



# Meadowlark



**Farmington Meadows Homeowners' Association**

**Feb./March 2009**

## Letter From The President

**The Board of Directors is working hard to do all we can to protect our neighborhood and maintain home values.**

The maintenance of the high quality of our neighborhood and the protection of home values is a primary concern to all of us.

We have consulted with an attorney, Mr. Dinkelspiel with the law firm of Apperson, Crump & Maxwell, PLC who specializes in representing homeowner associations. He currently works with a large number of homeowner associations throughout Germantown and Memphis. Mr. Dinkelspiel has reviewed our Declaration of Covenants and Bylaws. He has identified several areas where our Declarations and Bylaws are weak or lacking. For example, he has discovered that our Bylaws are not registered in the Shelby County Register's Office. He has made several recommendations to the board regarding the correction of these deficits. The board has carefully considered each recommendation and we will be presenting these to you for your vote.

**Each proposal will be voted on separately so that some may pass and others may not.**

You will receive information and a proxy ballot in the mail from

Mr. Dinkelspiel's office the first week of March. Please look for it in your mail.

Please read the information carefully before completing your ballot. If you have any questions you may call Kelly Richert at 754-3258 or email

[krichert@comcast.net](mailto:krichert@comcast.net) or contact any other board member.

If we do not receive your ballot within two weeks of the mailing we will be contacting you personally. We want to make sure every homeowner has the opportunity to vote on these proposals.

The board has arranged an opportunity for the homeowners to meet with Mr. Dinkelspiel so that he can answer specific questions regarding these proposals.

There will be an association meeting on **Thursday, April 30<sup>th</sup> at 7:00 pm** at the clubhouse. Mr. Dinkelspiel and the Board of Directors will be present at this meeting to answer any questions and this meeting will conclude the voting.

These are the proposals that will be included on the ballot;

1. Restricting rental of homes - your right to rent your home will not be affected, only new owners buying homes after the date of this amendment will be affected. We feel that this is an important step towards protecting our neighborhood and our home values. While we welcome the families who are currently renting homes in our neighborhood, we also know that as the number of rental homes increase the overall value of our neighborhood will decrease.
2. The addition of a restrictive covenant prohibiting offensive activity, annoyances, nuisances, etc.
3. An amendment which will allow for the recovery of attorney's fees incurred in the enforcement of the bylaws
4. A provision to permit the Association to foreclose against an owner who has not paid their association dues. This provision is for the purpose of collecting from homeowners who are significantly delinquent in payment of their dues and placing undue burden on the homeowners who are staying current in their payments.
5. Removing the annual 5% cap on dues increases and adding a \$25,000 ceiling on capital expenditures permitted by the Board of Directors without approval of the owners.

The association dues were held at the same amount without any increase for a number of years. The result was that when significant maintenance was needed for the pool and tennis courts the association did not have the necessary funds. At that time the association took out a loan which we are still paying. We are in debt and do not have any reserve for the next maintenance need. We are looking at our options to make sure the association can adequately maintain the facilities that we have.

**Please review the information you receive from Mr. Dinkelspiel's office carefully and complete your ballot. We need everyone's participation in this process.**

### **Pool Opening and Party**

The pool will open on May 16th and we will also have the pool opening party starting at 12:00 noon. Food will be served from 12:00 until 2:00 with swimming and fun! Last year we had some great desserts! So if you have a dessert to share with your neighbors, bring it to the party! We will also have entertainment from the Riverdale Jumpers jump-rope team which will be a treat, so be sure to come.

### **Meet your Board of Directors**

**President: Kelly Richert**—My husband, Mike, and I have two boys ages ten and twelve. We have lived in the neighborhood for almost four years. I am a speech pathologist and this is my fourth year serving on the board of directors.

**Vice-President: Rick Wycoff**

**Treasurer: Tom Bartlett**

**Secretary: Jim Pope**—J L (Jim) Pope has served Germantown for the past 28 years as a Legion of Honor State Farm Insurance Agent. Jim is a Graduate of the University of Southern Mississippi '72 BS, and '73 MS/Education & Counseling Psychology, Past President of the Germantown Chamber of Commerce, Past President of the USM Alumni Association, Past National President of Sigma Alpha Epsilon Fraternity and Foundation. Member and former Board member of the Germantown Rotary Club  
Proud Father of Five Children-and Five Grandchildren

**Farmington Meadows  
Homeowners' Association**

*Mailing Address:*  
P.O. Box 38826  
Germantown, TN 38183  
*Clubhouse Address:*  
7940 Farmingdale

**Farmington Meadows Neighborhood:  
Germantown's Best Kept Secret**



**Director: Chuck Blaha**—Moved here in Jan of 2004 from Sydney , Australia . My wife Karen left nursing to take care of the kids. 2 Daughters: Alison – 19; Andrea – 14. I am a full professor in the Department of Psychology at the University of Memphis trained as a Neuroscientist. My research focuses on drug addiction and treatment of psychiatric and neurological disorders such as schizophrenia and Parkinson's disease.

**Director: Doris Sojourner**—I have lived in this neighborhood for 14 years and and am serving my first term on the board. I am a retired teacher.

**Director: Sharon Day**—My husband, Russell and I have lived in Farmington Meadows for 17 years. We have 3 children, and in a few months all three will be in college. We are active members of Christ United Methodist Church. I am a part-time bank teller, and enjoy traveling, walking, and reading.

**Director: Cynthia Mealer**—My husband Bill and I moved here in 1993 with a new baby. We now have Katie, 16, and Will, 12. I am a Psychologist in part time private practice and I spend most of my time at the schools or on the soccer field. I decided to serve on the board to help keep our neighborhood one of the best and friendliest in Germantown.

*Farmington Meadows Homeowners Association  
2008-2009 Board of Director Contact List*

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