



THE PARK BENCH

Ransom Park Periodical



2008 Volume 1 Issue 2

THANK YOU FROM THE BOARD OF DIRECTORS

We'd like to send a heart felt thanks to all our neighbors who continue to appreciate and compliment the Board's efforts to keep our neighborhood a safe and attractive place to live! As many of you know, our work is all done on a voluntary basis. And although the Board Members have very busy lives we have made our neighborhood a priority on our *list of things to do* and desire to work as hard as we can at preserving our neighborhood. We appreciate those who continue to help us in our cooperative efforts.

Thank you to those who helped with our Neighborhood Clean-Up-Day, continue to come to the Association Meetings, and those who participated in our Garage Sale! We have been getting more and more participation and we are happy we have great neighbors like you who are as concerned about our neighborhood as we are.

We had a good turn out at our last Association Meeting and received really good feedback from our neighbors. We had District Beautification Commissioner, Bill Covington to speak and the Board looks forward to working with him to find out ways to improve the look of our neighborhood.

GENERAL CONSTRUCTION OR RANSOM PARK HOA

We have had a lot of confusion with homeowners thinking we are General Construction. We are not. General Construction is one of the builders who have built homes in our neighbourhood. Many years ago, they were also on the Board of Directors. They are no longer on the Board. They do still own several homes in the neighbourhood and are in the process of finishing their work on several homes and other various work in the subdivision. They have 13 votes of the 165 homes in the subdivision. Please respect them as they finish their work in the community. However, if you have questions concerning our subdivision, you may direct them to the Board of Directors.

A WORD FROM THE PRESIDENT

It is our intention to communicate with you and to address neighborhood concerns by mail. It is important

What's Inside:

- updates to the Neighborhood
- Neighborhood Violations
- RPHOA Financial News
- Neighborhood Watch
- Got Talent
- Neighborhood Clean up Day
- District 28 News
- Neighborhood Committees
- Free Business Advertising

And much more...

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.

UPDATES TO OUR NEIGHBORHOOD

The Metro Planning Department has given General Construction an extension to have their work completed by July 29th.

As soon as their work is complete the board will begin trying to get more no parking signs and streetlights installed.

We are all keeping our fingers crossed and wishing General Construction the best of luck in completing their long To-Do List.

We are also researching the idea of installing speed bumps in the neighborhood.



NEIGHBORHOOD WATCH

At our last Association Meeting many of you noted that you were interested in being on the Neighborhood Watch Committee! We are still in the process of organizing this committee. If you

"You get out of life what you put into it"

are interested in participating and *putting your eyes and ears to the streets*, please contact us by going to our website at www.ransompark.com. We hope to get this finalized by September.

NEIGHBORHOOD VIOLATIONS

The Board has been busy trying to do our part in keeping Ransom Park a safe and attractive place to live. We have made great progress. We had a great response from our last set of letters and many homeowners were more than happy to cooperate. However, we still have a few *bad apples in the bunch*. This past month we sent out 12 letters. Five of those were repeat offenders and will be assessed fines for their lack of concern for our neighbourhood. 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 all of our investment in this community.

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

- Trash, rubbish and debris in yard
- Inoperable cars
- Indoor furnishings, exercise equipment, and office furniture on porches, lawns and decks
- Grass exceeding Metro code

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.

RPHOA FINANCIAL NEWS

In 2007.....

50% of Homeowners paid dues. \$6,271.56 Collected (including a few large real estate transaction fees).

Total cost last year \$7,601.46

So far in 2008

61% of Homeowners have paid dues. \$7,162 Collected.

Thank you to all those who are doing their part and contributing to Ransom Park's *bare minimum expenses*. The board is aggressively pursuing all delinquent dues and unfortunately liens on homes of

those who have not paid will be processed soon.

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.

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.

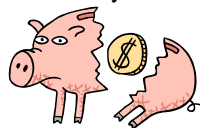
DISTRICT 28 NEWS

Dear Resident,

Last week approximately 50 people attended the visioning meeting held by the planning department regarding property along Antioch Pike between Harding Place and Haywood Lane. The primary concern with this process is protecting the neighborhood from further growth of undesirable businesses and create a buffer between the commercial/industrial property along the opposite side of the street. The next meeting will be **July 17 form 6:00-8:00pm** at Meades Chapel Church of Christ.

Last Saturday, I held a quarterly meeting for our district. We had a report from Sgt. Stephens about the efforts of our police officers to address the crime and safety concerns of the community. I hope to be able to get the statistics to share in a future newsletter. We also had a report from Bill Earles, Codes Inspector for our community. Bill is very diligent in his job and works hard to address the concerns we share with him. The key is that we inform him of the concerns, as the investigations are request generated. Feel free to contact him at (615) 862-6479 or bill.earles@nashville.gov.

During the town-hall portion of the meeting, I had questions about the rezoning that is taking place in Cherokee Hills Subdivision off of Antioch Pike. This process will begin in earnest on Thursday, June 19 from 6:00pm till 8:00pm at Meades Chapel Church of Christ. The purpose is to create an SP zoning that will provide a buffer between the industrial / commercial properties on one side of Antioch Pike and the residential homes on the other side. The



plan will also limit the types and scope of businesses to be placed in this area in order to provide protection for the neighborhood which exists behind the SP zone. Your input is welcome and desired in this process and the meetings are open to any interested party and will take place on the above date and the following dates: July 17 and July 31. All meetings will be held at Meades Chapel Church of Christ, 1251 Antioch Pike, Nashville, TN 37211, from 6-8pm.

I was asked if there is a way to stop the influx of duplexes being built in some of our older neighborhoods. I shared that currently, there is an effort underway in the Town Park area to change the zoning from "R" (Residential) to "RS" (Residential Single family). This can be done for some of our older subdivisions if desired by the residents and will prohibit further building of duplexes in these well established neighborhoods.

The budget process is getting down to the last hearings and then we will consider some options for revising the budget presented by the mayor. A special meeting of the council will be held next Tuesday to consider the budget. I welcome any of your concerns or suggestions as we go through this process.

Thanks for your continued input in our community.

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



Consider hosting an exchange student

The Miss Tenny AFS Area Volunter Leadership Team needs welcome and or permanent families for the 11 more students for which we still need host families and schools. They are a talented lot. Among their attributes are: champion chess player and players of many different sports and instruments, plus they are great academic students. Many of them are scholarship students. They are from Egypt, Germany (he wants to go into politics), Hong Kong (venture scout and wants to be a policeman), Indonesia, Russia (two dancers), Japan (boy scout), Turkey, Columbia, Finland, and Denmark (chess). We have both male and female AFSers. They may attend private or public

schools. Contact Jenny Myers at 615-385-9644 or jmyers@wwatkins.org for details on which students are still available and to view a full bio ASAP.

To find out more about us go to <http://misstenny.org> and/or www.afs.org/usa. Applications may be made on our national website.

Jenny Myers, Hosting Coordinator, and Barbara Y. Wills (Public Relations)
AFSPR@misstenny.org/jmyers@watkins.edu
615-210-1552/615-277-7448

FREE ADVERTISING

If you live in Ransom Park, own a business, and are current on dues, we are offering free advertising in our quarterly newsletter. For more details, please contact our Secretary, by going to our website at www.ransompark.com. Space is limited. The ad should be small. First come, first serve.

Nu Beginnings Home Staging

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

www.nubeginningshomestaging.com



GOT GOOD NEWS?

Project Student Success Presented

Wednesday morning, findings and recommendations of a forty member task force were presented. This group spent the last six months studying the challenges of MNPS and and student drop-out concerns. They have developed some good guidelines to improve this vital issue. You may download the report at the following link. http://nashville.gov/news/2008/0625_ProjectStudentSuccess.pdf Duane Dominy

If you have writer's talent, have inspirational poetry, or just down right good news, we are looking for you! There is so much bad news on the television today. We've decided to make The Park Bench a forum to share good news! So if your child received good grades on their report card; you have a new child born to your family; you want to wish someone a happy birthday or happy anniversary; congratulate someone on an accomplishment; thank your Mother and/or Father for all their sacrifices, or.....you get the point...we are asking for your good news.

For submissions in the quarterly newsletter, please contact our Secretary, by going to our website at www.ransompark.com.



GOT TALENT?

Are you a poet? Can you sing? What about dancing? Well show off your talent at our Community Get To Know Your Neighbor Block Party/Talent Show August 2nd. If you'd like to participate and/or help with this event, please contact Tresa Williams at 615-554-6257



LET'S ALL DO OUR PART TO KEEP OUR NEIGHBORHOOD CLEAN

We had a great turn out on April 19th! We have decided to walk through the neighborhood again on July 12th 8-10am. If you would like to join RPHOA in this endeavour, come to the corner of Ransom Place and Olive Circle (the entrance to the subdivision. Bring gloves, rakes or whatever you'd like to bring to help and work hard.

FEW REMINDERS

- RPHOA asks that you keep your grass under 7 inches and per Metro code, grass nor weeds should be over 12 inches.
- 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 25 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.

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

"Excuses weaken the ability to change."

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

- Neighborhood Clean Up Day July 12th, 8-10am
- Neighborhood Association Meeting July 31st 5101 Harding Place-Metro Police Dept 7pm
- Block Party/Talent Show August 2nd-More details to come or contact Tresa Williams.

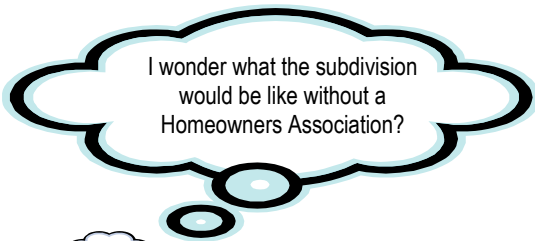
NEIGHBORHOOD COMMITTEES

So far the Board has come up with many events for 2008, which include giving out an award for the nicest

yard, a RP Walking Club, and a Block Party. If you would like to help with any of these events or committees, please contact Tresa Williams at 615-554-6257. She is spear-heading these events.

Volume 1, Issue 1 Crossword Puzzle Answers

1. The Board of Directors volunteer their time to keep our community a safe and attractive place to live.
2. The family living beside you is your neighbor.
3. Making an addition to your home without a permit is a Metro Code violation.
4. We should all be at the Neighborhood Clean Up Day on April 19th at 7am.
5. It is everyone's responsibility to keep RP a safe and attractive place to live.
6. Neighborhood Watch is about keeping your eyes and ears to the streets.
7. We all should desire to be a good neighbor.
8. We live in the Ransom Park Subdivision .
9. Delinquent Dues should be mailed in by April 13th.
10. The Metro Police help to keep our neighborhood safe.



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