

Rockwell Farm Homeowner's Association

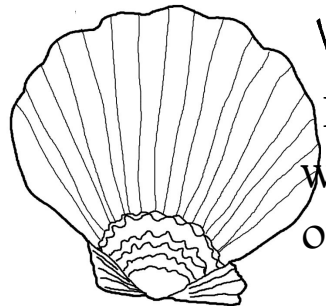
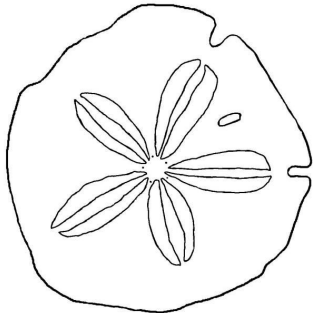
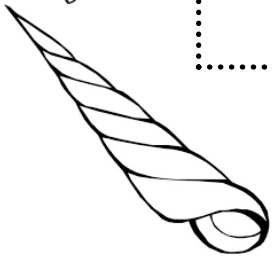
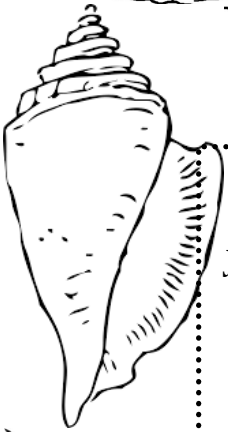
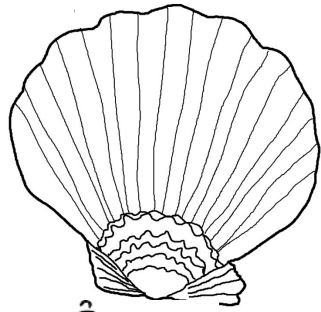
Summer 2016 Newsletter

Rockwell Farm HOA, P.O. Box 22404, Knoxville, TN 37933

On Email at rockwellfarmhoa@gmail.com

On the Web at <http://www.rockwellfarmhoa.com>

& on Facebook at Rockwell Farm Homeowner's Association



Important Dates

July 4—Fourth of July, fireworks til 10:00 p.m.

July 24, 7:00 p.m., pool house—
Board meeting

2016 HOA DUES ARE OVERDUE AND HAVE NOW INCURRED AN ADDITIONAL \$50 FINE. IN JULY, LIENS WILL BE PLACED ON DUES NOT RECEIVED BY THE 3-MONTH OVERDUE MARK. PLEASE REMIT PAYMENT NOW.

Welcome Welcome Welcome

Rockwell Farm HOA
would like to welcome
our newest neighbors!

Tina & Chris Goodacre

David Burkart

Yan Lin & Guang Li

News from the Board

Pool's Open!...Important Rules

We were excited to get the pool open in time for our End-of-the-School-Year party on May 19th! Please remember the following rules this summer:

- Signs posted in the pool house **prohibit alcohol and glass** in the pool and pool house.
- **Kids must be age 14** to swim without an adult present at the pool house.
- **Homeowners bringing nonresidents into the pool area** are responsible to ensure they adhere to pool rules. Homeowners are also responsible for their guests' safety.
- **If you are the last to leave in the late afternoon or evening**, turn off fans and lights, close sliding doors, and give a tug to the front door and gate so we are properly closed up at night. Light switches are by the sink behind the double doors.
- Put trash in trashcans; extra bags are in the sink area behind the double doors. Close and place full trashbags in the green can outside the pool house.
- Clean up messes from tables, the pool deck, and pool house floors; paper towels and spray cleaner are in the sink area.
- Make sure to turn off the shower when you are done rinsing off; parents, ensure your children don't walk away with the water running.
- Children who are not potty trained should wear a swim diaper in the pool.
- Keep pool furniture out of the pool.

Please be mindful that our security system is in working order and can be used if abuse of safety rules occurs.

Mothers Day Truck Sales

The Board phoned the Town of Farragut and Knox County zoning and codes offices and determined that the truck that drove around the subdivision several hours on Mothers Day afternoon did not have a right to be in our subdivision selling furniture door to door, as dispatchers and police on duty told numerous callers from our subdivision and Fox Run. The truck drivers held a Knox County permit to run a business from a building, which appears to have been located in the 37918 area but is now closed.

Town of Farragut Ordinance 16-09 defines their activity as peddling and cites violations for entering premises marked No Solicitation; we have such a sign. Town officials told the Board that permits to sell door to door are rarely granted by the Town, and when they are, Sundays are prohibited. Furthermore, the permitting procedure requires an application be submitted with two references from property owners, so the Town sets a fairly high bar. The most puzzling piece of the incident is the police response. The Board has sent a complaint letter to Captain Robbie Lawson, who is assigned to Farragut, on behalf of Rockwell Farm subdivision.

Road Safety Issues

Speeding Delivery Trucks

After sending out email recently about speeding on Rockwell Farm Lane, we heard from homeowners concerned about speeding delivery trucks. If you see this activity, please note the company and time and call the company's local office to complain.

Motor Bikes in Subdivision

The Board has received a complaint about off-road vehicles driven in the neighborhood. Knox County law requires off-road vehicles to have headlights, tail lights, turn signals, and mirrors if they are driven on county roads, including in subdivisions.

Farragut Fun

Lawn Chair Summer Concert Series, Fridays, June 10, July 15, & August 12, 600 p.m., Founders Park (Campbell Station Road by Farragut branch library). Features music, food trucks, and merchandise for sale. The organizers are looking for volunteers! Contact Shandy or Amy at Mamajam Productions, mamajam34@gmail.com or 423-593-0293.

Farragut July 4th parade, 9:00 a.m. to finish, Claim your spot along Kingston Pike by 8:30 a.m., when the streets close to traffic.

News from the Board, cont'd.

Upkeep Issues

As the weather has warmed, the Board has received numerous complaints from homeowners regarding upkeep issues at neighbors' properties. Please be reminded that our covenants require all homeowners to keep their home and yard in "neat and attractive condition," which Covenant 3.19 further defines as including, but not being limited to, painting, repairing, replacing, and caring for roofs, gutters, downspouts, building surfaces, patios, walkways, driveways, fences, and other exterior improvements. Owners are required to keep weeds and grass cut "in a sanitary, healthful, and attractive manner and all trees and shrubbery pruned and cut."

Some of the complaints we have received include:

- Tall grass in front yards
- Overgrown bushes blocking driving visibility
- Sightings of snakes in overgrown flower beds
- Overgrown trees blocking streetlights
- Dirty siding

Please note that Covenant 3.19 also gives the Board the right to perform neglected maintenance and recoup costs from homeowners. Please be considerate toward neighbors. Neighborhood teens listed on the Home Exterior link of our online directory are available to help with yard upkeep/siding issues.

Signs in Yards Time Limited

Our covenants technically prohibit the placing of advertising signs other than "For Sale" signs in our yards, but we recognize that service providers often offer discounts off the price of a job if homeowners display their sign. Please be aware that a sign that stays in a yard longer than 2 weeks is in violation of the covenants.

4th of July Fireworks

If you choose to celebrate with fireworks, please be considerate toward neighbors who work the next day by stopping fireworks at 10:00 p.m. Please be sure to clean up any mess left by your celebration.

Two Board Positions Opening Up This Fall

Please consider serving the neighborhood and add your name to the ballot for this fall's Board election. Email rockwellfarmhoa@gmail.com to have your name added to this fall's ballot.