

# OLD CAHABA OBSERVER

**A SEMI-ANNUAL HOMEOWNER ASSOCIATION INSITE**

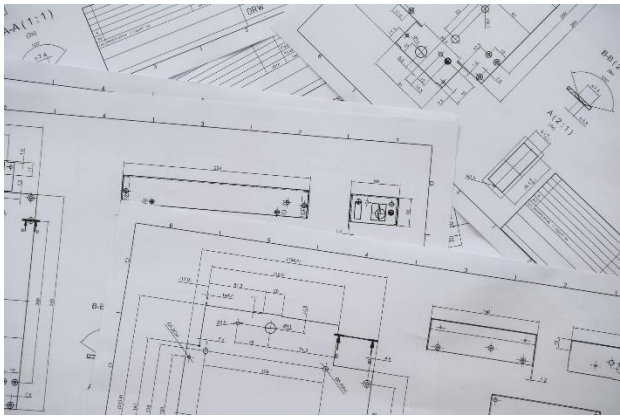
*Old Cahaba*



## ARC REMINDERS

### SUBMIT YOUR PROJECTS FIRST!

We understand that eventually, every owner will want to make some sort change to their home. Per the governing documents each owner agreed to abide by upon signing his or her deed, any change to the exterior of your home must be submitted and approved, in writing, by the ARC prior to changes being made. Failure to receive proper approval may result in fines up to \$500 from the HOA and could also result in fines from the City of Helena. You can submit your project by completing the ARC form at [www.SelectiveMgmt.com/ARC](http://www.SelectiveMgmt.com/ARC)



## First Annual O.C. Witches Ride & Movie Night!

Friday, October 30<sup>th</sup> at 6:00 P.M. be sure to line the sides of Old Cahaba Parkway for our first annual Old Cahaba Witches Ride!

Due to COVID, we are unable to have our normal Halloween party at the Clubhouse, but that won't stop us from partying! To party together, but at a safe distance, SMS, the Board, and the O.C. Social Committee decided to put together a parade to throw candy out to all of our wonderful O.C. Residents!

Not all witches are good though, so beware of the bad witches! They will "trick" you, instead of "treating" you!

After the parade concludes, there will be a family friendly outdoor movie played on a large inflatable screen at the Parkway pool parking lot! A food truck will be on site and the HOA will be providing a few snacks as well. Please feel free to bring your own coolers, as well as blankets, chairs, and whatever else makes you comfortable to watch a movie outside! Social distancing will be practiced at this event.

The parade will begin at 6:00 P.M. at the Riverbend end of Old Cahaba Parkway and will go the entire distance of the Parkway to the entrance at 52.

The movie will begin promptly at 7:30 P.M. so be sure to get there on time!

We look forward to seeing everyone!

### IN THIS ISSUE

**OLD CAHABA  
FINANCIALS**

**COMPLIANCE VIOLATION  
ENFORCEMENT POLICY  
UPDATE**

**COMMUNITY  
EVENTS**

**LANDSCAPING**

**FALL YARD MAINTENANCE**

*How to avoid “Nasty Grams” this Fall*

It is slowly, but surely going to start cooling off. Pumpkin Spice season is so close you can practically taste it! There are many things to look forward to in the Fall, but there are a few chores that must be addressed as well...

*The dreaded leaves!*

Please be sure to rake and bag your leaves regularly. Please also use the cooler weather to your advantage and clean out those landscape and foundation beds—remove any dead plant material and spread some fresh pine straw or mulch.

Fall is also a good time to repaint your mailbox. This is something that often gets overlooked but can really become an eyesore. Next time you find yourself at a hardware store, grab a can of rust-inhibiting black spray paint, and maybe some new white 2-3-inch numbers, and freshen up that box! Your mailperson will greatly appreciate it as well!

You will be surprised how much these small tasks can enhance the beauty of your home!

**If you are planning to install a new roof, fence, or cover your patio this fall, please be sure to submit to the ARC first!**

Please also remember that metal roofs are not permitted—not even on sheds or patio covers. All roofing must be shingled and weathered wood in color.



**Rake and Bag Your Leaves**



**Be Sure to Rid Your Beds of Weeds and Dead Plant Material and Spread Fresh Mulch or Pine Straw.**

**SEASONAL DECORATIONS**

Fall and Winter are host to some of the greatest holidays! Old Cahaba has some of the best decorated homes in Helena during the holidays, but we may be a little biased! Please keep in mind that decorations should be removed and appropriately stored within 15 days after the holiday has passed. Halloween decorations should be removed and stored by November 15<sup>th</sup> and Christmas decorations should be removed and stored by January 10<sup>th</sup>.

*TOPS*

**TOPS LOGIN  
INFORMATION**

DO YOU HAVE ACCESS TO YOUR HOA ACCOUNT ONLINE?

Not only can you pay your annual dues online, you can communicate with management and view any covenant violations that you may have!

To register for tops, please complete the request form at:

[WWW.SELECTIVEMGMT.COM/TOPS](http://WWW.SELECTIVEMGMT.COM/TOPS)

**OC WEBSITE**

HAVE YOU VISITED THE OLD CAHABA WEBSITE?

The HOA's website is home to a lot of valuable information for your community. For example, this is where the food truck schedule is kept and updated weekly. This is also where you can find information pertaining to clubhouse rentals, minutes from board meetings, the ARC form, governing documents and so much more!

**[www.OldCahaba.org](http://www.OldCahaba.org)**

*BE LOOKING FOR THE NEW ARC GUIDELINES ON THE WEBSITE AS WELL!*

**OLD CAHABA  
RECIPE BOOK**

If you would like to participate in the Old Cahaba 2020 Cookbook, please email in your recipes to CJarman@SelectiveMgmt.com. The cookbook is posted on the Old Cahaba website for residents to download and enjoy.

**FINANCIALS**

**O.C. FINANCIALS**

***If you have not paid your 2020 dues and are not on an active payment plan, you are late!***

**October 2020 Total Due to HOA:  
\$204,498.39**

<b>275 Delinquent Accounts</b>	<b>58 Accounts At Collections</b>	<b>115 Accounts owe the full \$315</b>	<b>61 Accounts owe &lt; \$300</b>	<b>Delinquency Percentage: 22%</b>
----------------------------------------	-------------------------------------------	----------------------------------------------------	---------------------------------------	--------------------------------------------

**Delinquencies**

*Why Does It Matter?*

We understand this year is difficult for many people. If dues are not paid, the HOA cannot do community updates and upgrades. We cannot put on community events, or even pay the monthly bills.

**“What is the Board/ HOA planning to do with our money?” is a question that may be on your mind.**

Below are just a few projects the Board is working on:

- Upgrading the cameras and access systems at both pools (This can cost up to \$60,000)
- Upgrading the pool furniture at both pools (This will cost almost \$30,000)
- Clearing common areas around the lakes (This costs about \$15,000 each fall)
- Installing a FOURTH playground! If done, This will be in the Riverbend sector at the end of Madison Place.
- Creating a common area with pavillion and fishing pier at the lake

**LIENS FOR 2020**

*Will be filed in November*

If you are not on an active payment plan (meaning, you have a signed agreement with SMS and are making your payment son time each month) and have any outstanding balance on your account on November 5<sup>th</sup>, a lien will be filed against your property. Please be advised that HOA Assessment liens do not go against your credit, however, you will not be able to sell or refinance your home until the lien is settled. You also are not permitted to use the HOA amenities or participate in any HOA events.