

The Morris Messenger



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The Beginning of 2008!



We are now a few months into the new year and as a Board you may be taking time to reflect on your communities recent annual homeowners meeting. I am sure that some of you had a wonderful annual meeting that went off with out a hitch but some of you may have been confronted with a large number of issues. Commonly, most of these issues can be resolved with good communication between the Board, the Owners, and the Management Company.

As a member of Associa, we can offer many communication tools that you may find helpful in resolving some of your issues. We are currently offering three outstanding forms of communication for your community. The services offered are Website, Newsletter Production and Homeowner Link. A combination of these communication tools or the use of just one can provide a service that may help resolve community issues.

Please contact your Community Association Manager for more information on these wonderful communication tools. I feel that you will find the expense reasonable and the return to be priceless.

We WELCOME the following to our management family...

Nashville:

- Harding House
- The Estates at Hickory Woods



Franklin:

- Cool Springs East
- Caldwell Estates
- Reid Hill Commons



Spring Hill:

- Autumn Ridge

Mt. Juliet:

- The Villages at Cedar Creek

Murfreesboro:

- Rutherford Green

Lebanon:

- The Villages at Five Oaks
- The Forest of Lebanon

Knoxville:

- Candy Factory
- Crossroads North
- The Residence at Market Square

Why Have Committees

By: John Hensley, CMCA, AMS
Association Division Manager

Being a Community Association Manager for the past sixteen years I have noticed that one of the most beneficial things a Board can utilize is committees. Some of the benefits include:

- Committees allow residents to participate in fundamental community decision making.
- A Committee assists residents in meeting other community members.
- Committee participants develop a greater sense of affiliation and pride in their community.
- Committees allow a greater number of community residents to influence Association decisions.
- Board decisions benefit from the input of residents outside of the Board. Decisions

should be representative of the opinions of a smaller number of Directors.

There are several ways to establish a Committee for your Community Association such as:

- The Association Manager or the Board of Directors identify as Association function that could benefit from the establishment of a Committee.
- The Association Manager and the Board work together to identify a volunteer to commit to serve as the Committee Chairperson.
- When creating a new Committee you should advertise this within the community. You can add a section to your community News-

letter soliciting for homeowners willing to serve their community.

- Once the Committees have been established they will need to set up a meeting date for that certain Committee. If the special case of a Special Purpose Committee of a Temporary Committee may meet more or less frequently, according to the needs of the Committee and the mandates of the Board.

I suggest that every Board utilize one of the most beneficial things in a community:

COMMITTEES.



Maintenance

Submitted By: Leslie Ford
Rental Assistant Property Manager



Lawn Care Tips and Advice for the Winter Season

Just because there is a chill in the air doesn't mean you should be ignoring your yard....

- Winter is the best season to prune trees since pruning encourages new growth and fruit production.
- If you didn't winterize your lawn mower in the fall, it's not too late. Check it over and spruce it up before the mowing season begins again.
- Maintaining a properly functioning lawn mower and sharp blades will ensure an evenly cut yard, which helps with disease prevention and improves the overall appearance of your lawn.
- As winter ends and snow appears, snow mold can be a threat to your lawn. This fungus develops in cold, wet weather but can be treated with a special fungicide.
- While many lawns and trees go dormant and require less attention in the winter, it is a perfect time to plan for their year-round care. Contacting a licensed local yard service company can help you devise a plan for a healthy landscape.

Community Association SPOTLIGHT



Welcome to CARRONBRIDGE!

Carronbridge and The Enclave at Carronbridge, an exclusive community of 225 upscale homes, located in the Cool Springs district of Franklin, Tennessee.

Carronbridge is known for its superb architecture and landscaping. The tree-lined boulevards and hedge rows are reminiscent of communities of yesteryear.

This community is a very special place to live. It is a place the community calls home and the people call each other neighbors. The entire community puts a lot of hard work into the community every-day and will get even more out of it as the years go by.



Let There Be (Fluorescent) Light

A provision in the 2007 energy bill requires light bulbs to be 30 percent more energy-efficient starting in 2012—a standard that will effectively phase out traditional incandescent bulbs. But why wait? Today's compact fluorescent light bulbs (CFLs) already use 50 to 80 percent less energy than incandescent bulbs. If every U.S. household replaced just one incandescent bulb with a CFL, the Environmental Protection Agency estimates we would reduce global warming pollution by an amount equivalent to taking more than 800,000 cars off the road.

Most CFLs on the market today offer the same performance, versatility, and light output as incandescent bulbs. Look for the following product information to ensure you find the right bulb for your needs:

- **Whiteness:** Like incandescent bulbs, CFLs can produce light in many shades of white. Color temperature (or the perceived "warmth" of the light) is measured in kelvins (K); the lower the color temperature, the warmer the color. These temperatures range from about 2700 K (a "warm" yellow-white) to 5000 K (a "cool" blue-white). If the temperature is not listed, look for the terms "warm white" and "cool white" (or "daylight").
- **Brightness:** Because CFLs use less energy (as measured in watts) to produce the same amount of light as an incandescent bulb, look for lumens (a measure of light output) on the product label to find CFLs that will match or exceed the brightness of the incandescent bulbs you have been using. For example, a 60-watt incandescent bulb and a 15-watt CFL each produce about 800 lumens. The Energy Star website (see the related links) lists the lumens produced by common incandescent wattages, and CFL packages often mention the equivalent incandescent wattage as well.
- **Compatibility:** CFLs are available in a wide variety of shapes and sizes, for both standard and smaller (candelabra) sockets. There are even CFLs designed to accommodate three-way, dimmable, motion-sensor, and outdoor fixtures.

CFLs last up to 10 times as long as incandescent bulbs, but because frequent on/off cycles can reduce their useful life, target high-usage areas of your home first (that is, where lights stay on for long periods of time). This will ensure you get the most energy savings right away.

CFLs and Mercury

CFLs do contain a small amount of mercury, so they cannot be thrown out in the trash (see the related links for disposal information). However, the mercury in CFLs represents a much less significant environmental hazard than incandescent bulbs because CFLs require much less electricity, and more than half of our nation's electricity is generated by coal-fired power plants—the largest U.S. source of mercury emissions.

In other words, the average coal-fired power plant emits only 3.2 milligrams of mercury for each CFL running six hours per day for five years, but emits nearly 15 milligrams of mercury for an incandescent bulb running the same amount of time, according to UCS research. The difference far exceeds the approximately five milligrams present inside a CFL. Properly disposing of CFLs ensures the mercury in them remains contained.

From Greentips (February 2008) greentips@ucsusa.org

Sirloin Black Bean Chili

Submitted By: Brenda Farmer, CMCA
Community Association Manager

For Those Cold Winter Nights!!!

Ingredients:

- 2 lbs of lean sirloin, cut into cubes
- 2 white onions chopped
- 4 cans drained and rinsed black beans
- 3 cans beef broth
- 2 packages of chili seasoning
- 2 tbs olive oil

Directions:

1. Brown sirloin in olive oil and add onions
2. Add contents of 2 packages of chili seasoning
3. Add broth and black beans
4. Simmer or put in slow cooker for several hours.
5. Garnish with sharp cheddar cheese.

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Projects

By: *Brian Jackson, CMCA*
Community Association Manager

I have a great project in mind, but ... How do I do that?

We seem to always want to accomplish that next project to add more interest and value to our homes whether it be an indoor or outdoor idea. However, moving an idea toward a completed project is fraught with snags and glitches. Perhaps we can visualize the finished concept but how do we do THAT? One or more pieces of the sequence may be missing from our knowledge base, or at least, it is a grey area. Clarifying those fuzzy areas would be significant help in getting us started on that next remodeling adventure. Even simple projects that others would be whizzes at completing may fowl us because we lack some experience. Wouldn't it be nice if we could just find that helpful source to clear away the snags and smooth the whole process? One of the nest resources I have found for large or small project tips is a website by the name of About.com.

Now this website can be very helpful indeed. It's almost as good as having twelve or thirteen uncles who work in different skilled labor trades who can offer valuable advice in time of need. Clicking on About.com will open a world of knowledge right at your fingertips. You may already use this site or have another for reference purposes. I like the fact that I can type in a search item as well as use the tabbed index to find a solution, or find an answer, or just find some helpful hint. (I only have one uncle, so I need all the help I can get.) I wanted to find some hints on lawn seeding the other day, so I typed in to the search and PRESTO up comes this page of contractors and a litany of other articles on more than fourteen other pages. WOW! Now that's service.

I like using a twenty minute help search fill in some blank spots of how-to skills for use on my project lists, but this site can also be used by the rest of the family. Your school aged children may need some information to complete that report that they let go the night before it is due. Well, maybe your kids don't do that, but I've experienced more than one instance of grief as mild as panic and pandemonium runs through the household. This site could alleviate this syndrome. Unless you're blessed with a dozen wonderful uncles!