



Shelby Park HOA Newsletter

Summer 2023



Shelby Park Homeowners Newsletter

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2023-2024

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Shelby Park Website
www.shelbypark.org



Management Company
901-327-7916



Shelby Park is on It

We are working on several things to improve the neighborhood therefore you should see a couple of new things in our Community.

- **Boulders** in the alleyways that will prevent the garbage trucks from running over your yards.
- **Sky Cams** are being set up to help oversee our neighborhood to help prevent crime.
- **Street Paving** In our neighborhood is scheduled for the Spring/Summer of 2024.
- We are also revising our CCR'S to cover **Solar Panels, Replacing/Repairing Roofs and/or shingles as well as addressing the Parking Issue!**
- Finally, we'll be retouching our "Shelby Park" Sign.



Yards of the Month for June & July:

7188 Tivoli Lane

911 Carina Pass





**Best
Yards
of
2023**

*This Summer we will chose the best groomed and Landscaped yards for the months of **June, July and August** This contest is open to **Homeowners** and **Renters.***

Winners will receive \$50.00 gift card
(no one can win more than once in the same year)

The board will be checking your yards for weeds flower beds, trees, scrubs and, fencing.

(Board Members & their families are not eligible)

I can't wait to see those beautiful yards.

Call Carol for more info 901-569-7419

Shelby Park Activieties for 2023

Annual Yard Sale	Saturday	September 30, 2023	8am to - 12 noon
National Nightout	Tuesday	October 3, 2023	6:00pm - 8:00pm
Christmas Celebration	TBA	December - 2023	6:00pm - 8:00pm



Hometown Disposal

Shelby Park HOA has chosen to use Hometown as our community disposal system. Their base residential rate is **\$28.00** per month (which includes one 95 gallon cart.)

Call them today!!!

901-794-9096

Website: www.htdisposal.com

Help Keep our Community Beautiful!!!

1. **Spray for weeds.** (whether you spray yourself or hire a lawn care service.)
2. **Keep your yard mowed & and resod portions of your yard as needed.**
3. **Trim trees and bushes.**
4. **Remove weeds & Mulch your flowerbeds.**
5. **Paint your houses and shutters.**
6. **Paint and Refresh your mailboxes, putting numbers on both sides.**
7. **Replace Shingles or if needed the entire Roof.**
8. **Keep your property free from trash, leaves and other debris.** (front, back and side yard)
9. **Remove all Trailers & Sports equipment.** (They are not allowed on the premises)

Remember to:

- Move your Trash Bins out of public view **within 24 to 48 hours** after trash pick up.
- Store your trash bins either: **behind your fence, between your house or inside your garage.**

If trash bins are not put out of view you will incur fines.



Your 2023 HOA Dues are long overdue.

Your HOA dues are needed in order to make various repairs throughout the neighborhood. (alleyways common areas etc) We also do various activities throughout the year for all to participate.

If you haven't paid your HOA dues, please take a moment and pay them now by contacting:

Wright Property Management before it's turned over to our attorneys.

901-327-7916

We want to continue to maintain the property values in our neighborhood therefore, Everybody need to do their part!
For more information visit

our Website;
ShelbyPark.org



Shelby Park Community Adopted/Promulgated Rules and Regulations

Parking in Shelby Park HOA

Revised Adumduns/Modifications 7-1-2023

Shelby Park's Covenants, Conditions and Restrictions better known as (CCR's) from time to time must be amended, revised and modified. This allows the community to address new innovations, environmental changes and other issues as they arise. Here are the most recent updates.

1. Parking vehicles on residential streets: the Sheriff's department ordinances states that a vehicle can't park for longer than **24 hours consecutively**. (*Shelby County Municipal Code 1992*) - **Section 24-191(a)**

Shelby Park P. D. understands that from time to time there may be a need for a homeowner and/or guest to park longer therefore, in our residential community. **Therefore, the Board has extended the time to 7 days before it must be moved. The vehicle shall be moved to your garage, your parking pad, or in front of the your house or it will be ticketed and towed.**

2. Parking in the Alleyway: **The Alleyway in the Shelby Park HOA is private Property**, in addition to any and all common areas for which the HOA is responsible for maintaining. **Thus, the HOA has the right to tow any car deemed necessary to maintain the flow of traffic, and/or that impedes the view of others traveling in the alley.** Therefore, even though you may be completely parked on your "Parking Pad", if it makes it difficult for your neighbors to exit their garage or impedes their view in any way, then you must park in your garage or in front of your own house. (Section 2j -- Prohibited Uses and Nuisances)

3. Parking anywhere in the Shelby Park Community that in impedes any resident from exiting their driveway, alleyway, or blocks ones view; (fully or partially) then you must store their vehicle in another location weather that is in your garage, on your parking pad or in front of your home **or will risk getting your car ticketed and towed.**

4. Parking of Guests **limit parking of your guest vehicles, when possible, to the area in front of your house, in your garage or on your parking pad** (especially before 6:00pm.) This will ensure that your neighbors receive their mail, as well as other residents in the community have a place to park for themselves and their guests.

5. Parking at the Dead-End: **There shall be no parking in the dead-end street of Tamarind Lane;** hence, the Sheriff's Department "No Parking" sign.

For a complete outline of the Shelby Park HOA CCC's go to www.ShelbyPark.org

For a complete outline of the Shelby County Ordinances go to: https://library.municode.com/tn/shelby_county/codes/code_of_ordinances

6. No Trailers, Truck Trailer, Storage Pods, Mobile homes:

There shall be no parking of recreation vehicles or commercial vehicles, including but not limited to boats, boat trailers, house trailers, camping trailers, motorcycles, and the like. They shall be kept either in the garage or otherwise screened away from the public view. *There shall be no parking in the alleyways or in front of anyone's mailboxes of the above mentioned items! Basis: Article VII (Section H) and (Shelby County Municipal Code 1992) - Section 24-191(b)*

However, storage pods are allowed for no more than 7 days when a homeowner or tenant is in the process of moving in or out of the neighborhood.

7. No additional structures shall be allowed on the property or added to the home including but not limited to Decks, Pergolas, Outdoor Awnings, Covered/Screened-in Porches, roll-out shade covers, Patio Enclosures, or any other attachment and/or addition to the home. As stated in: *Basis: Article VII (Section A)*

Article VII – A: *All buildings or structures erected upon said Property shall be of new construction, shall be primarily brick with shingled roofs and no buildings or structures shall be moved from other location onto said property, and no subsequent buildings or structures, other than single family houses shall be constructed. No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other building shall be used on any portion of said Property at any time as a residence, either temporarily or permanently.*

Only Patio umbrellas are allowed to be higher than the fence-line on the patio.

Other stored items on the patio must be below the fence-line such as, portable hot tubs, saunas, outdoor grills/ovens, outdoor kitchens, Patio Outdoor storage units and the like, must be below the fence-line and not attached to your home. (Note: (hot tubs, saunas and the like that contain water-require that you have a fence. (for the safety of children, animals and the community as a whole)

8. Generators: if you choose to use a generator, they shall only be used in the case of a power outage or other unforeseeable emergency. Generators shall not be used as a regular source of energy to power one's home in lieu of the local utility company. Furthermore, generators must be operated in a safe, well ventilated place (not in your garage) and monitored on a regular basis; thus ensuring that they don't become a danger to you or the neighborhood.

9. Window Unit Air Conditioners: Are not allowed!!! Each home has been equipped with Central Air and Heat. Which shall be used and maintained by the Homeowner. (Article VII-Section 2a)

10. Solar Panels: if you choose to use Solar Power it is allowed under the Memphis and Shelby County ordinance. The Shelby Park P. D. has chosen to adopt this ordinances for our HOA. (*Memphis and Shelby County Unified Development Code (2.6 Use Standards-2.6.2 Civic Use Standards)*)

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For a complete outline of the Shelby County Ordinances go to: https://library.municode.com/tn/shelby_county/codes/code_of_ordinances

Any an All Changes/Additions or Modifications must be Approved by the HOA board and/or Management Company.

Solar Energy Systems in Memphis and Shelby County **(THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE)**

If you chose to have Solar Panels these are the regulations you must follow
(All Work must be Approved by the Shelby Park HOA Board and/or the Management Company)

Article 2. a. General Provisions 2.6 Use Standards-2.6.2 Civic Use Standards—Memphis/Shelby

1. Solar energy systems are permitted as an accessory use in all zoning districts, except for solar farms which are permitted as principal uses according to Chapter 2.5, Use Table.
2. Panels 4 square feet or less are exempt from these regulations.
3. All ground mounted electrical or control equipment shall be secured to prevent unauthorized access.
4. Equipment that is not functional or has not been used for a period of one (1) year must be removed.
5. Trees in the right-of-way may not be removed or damaged for increased access to sun.
6. Power grid interconnection shall be in accordance with MLGW standards and regulations.

B. Freestanding Solar Energy Systems

1. Free standing arrays are permitted in rear and side yards only.
2. Panel arrays must be setback either the minimum district setback or 110% the height of the panel array, whichever is greater, as measured from grade to highest point on the array.
3. Arrays may not exceed the height of the principal structure or 35 feet, whichever is less.
4. Electrical lines from the panel array must be in conduit and placed below ground.
5. Panels must be appropriately screened from neighboring properties and public rights-of-ways.

C. Building Mounted Solar Energy Systems

1. On single-family residential structures, panel arrays shall not extend more than 12 inches above the peak of any roof that is viewed from the street nor shall they extend more than 12 inches beyond any edge of the roof.
2. Where the panels are placed atop a flat roof they shall not extend more than five feet above the roof and shall be appropriately screened from the public right of way via the building's façade or similar mechanism.
3. Where panels are incorporated into or attached to the walls of a building they shall be appropriately glazed so as to prevent glare.

Section 2. Duty to Maintain. Except for maintenance requirements herein imposed upon the Association, the Owner of any Lot shall, at his own expense, maintain the interior and exterior of any improvements on his Lot, including all driveways and any and all equipment, and fixtures therein situate, and its other appurtenances, in good order, condition and repair, and in clean and sanitary condition, and shall do all redecorating, painting and the like which may at any time be necessary to maintain the good appearance of his Lot and appurtenances. All exterior maintenance is subject to approval of the Architectural Control Committee.

**Shelby Park P.D. Homeowners Association
c/o Wright Property Management
5050 Poplar Avenue Suite 920
Memphis, TN 38157**

Attention: Claims Adjuster

Dear Insurance Company:

This letter is in response to roof claims for any property in the Shelby Park P.D. Homeowners Association. Homeowner Associations have governing documents in place such as the Declaration of Covenants, Conditions and Restriction as well as Bylaws that specify certain restrictions for the neighborhood which in turn helps to maintain and keep up the property values. When insurance companies approve claims for missing shingles we are concerned that these replacement shingles are (1) not the same color and (2) not the same style.

The neighborhood must be cohesive and have continuity throughout. Any mismatched shingles are an eyesore and devalue our neighborhood.

Per the Bylaws for Shelby Park P.D. HOA, it states the following:

Section 2. Duty to Maintain. Except for maintenance requirements herein imposed upon the Association, the Owner of any Lot shall, at his own expense, maintain the interior and exterior of any improvements on his Lot, including all driveways and any and all equipment, and fixtures therein situate, and its other appurtenances, in good order, condition and repair, and in clean and sanitary condition, and shall do all redecorating, painting and the like which may at any time be necessary to maintain the good appearance of his Lot and appurtenances. All exterior maintenance is subject to approval of the Architectural Control Committee.

Since the homes in this subdivision were built around the year 2005-2006, it may be time for the roofs to be repaired and/or replaced. However, there is a possibility that the shingle style and/or color may be discontinued, therefore, if you are replacing just a few shingles, (between 5 to 15) then we ask that you match the style/color as closely as possible, however if you are replacing more than 5-15 shingles, the HOA will not accept a patchwork roof, the entire roof will need to be replaced.

We appreciate your assistance with this issue.

Respectfully,

Shelby Park HOA
Wright Property Management Company
901-327-7916

Shelby Park P. D Homeowners Association

(Shelby Park Architectural Review Form)

Note: Per the CCR's, the A.C.C. HAS UP TO 30 DAYS TO REVIEW YOUR REQUEST. You must have written approval from the A.C.C. before any work begins on your project)

Return form to 5050 Poplar Avenue – Suite 920 – Memphis Tn 38157

901-327-7916

www.wrightpm.com

Owner: _____

Address: _____

Phone: _____ Cell: _____ Email: _____

Architect/Designer /Contractor: _____

Address: _____

Phone: _____ Cell: _____ Email: _____

Design Approval Checklist – Fence/Landscaping/painting, etc.

Documents Submitted: _____

Site Plan: (with any changes noted) _____

Landscape Plans: (with plant list) _____

Exterior Lighting Plan: _____

Prospective or Photos: _____

Fence: (Material, design, stain, color if applicable) _____

Other Features: _____

Design Approval for Changes to Exterior of Home:

Roofing Material Sample: _____

Paint Samples submitted (if changing from the original color) _____

Shutter Changes (design and color changes) _____

The applicant understands the requirements of the design and development standards and has submitted all required information herein.

Signature: _____ **Date:** _____

Committee Member: _____

Committee Member: _____

Certificate of Compliance: _____

Authorized to began: _____

Approval is needed and at 2 signatures are required before the work can began.



Home Improvement References

You are under no obligation to use any of the contractors on this list. However, prior to doing any work please complete the architectural form that you'll find on our website.

You must get approval before the work is done so that you don't have to redo it!!!

www.shelbypark.org or call — 901-327-7916

Fences

1. Bluff City Fence Company – 901-767-8080
2. Dunigan Fencing – 901-491-6132
3. Hansard Construction – 601-493-0267

House Painting

1. The Paint Connection - Robert Rodgers - 901-626-8057
2. Certapro Painting - Mitch Zaretsky 233-4828 cell or 384-7020
3. Aaron Painting & Home Repair 337-6828
4. Glenn Chrisman - 901-644-2898
5. Hansard Construction – 601-493-0267

Tree Trimming

1. Cobra Tree Service – 901-550-4470
2. Mister Tree Service – 300-3938

Roofers

1. Pinnacle Roofing – 901-438-5084
2. My Town Roofing – 901-834-7663
3. Pro Shingle—901-258-6503

Driveway repair

- 1, BHS Concrete – 901-603-9997
2. Storey Concrete – 901-574-0875

Mailbox repair and painting

1. Brighter Boxes – 901-238-7974
2. Ken Black - 901-604-0468
3. Brock Shafer - 901-238-7974



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Website

www.shelbypark.org

Now on



Shelby Park Homeowners Association