

CWL HOA NEIGHBORHOOD NEWS

– January 2012

Watch for postcard from CWL HOA for details of:

Annual CWL Homeowners Meeting

Thursday, February 16, 2012

7:00 pm

UPDATE FROM BOARD

The Board is excited to have completed the upgrade made to our entrance sign and the replacement of chain link fencing at various locations on all of the lakes with nicer wrought iron fencing. We feel these changes better reflect the image we would like to portray to potential homebuyers when visiting our neighborhood.

The Board is working on the following list of projects for 2012:

- Automatic gate at recreation area entrance
- Erosion control for Lake C along Lake Edge. Unused funds from SBA loan
- Lake B spillway repairs. City of Memphis HUD grant
- Fence replacement between brick pillars along Oak Springs Dr

In order for these projects to be completed it is imperative that ALL homeowners pay their dues.

DIVISION OF COMMUNITY ENHANCEMENT

One of our neighbors has discovered a way for our community to possibly help some of our negligent homeowners take care of their property. Through personal dedication and diligence the Division of Community Enhancement was discovered. This will be another way for you to report issues with negligent personal property upkeep. In addition to opening a code violation report you can e-mail the following individuals:

Bill.Lewis@memphis.tn.gov

Johnie.McKay@memphistn.gov

We will post this information on the website www.cwlhoa.org. You may also contact larry.jordan@crye-leike.com or cwlboard@cwlhoa.org.

There are 797 properties in our community and it will take diligence from everyone to keep our community up to the standard that we all expect.

LAKE A/C UPDATE

The board has a final decision regarding the water level of Lake A/C. During the discovery process an approximate 2 inch deficit was identified in the construction phase of the project. Tetra Tech and White Construction will be working together to come up with a solution to restore this deficit.

After consulting with attorney John Houseal, Jr., the board has elected not to restore the remaining 3 inch deficit. The reason for this decision was based upon the liability exposure the HOA would assume by encroaching into the 1 foot requirement as related to the lowest surveyed house elevation.

The elevation of the new spillway was designed at 321.75. This elevation was selected by the engineer in order to hold the calculated 100 year event flood elevation as close as possible to the 1 foot requirement set by FEMA. Going any higher than this would be a violation of the current building code and is not recommended.

COMMUNICATIONS

We are making efforts in 2012 to better manage Homeowner Email data and to send out more timely Email communications.

Homeowners can go to our web site at www.CWLHOA.org and sign up to receive Email communications. Simply click on the “Subscribe to CWL Email Newsletter” and enter your info in order to receive future communications.

Please note that we post information concerning CWL Financials, Meeting minutes, Lake updates, Newsletters, etc., to our website on a monthly basis or as available.

There is an abundance of community information available on our website. Please visit regularly!

www.CWLHOA.org