

The Morris Messenger

MORRIS PROPERTY MANAGEMENT INC.
AN ASSOCIA® MEMBER COMPANY

SERVING THE GREAT STATE OF TENNESSEE

From The Desk of Judy Rose

Spring is here and things are starting to grow! I hope that every one is enjoying the quarterly newsletter and the *FrontDoor* Magazine. Both are published quarterly and are provided free. The *FrontDoor* Magazine is being delivered to all homeowners in our management family. I personally found the article about block parties to be very informative and a great idea to build a true community atmosphere in your neighborhood.

I would like to invite you to visit www.MorrisProperty.com, click on "Community Web Site" at the lower left of the home page, and then click on "Visit a sample web site" located at the lower right of the page. This is an out-

standing communication tool for your community. Please contact your property manager for more information.

I am proud to announce the addition of Sundae Caudle, Kelly Redden, Sandy Maiden, Angie Cundiff, and Kelly Graham to your management team. Sundae comes to us with a long history of property management and is an Association Manager in our Knoxville office. Kelly Redden is our Site Manager at Cherokee Bluff in Knoxville and is making a positive impact for our team. Sandy Maiden is our new Association Administrative Assistant, Kelly Graham is our Administrative Assistant in our Single Family Home Management division, and Angie Cundiff is the

Administrative Assistant in our Maintenance division, all in the Nashville office.

We welcome to our management family Newport Crossing, Newport Cove Condominiums, Newport Meadows Townhomes and Wakefield in Spring Hill, Tennessee. Also Walden Woods in Hermitage and Arlington in Smyrna



Ways To Avoid Late Fees

By Bill Spining, Controller

Want to avoid the inconvenience and expense of late fees?

It's as easy as one, two, three.

1. Pay early
2. Mail payment to correct remittance address
3. Send your coupon with remittance

First and foremost pay early. Allow at least five working days for mail time. Most associations fees are due on the first of the month, although a

grace period may be allowed. Use the coupons that have been provided. These coupons are an expense to the association and assure the correct and timely posting of your payments. With the coupon your payment is scanned into the accounting system and leaves almost no room for error. If the coupon does not accompany the payment it reverts to a manual process and that is more con-

ducive to errors than the scanning process. Use these simple steps and stay worry free concerning dues payments.



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Conflicts Of Interest

By Sean Phelan, CMCA, AMS, ARM

All of us know that today's society has become more litigious and this puts you who serve on a Board of Directors for a Homeowners Association at risk. I am sure that many of you in your business or college life may have had some sort of formal ethics or code of conduct training. I would like to take this time to review with you potential Conflicts of Interest so that they can be recognized and resolved before they become a serious issue. So let's review some common potential conflicts of interest:

Self Dealing:

This is the use of the Association assets for a personal gain. An example of this would be having the association's on site maintenance person fix your refrigerator on Association time at no charge. Another example, but not as apparent involves the scheduling of

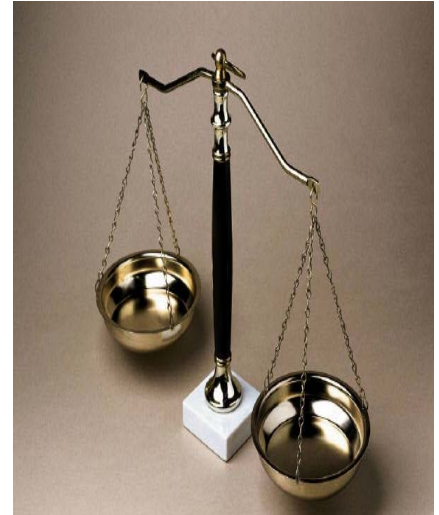
maintenance. Many times maintenance needs to be deferred to overcome a cash flow shortage. The completing of repairs on a board members home prior to that of others whom are in greater need may be perceived as a conflict of interest.

Selective enforcement of governing documents:

Remember, no one is above the law. Your documents may have a restriction on the number of pets that an owner can house. You may think that allowing the Treasurer to have three dogs is harmless when the rule is restrictive to two, but failure to enforce the covenants against a director is a potential liability for the entire board.

In conclusion, as a Board of Director you face situations that can create a possible conflict of interest

all of the time. But steps can be taken to avoid conflict and limit litigation. Always confront the conflict and complete all of your re-



sponsibilities with loyalty and honesty to the Association. If you need further information contact your Association Property Manager.

Spring Irrigation Tips

By John Hensley



Inspecting and checking the operation of irrigation systems in early spring may prevent unnecessary downtime during the growing season. This is especially true if the irrigation system was not operated much last year or if it was not properly winterized last fall. It will be necessary to schedule this spring to check the system yourself or hire a local service person to check the

system. Here are some good tips for inspecting irrigation systems this spring:

Review operating manuals for specific items to look for during the spring inspection. Before inspecting and doing any repairs or cleaning, make sure the electrical power control to the equipment is locked in the off position at the main disconnect panel.

Check the control box and electric motors for evidence of rodents that may have damaged electrical wiring. Refill the irrigation system with water and bring it up to the desired operating pressure. Check the spray patterns from

sprinklers and look for any leakage from the pipeline joints or low-pressure drains. Monitor the operating pressure after the system is pressurized and compare it to the operating pressure when the system was new. If operating pressure is 5 to 10 psi below original pressure, contact a pump or well service person. It might be necessary to re-adjust impeller clearance within the pump bowls or to redevelop the well screen area.

Visually inspect the entire irrigation system. Check all heads for coverage and be sure the controller is set to the proper date, time and hour. This will assure you that your property will have the irrigation that it needs.

Parliamentary Procedures

By Caroline Bell, PCAM

Can a Board President (the chair) make motions and vote at Board of Directors Meetings.

The chair may vote on any issue at any time. The chair can make motions, speak on one side or the other on every motion and vote. Directors often are surprised to hear this because they know some of the rules about impartiality of a chair in huge assembly or plenary body meeting.

In practice, because people sometimes feel a chair is being unfair if they vote, sometimes a chair has an informal rule of only voting when the vote would make a difference,

example, to break a tie vote or to create a tie, which would defeat a motion.



Counting Votes

When counting votes, if a motion receives a tie vote, it fails to pass because it did not receive a majority of votes cast in favor of the motion.

Likewise if someone abstains from voting, they could actually

be causing a motion to be defeated.

Example, if there was a vote taken and the results were 4-4-1, 4 in favor, 4 against, 1 abstention, the motion would fail because it did not received a majority. If the abstention were to change his vote in favor the motion would pass, 5-4. A member can change his/her vote at any time before the final result is announced.



Proposed Legislative Changes

By Rodney Reston, CMCA

Recently the House Civil Practice Subcommittee voted on bill HB0066. The propose of this bill was to require sales of foreclosure under a homeowner's association lien to be by judicial sale only. The Tennessee chapter of Community Association Institute was strongly opposed to this bill. This bill would restrict foreclosure sales under a lien created pursuant to the recorded covenants of a homeowner's association. This would hamper the effectiveness of the obligations for dues, assessments and other obligations created under the Master Deed

of the association. In practical matter, the lien filed by the homeowners association are minimal in nature.

In order to enforce a lien by judicial sale, the association would be required to file suit, litigate the matter, and obtain a judgment approving the sale. The cost and time involved in this endeavor would be cost prohibitive to most, if not all associations. A lien is one of the only weapons that an association has to enforce collection of due and assessments. This bill could have forced smaller asso-

ciations, the inability to collect unpaid dues or assessments which in turn would have forced them into bankruptcy. This bill was sponsored by Representative Harmon and Senator Cooper.

Morris Property Management Inc. is currently working on a Board of Director e-mail list to better inform you of changes that would effect your association. It will also give you the opportunity to voice your concerns to those who will vote for such bills. Please ensure your association manager has your current e-mail address.

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Employees Focus

By Rodney Reston, CMCA

Joe Kutsko

Joe joined the MPMI team in January of 2005. He has over twenty-five years of experience in property and resort management. Joe began his career as a forester of public and private land for New York State. Joe and his wife, Catherine are empty-nesters residing in Nashville and have two children that graduated from West Point and are currently Army officers. His son is a Captain and has served in Iraq for the last year and his daughter

who is a Second Lieutenant will be going to Iraq. As a music lover he is looking forward to the excellent music scene that Nashville provides. Being an avid hiker and fisherman he enjoys the beautiful Tennessee surroundings without the 200 inches of yearly snow from his former home or those 30 below zero temperatures.

John Hensley

John joined the MPMI team in February 2005. He has 15 years of property management ex-

perience. John managed condominiums in Vero Beach, FL and attained his Community Association Managers license from the state of Florida in 1991. John his wife Laurie and their two children are now residing in the Nashville area. John has coached youth basketball for several years and is looking forward to coaching here in Nashville. John and his family are looking forward to the beautiful change in the seasons in the state of Tennessee.

Goopy Pecan Pie Bars

By Caroline Bell, PCAM

Ingredients

- 2 cups all-purpose flour
- ½ cup granulated sugar
- 1/8 teaspoon salt
- ¾ cup butter or margarine
- 1 cup packed brown sugar
- 1 cup light-colored corn syrup
- ½ cup butter or margarine
- 4 eggs, lightly beaten
- 2 ½ cups finely chopped pecans
- 1 teaspoon vanilla

Directions

1. In a large mixing bowl, stir together the flour, granulated sugar, and salt. Using a pastry blender, cut in ¾ cup

butter until the mixture resembles fine crumbs. Press the mixture evenly into a greased 13x9x2-inch baking pan. Bake in a 350 degree oven for 15 to 18 minutes or until lightly browned; set aside.

2. In a medium saucepan, combine the brown sugar, corn syrup and ½ cup butter. Bring to boiling over medium heat, stirring constantly. Remove from heat.
3. Place the eggs in a medium bowl. Gradually stir about ½ cup of the hot

mixture into eggs. Return all mixture to saucepan. Stir in Pecans and vanilla. Pour nut mixture over baked crust.

4. Bake for 30 to 32 minutes more or until the filling is set. Cool in the pan on a wire rack.

Cut into bars to serve. Makes 20 to 32 bars.

