ABBOTTSFORD HOMEOWNERS ASSOCIATION

Semi-Annual Homeowners Meeting: November 14, 2022

Welcome to our Semi-Annual homeowners meeting. For this meeting, the Board decided to develop a brief handout about our 2022 accomplishments and the issues we need to address. Please let us know if this handout is helpful.

**COMMITTEE REPORTS**

**ASSETS COMMITTEE - BRECK WALKER**

This report outlines Asset Related Projects during the year except for landscaping:

* We had one capital project in 2022 that was significant. After consultation with engineers and contractors, we decided it was necessary to replace the retaining wall by the tennis courts. We bid that project out, and it was completed earlier this year at a cost of approximately $165,000, which was on budget.
* In addition, Cody Carroll, our On-Site Property Manager, supported projects on behalf of the community. We estimate that the HOA saved almost $30,000 by having Cody do work that otherwise outside contractors would have had to do. Those projects include:
	+ - LED street light conversions (16)
		- Clubhouse exterior painting and repairs
		- Install outside light fixtures / Clubhouse (8)
		- Install wallpaper / Clubhouse
		- Misc. roadway repairs
		- Safety related tree trimming
		- CCTV installation in the Clubhouse
		- Concrete sealing at the front entrance
		- Website construction and newsletter set-up
		- HVAC maintenance at the guardhouse
		- Retaining wall bid solicitation & project oversight
		- Mailbox welding and repair (4)
		- Initial Painting on perimeter fence
		- Snow removal
		- Office and internet set up for guardhouse
		- Aiding transition to new management company
		- Works with Ashley for irrigation system cost alternatives

Known projects that need to be undertaken in 2023 and/or 2024 include:

* Pool rehabilitation
	+ - Replastering
		- Replace plumbing system up to pool filters (piping and pump)
		- Replace pool deck and seal
		- Estimated cost: $40,000 – 45,000
* Irrigation replacement or repair (landscaping Committee) (Estimated cost uncertain/Plans and bids are being solicited
* Tennis court resurfacing (Estimated Cost $26,000)
* Painting perimeter fence (Two-year project Cody will do. Estimated costs less than $1,000
* Miscellaneous street repairs including repairing several speed bumps (Cody—estimated less than $2500)

**ENGAGEMENT COMMITTEE - NANCY LORENZI**

The Abbottsford engagement activities have increased thanks to the contributions of more than 50 Abbottsford residents. Without their creativity and tireless efforts, the following list of activities would not have been possible. We thank ALL the volunteers who made the following successful.

**Always Available**

* **Butterfly Garden:** Located at the corner of Hyde Park and Abbottsford.
* **Little Library:** Located in the playground area. There are interesting books to read.

**Weekly**

* **Mahjongg** gatherings are on Wednesday from 1:30-3:30 in the Clubhouse

**Monthly**

* **Happy Hours** started in May and continues with the number of participants growing.

**Annually**

* **Abbottsford Directory:**  This year the directory has a fresh look and feel. Rosemary Brown has worked on the Directory for years. With Cody Carroll’s expanded Senior Property Manager role he will assume this responsibility for the directory.
* **Spring Fling Cleaning:** For this event we have 5 Dumpsters, a Goodwill truck, and a Shredding Service truck to help with Spring cleaning tasks.
* **Behind the Garden Gate**: (June 12, 2022) This was a new event; Eight homeowners volunteered to show their gardens. More than seventy people participated on the tour or at the reception.
* **Mid-Summer Celebration**: (July 24, 2022) This event focused on the pool and children. At one point the RSVPs were for fifty-eight adults and forty children
* **Fall Fest:** (October 30) In spite of rain possibilities and the need to move the event to the Clubhouse a significant number of people joined. At one point there were over 80 RSVPs. The Clubhouse provided an opportunity for indoor/outdoor dining, firepit area, pumpkin decorating, a costume event, great food, and neighbors and guests.
* **Halloween**: This year we increased the awareness of and hope for more participation.

**Through the Year**

* **Book Club:** The 2022 dates were/are: April 20, June 15, August 17, October 19, December 14
* **Welcome Committee**: Randy Bellows continued his efforts to welcome new residents.
* **Abbottsford Newsletter**: Cody Carroll has assumed responsibility for the newsletter. Send your suggestions for information to include to Cody at abbottsford615@gmail.com
* **Discover and Learn**: This year we had one event—members of the Cello section Nashville Philharmonic Orchestra had a session at the Clubhouse on August 16. Our second event (Night with the Stars) was postponed because of weather and an overcast sky.
* **Acts of Kindness**: The engagement Committee requested that Abbottsford have an Acts of Kindness strategy. We have had three—two in 2021 and one this year. The Decision Criteria for agreeing that a request could be an Act of Kindness include:
	+ - Is there a recognized organization making the original/core request?
		- Will the contributions make a difference in peoples’ lives?
		- Is the request reasonable so that some people may want to make a material contribution?
		- Does the person responsible for the request live in Abbottsford?
		- Has the requestor provided options to either pick up or drop off material?

For Abbottsford Holiday party, we could not find any home in Abbottsford large enough or willing to host. We looked at moving the party out of Abbottsford. December dates were scarce. The Board approved moving the Holiday Party to January (**Winter Fest**) or February (**Valentine’s event**).

**LANDSCAPE COMMITTEE – ASHLEY CANTRELL**

**Landscaping**

* We are developing a multi-year Sustainability Plan for Abbottsford's landscaping.
* We are developing a multi-year timeline for priority landscape improvement projects.
* We are working on a plan to restore the redoubt area at the top of Foster Hill to its natural, historic state in cooperation with the TN Historical Society, Tennessee Wildlife Federation (TNWF), and WildOnes of Middle Tennessee.

**Trees**

* Removed dead arborvitae at the playground and leyland cypress at the redoubt area (ongoing).
* Native, screening trees will be planted in the area behind the playground this fall.
* Retaining wall area planting bed installation. Work will continue to improve that area, including the eventual planting of three Bigtooth Aspen (Populus grandidentata) trees.
* Nine memorial trees were planted in spring/summer 2022 in memory of our beloved neighbors, who passed this year. Three more will be planted this fall.
* A dying, red maple tree was removed on Green Park.
* Potentially hazardous limbs were removed throughout Abbottsford. More tree work will continue.
* Abbottsford is taking part in Root Nashville's Free Trees for Private Property Program and will order over 20 free, native, understory and canopy trees to enhance Abbottsford's long-term appeal and value. Root Nashville will provide free weekly watering services during weeks when less than an inch of rain occurs. We only need to pay for planting. Each year we will apply for additional trees.

**Water Related**

* Some irrigation system repairs were made to improve problematic areas of Abbottsford to correct system shortcomings highlighted by the summer droughts.
* Aqueduct Irrigation performed an evaluation of our irrigation system.
* Metro Water Services evaluated and approved the condition of our dry retention pond areas on Bowring and in the second median of Abbottsford.

**Wildlife Habitat Community Certification**

* We made progress this year to be within 20 certification points of meeting the National Wildlife Federation's required certification points to have Abbottsford designated as middle TN's first Wildlife Habitat Community.