

REDWING
MEADOWS HOA
FRANKLIN, TN

SUMMER NEWSLETTER

2025

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Hello Redwing Meadows Community!

As we ease into Fall, your Redwing Meadow HOA Board wanted to send a few updates and reminders.

As of August 1st, Redwing Meadows has changed its property management from Associa of TN to Ghertner & Company. Jay Moyer is your new Community Association Manager.

All households must register on the Ghertner & Company portal with a valid email address and phone number at <https://portal.ghertner.com>. An email was sent the week of July 23rd, and a letter was sent the week of July 28th, with an account number and registration key.

If you need assistance, please get in touch with our Homeowner Service Center (HSR) at (615) 277-0358 or hsr@ghertner.com.

Ghertner & Company conducts bi-monthly compliance inspections throughout the neighborhood as part of its services. These inspections help ensure that properties are maintained per the community's standards. The goal is not punitive but rather to help preserve the community's look, protect property values, and keep Redwing Meadows an attractive and desirable place to live.

Below are some reminders to help improve the community's appearance, maintain property values, and create a more enjoyable environment.

COMMON ELEMENTS

As you probably realize, your neighborhood is unique. It has 1-acre lots, all brick homes, 40+ acres of common grounds, and numerous amenities, including a community pool, tennis/pickleball courts, half-court basketball, baseball/multipurpose field, 2 miles of trails, and a kayak ramp to the Harpeth River. See the Redwing Meadows Facebook page or website for more information on your community at <https://facebook.com/redwingmeadows> or www.redwingmeadows.org.

POOL

The pool is typically open from Memorial Day until the week after Labor Day. Improvements this season include two new picnic tables, a more modern emergency phone, a new parking area light (LED), and a new first aid kit. Other work planned is to repair and repaint the pool house, repair the tile around the pool's edge, and replace the pool cleaning kit. Need a pool key? Reach out to board@redwingmeadows.org.

ENTRANCE FLOWER BEDS

The flower beds at the entrance have been refreshed and are on a regular upkeep schedule year-round.

NEIGHBORHOOD SIGNS

Signs are being patched and repainted. Thank you to the Miller and Engleman families.

TREE TRIMMING

Tree trimming along the pool and tennis court drives was completed in April. However, tree trimming requires constant attention with our mature grounds and is one of our top expenses. Are you handy with a chainsaw? If you want to join our volunteer tree crew, contact the board at board@redwingmeadows.org.

TRAIL

The trail is in its best shape in years! Be sure to get out and enjoy it. Due to safety and liability concerns, motorized vehicles are not allowed on the trail or fields.

DOGS

There are lots of dog lovers in the community! Please pick up after your pet while on walks and comply with the local leash laws.

YARD DEBRIS

Let's keep the grounds clean and enjoyable for everyone, especially the neighborhood trail, and dispose of waste properly.

MAILBOXES

Several homes have mailboxes that need a little TLC. A new mailbox costs around \$35 at Home Depot, so if it's a little shabby, it may be time to replace it. If you need more, please get in touch with Darrell at ACI Supply for post rewelds, new posts, tags, and mailboxes at (615) 242-8882.



ARCHITECTURAL REQUESTS (ARC)

Planning any outdoor updates? Whether it's a fence, pool, firepit, basketball goal, trampoline, swing set, or even changing your front door or paint color, you must submit an ARC Request Form through the homeowner portal. Any exterior modifications require prior approval from the ARC Committee. Please submit your ARC Request via the homeowner portal **before** starting any work.

- Allow up to 30 days for review after receiving all requested information
- Requests that meet existing guidelines are usually approved more quickly (but could still take up to 30 days to review).
- Variance requests take longer and require more thorough review.

CURB APPEAL & PREVENTATIVE MAINTENANCE

PRESSURE WASHING

Don't underestimate the power of curb appeal. A clean and fresh exterior can boost your home's value by 5 - 10%. Pressure washing is one of the most affordable ways to increase curb appeal. Pressure washing your home helps remove contaminants that contribute to rot, decay, and premature aging.

FENCE MAINTENANCE

Power washing your fence removes dirt and mildew and prepares the wood for staining. It's important to pressure wash before applying a sealant, as sealing in mildew can cause long-term damage. A clean, sealed fence looks great, lasts longer, and adds value to your property. Power washing and sealing your fence every two to three years is recommended.

YARD CARE

Let's keep the neighborhood looking great!

- Control weeds in beds and lawn areas.
- Apply fresh mulch in planting beds.
- Trim shrubs and edge neatly around fences.
- Sweep sidewalks and remove any grass clippings.
- Inspect and clean walkways and siding that may have mildew buildup.

EXTERIOR HOME CARE SHUTTERS, VENTS & DORMERS

Many homes have faded shutters, deteriorating vents, or rotting dormers. Please restore these to maintain neighborhood standards.

PARKING

Please remember that parking on the grass regularly will damage your lawn and is not permitted per our CCRs. Parking on the street also creates a hazard and should be limited to parties and visitors. If you need full-time regular overflow parking, we encourage homeowners to submit an ARC Request to install a parking pad. Let's work together to keep the neighborhood looking beautiful.

LANDSCAPING

Please ensure landscaping is at the front of your home and around your shed. Landscaping makes a big difference in enhancing your property and the neighborhood's overall appearance.

REDWING MEADOWS ANNUAL MEETING

The Annual Meeting will be returning to its former schedule in February.
Date - TBD.

REDWING MEADOWS

FALL Social

**SEPTEMBER 6TH AT 5PM
REDWING MEADOWS POOL**

GAMES

cornhole, foursquare, chalk drawing area, pool games, etc.

FOOD

Food trucks are being coordinated for homeowners to purchase meals and treats.

MUSIC

Local band Rockstar Parking will perform, starting at 8pm. Pull up a lawn chair and raise a toast to some of your favorite rock and pop tunes. These guys have performed at several Redwing Meadows parties, so if you haven't caught them yet, you're in for a treat!

If you plan to attend, help us with a head count by going to
<https://www.surveymonkey.com/r/M675795>