very reasonable yearly payment so that there would eventually be money left over for major beautification projects. She believes it is very unfair for some to pay and others to get away with not

paying. She has been very aggressive with this issue and spent countless hours on it. Her hard work has paid off. Thank you to all those who are doing their part and contributing to Ransom Park's *bare minimum expenses*. The board has placed 15 Liens on homes whose homeowners have not paid dues this year. We even took the initiative to get the letters regarding delinquent dues translated to Spanish and Arabic. There are an additional 17 homes from the past with Liens on them. Unfortunately when homeowners go to bankruptcy they do not have to pay past dues. We collect some of the money back when Transfer fees are collected.

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 neighborhood that could potentially raise the value of our homes and possibly hire help instead of relying on board members to volunteer their time.

## 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](http://www.ransompark.com). We will not use your email for any purpose other than to send RPHOA news and updates.

### **HELPFUL NUMBERS**

Animal Control 862-7930  
Metro Police Non Emergency 862-8600  
Fire Department 327-1300  
Recycle Drop off is at  
1019 Omohundro Place  
880-1955  
No Household Hazardous Waste Collection.



### **FREE SHRED DAY**

Richards & Richards invites everyone, individuals and small businesses alike to destroy your confidential documents securely for one day only-at no cost! Pack up as much paper as you want-in boxes, cars or trucks and bring it to our location. We'll shred it all for free!

Richards & Richards

Office Records Management

What: Free Document Shredding

Where: 1741 Elm Hill Pike, Nashville

When: Saturday, October 22, 10a-2pm

Phone 615-242-9600

[www.richardsandrighards.com](http://www.richardsandrighards.com)

### 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](http://www.Nashville.gov/recycle/centers/drop_off)

[www.nashville.gov/recycle](http://www.nashville.gov/recycle)



### **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](http://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)**-Aluminium 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 4<sup>th</sup> 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](http://www.nashville.gov/recycle)

### **For Brush and Leaf Collection in Metro Nashville...**

**DO**-Put brush out before the first day the trucks are scheduled to be in your area

**DON'T**-Stack brush against trees, fences, utility poles or other stationary objects.

**DO**-Place your brush where your garbage is collected-at the curb if your trash is collected there or in the alley if you have alley trash collection.

**DON'T**-Place brush, clippings and/or leaves where they can be washed into a storm sewer, catch basin or stream and clog up drainage systems.

**DO**-Put leaves out with your limbs and other brush in brown paper bags only.

**DON'T**-Include limbs that are more than 4 inches in diameter. No stumps accepted.

[www.nashville.gov/brush](http://www.nashville.gov/brush)

### **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

It's your community!  
Get involved!

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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-spy ware, and anti-virus software to protect your home computer; keep them up-to-date. Visit [OnGuardOnline.gov](http://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.onfo.com/idtheft](http://www.onfo.com/idtheft).)

"Human Development goes through three phases. First, we are dependent. We need our parents to feed & clothe us... next phase we enter is independence. We want to stand on our own two feet...The final and most mature, phase is interdependence. Interdependence is being responsible for ourselves, yet still needing other people. In this phase, we readily acknowledge that we don't know everything. We need & want to learn from others...This phase stresses the give/take between individuals. Today we can reflect on which phase of life we are in and strive for interdependence. I give and receive with love." Carleen Brice.

"The HOA in our neighborhood doesn't do anything."

How do you know? Have you ever worked with the Board and/or attended meetings? Have you volunteered to help? It's not their responsibility. They've just volunteered to help the community. It's all of our responsibility to get involved.

"No. I'm too busy to help with the HOA."

I'm sure the Board Members also have busy lives? I wonder what the subdivision would be like without a Homeowners Association.

"Hmmm...I'm not sure. But I'm not sure I don't want to find out."



## Total Heal, Healing, & Well Being' Seminar

Another Avenue Cultural Resource Center presents: Total Health, Healing, and Well Being Seminar! Join us for an exciting learning and wellness event

Featuring Guest Lectures:

Huni Bak Atun, Dr. Jeff Menzise (J. Menaq), and Djehuty Ma'at Ra

The seminar is one you do not want to miss! Our professional presenters are coming with over 50 years combined expertise in health, relationship counseling, healthy living, financial wellness, spirituality and sustainability knowledge.

**Saturday, November 12, 2011; 9am- 4pm**  
**Nashville Friends Meeting**  
**530 26th Avenue North**  
**Nashville, Tennessee 37209**

**\$25 includes a Continental breakfast, lunch, and lecture materials**

Register online at:

<https://www.brownpapertickets.com/event/199895>

Space is limited so please register early!

This seminar offers 3CEU's

\*\*\*\*Check with your institution for acceptance\*\*\*\*

\*\*\*\*Free child care and student discount available upon request\*\*\*\*

For more information please contact:

Another Avenue Cultural Resource Center

[aanaturalfoods@gmail.com](mailto:aanaturalfoods@gmail.com)

(615) 852-6203

**LET THE HEALING BEGIN!!!**

## Ecopreneurship

### 10 Steps to Creating Your Green Business



By: Trazana Alecia Staples

"Applying the steps presented in this book will lead you to live your greatest dream of becoming an ecopreneur.

Order your copy today!! \$10.00

<http://anotheravenueculturalresourcecenter.blogspot.com/p/ecopreneurship-10-steps-to-creating.html>

<http://www.ecopreneur.co.za>