



THE PARK BENCH

Ransom Park Periodical



2008 Volume 1 Issue 3 October 2008

Would you want to buy any of these houses or a house next to them? These pictures are a FEW examples of houses repeatedly in violation of our Bylaws and Metro Code. These violations jeopardize the investment in our homes and affect the quality of life in our subdivision! These pictures are not shown here to embarrass our neighbors. They are shown to display how BAD it looks when we do some of these things. In response to some of your complaints, the Board can assure you that we are *on top* of violations. All members of the Board live in this subdivision and take our voluntary duties of helping to keep Ransom Park a safe and attractive place to live very seriously. Please be considerate of your neighbors and keep the front AND BACK of your homes presentable. 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.



What's Inside:

- RPHOA Financial News
- Neighborhood Watch
- Neighborhood Clean up Day
- District 28 News
- Block Party Pictures....and much more...

"This is your life. Put all of your energy into it and show off your intelligence to the world! You are unique & beautiful"

THANK YOU FROM THE RPHOA BOARD OF DIRECTORS

Once again we'd like to thank all of you who continue to appreciate and compliment the Board's efforts to keep our neighborhood a safe and attractive place to live! It does us good to know our time and efforts are appreciated. We also want to thank all of those who come to the meetings and participate in the various neighborhood activities! It's imperative we all do our part in protecting our investment in this neighborhood.

GENERAL CONSTRUCTION OR RANSOM PARK HOA?

Please remember that General Construction and the Ransom Park Homeowners Association are *two different entities*. General Construction is one of the builders who have built homes in our neighborhood. 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 neighborhood and are in the process of finishing work on several homes and various other projects in the subdivision. They have been given another extension until November. Please respect them as they finish their work in the community. If you have questions concerning our subdivision, you may direct them to the Ransom Park HOA Board of Directors.



PROBLEM WITH LITTER AND EXCESSIVE PARTIES

Many of us have seen the litter leading from Ransom Place to Grafton Street. Many of us have seen and stopped the children who live in that area from littering the streets of our subdivision. Many of us are frustrated and have picked up the trash in that area. We are asking for your eyes and ears to help us send violation notices/fines to ALL neighbors who continue to make our neighborhood look bad. This type of behavior is effecting the quality of living AND the

property value. We continue to get complaints regarding excessive parties, trash, unattended children, and parking on both sides of North Grafton. We have continually asked those neighbors to comply with our Bylaws and Metro Codes (and have mailed violation notices/fines). Please continue to call the police for noise disturbances and if you can get a specific address of those who consistently violate our Bylaws and Metro Codes, please call us with the address. We can send out violation notices/fines, take them to civil court, and/or put a lien on their home. IF YOU ARE one of the perpetrators, will you PLEASE do us all a favor and begin to comply with the Bylaws of this subdivision? You are effecting our investments and our quality of life!!!!!!



NOVEMBER 4 IS ELECTION DAY

Just a reminder that voting is coming up in November. Please see attached Early Voting Location Schedule for Nashville-Davidson County.

To find your voting location for election day, Tuesday, November 4, 2008, please visit the website at www.nashville.gov/vote and click "Where I Vote" button.

All Early Voting Sites will be open beginning Wednesday, October 15, 2008 through Thursday, October 30, 2008. For General Election Information: (615) 862-8800. For Absentee Election Information: (615) 862-8815

No clothing gear of any kind with candidates name or pictures can be wore INSIDE the polls.

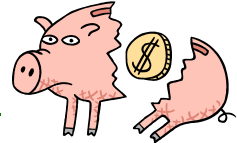
UPDATES TO OUR NEIGHBORHOOD

The Metro Planning Department has given General Construction another extension to have their work completed by November 28, 2008.

We are still working with General Construction and being patient while they complete their projects. As soon as their work is complete the board will begin trying to get more no parking signs, speed limit signs, and streetlights installed.

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

Please come to the next Association Meeting to vote on this issue and others.



NEIGHBORHOOD WATCH

At our last Association Meeting many of you noted that you were interested in *putting your eyes and ears to the streets!* We are still in the process of organizing this committee. So far we have not had any volunteers for *heading* this committee. If you are interested please contact us by going to our website at www.ransompark.com. We hope to get this finalized by the end of this year so that we will have a committee in place for next year.

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.

The neighborhood is looking better and better in many regards. 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 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. We are contacting the owners of these properties and processing fines accordingly. 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.

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, mattresses, and office furniture on porches on 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

71% of Homeowners have paid dues. \$9,274 Collected. Insurance and Common Ground maintenance costs have gone up this year.

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 this month.

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,

There will be meetings seeking public input regarding the Harding Place Extension next week. I have received this notice regarding the Harding Place, Ext. courtesy of 53rd District House Representative, Janis Sontany:

Harding Place, Ext. Official Meetings
Sept. 30 – 6:00 p.m. Hickman Elementary School
Oct. 2 – 6:00 p.m. Una Elementary School

These meetings will be very important with comments being recorded and included as part of the official file. Both meetings will cover the same information. Some issues have been:

- The closing of Old Murfreesboro Road.
- Four additional traffic lights from the intersection of Smith Springs Road and Old Murfreesboro Road, and Murfreesboro Road to the proposed new intersection of Murfreesboro Road at Faircloth/Town Park.



- Wasting taxpayers money to acquire land and to build an additional lane on Murfreesboro Road when Old Murfreesboro is already handling that traffic.
- Fair price for right-of-way properties and other issues regarding right-of-way.
- Destroying the environment including old-growth trees.

Please let your neighbors know of these two upcoming and critical meetings to be held on the Harding Place Extension.

Many of you may have received a card or letter from the Planning Department about the Rural Hill Road "Detailed Neighborhood Design Plan." The Kick Off Meeting will be held Wednesday, October 8 at St. Ignatius Church on Bell Rd. This plan will establish a community development blueprint to help protect the values of your homes and provide for responsible and meaningful growth. Meetings will be held throughout this fall and into spring. I encourage everyone to participate. Other meetings will be as below:

Meeting 2 - Visioning Workshop –
Monday, October 20 - Apollo Middle School

Meeting 3 - Draft Concept Plan Presentation -
Thursday, December 4 - St. Ignatius

Meeting 4 - Draft Detailed Land Use Policy Plan
Workshop - Thursday, January 29 - St. Ignatius

Meeting 5 - Draft Building Form Plan Workshop -
Thursday, February 19 - St. Ignatius

Meeting 6 - Draft Plan Presentation –
Thursday, March 19 - St. Ignatius

Check out this link for updates as the plan progresses.
<http://www.nashville.gov/mpc/index.htm>

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

Magical Meatballs Recipe

- 1 large bunch of spinach, washed and torn (about 3 cups). Cooked until tender and chopped.
- 2 medium onions, minced
- 3 cloves garlic, minced
- 2 Tablespoons olive oil
- 1 pound lean ground beef
- 1 beaten egg
- 1/3 cup grated Parmesan
- 1/2 cup dry breadcrumbs
- Salt and pepper to taste.

Saute onion and garlic in olive oil over low heat until soft. Add onion-garlic mixture to remaining ingredients and form golf-ball size balls. Saute, turning gently, until brown on all sides. Add your favorite gravy (spaghetti sauce). Cook gently for 40 minutes.

Note: I prefer to cook over a very low heat for two hours.

Sally Ketchum is a popular food columnist and prize-winning author of short fiction.



GOT GOOD NEWS?

If you have writer's talent, have inspirational poetry, want to wish someone a happy birthday, wish to thank your Mother and or father for all their sacrifices or any other 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! For submissions in the quarterly newsletter, please contact our Secretary, by going to our website at www.ransompark.com.



Tutoring K-12.
Available on Tuesday and Thursday
5:00-6:30pm
Antioch Location
Call Phone: (615) 254-7296

PARK SMART-To prevent becoming a future crime victim. Please help Metro Police Reduce the number of Auto Thefts and Vehicle Burglaries by doing your part; Lock your vehicle, secure your valuables, and take your car keys with you!

"When you have a need, go invest in someone else. Your needs will be met when you get your mind off of yourself and decide to go be a blessing."

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

Come on Ransom Park Neighbors! We can't always expect for everyone else to keep our neighborhood clean! It won't hurt for everyone to do their part and pitch in for 1-2 hours on a Saturday Morning! Everyone wants the neighborhood to be clean. But we don't see many of you on the Clean Up Days! Where ya at? Where are your children who continue to throw trash on OUR streets?

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 in these areas; office furniture, mattresses, exercise equipment etc. should be stored elsewhere inside the home or crawl space.
- To cut down on cost we are building an email database. 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.



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*I pledge my head to clearer thinking
My Heart to greater loyalty
My hands to larger service and
My health to better living*



SUCCESSFUL BLOCK PARTY!



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
 880-1955. Recycle Drop off is at 1019 Omohundro Place. 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:

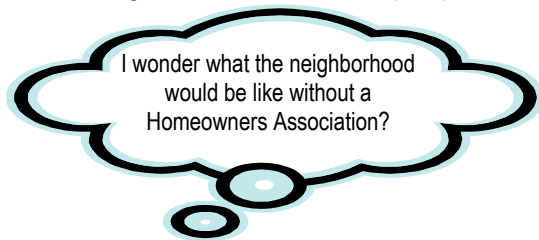
For complete listing please visit:

www.Nashville.gov/recycle/centers/drop_off

If you need assistance (at a low cost) in hauling away, washers/dryers, refrigerators, mattresses etc., please call us 615-365-2525. We'd rather assist you than have these items exposed in our neighborhood. You will be fined for having these items on the outside of your property.

DATES TO REMEMBER

- General Construction finished with their work November 28th.
- Neighborhood Association Meeting October 30th, 5101 Harding Place-Metro Police Dept, 7pm



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