

YARNELL STATION HOME OWNERS ASSOCIATION

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WELCOME TO OUR COMMUNITY



Welcome to our community! The HOA exist to foster a sense of unity and community in our neighborhood, as well as seeking to maintain the value of each owners home! On this page you will find tons of information on our neighborhood. Take a look around. If you can't find it, please don't hesitate to contact Fennell Property Management with your questions.

Yarnell Station is now managed by Fennell Property Management. Fennell is owned and operated by Andy and Hank Fennell. Andy serves as the primary point of contact for homeowners who have questions, concerns, or complaints. Fennell manages all of our outside vendors, contracts, financials, and official records of the HOA. All communication from homeowners, real estate agents, and or closing agents, in regards to HOA matters should be directed to Andy and Hank. Andy can be reached at andy@fennellpm.com.



FENNELL
PROPERTY MANAGEMENT

ARC GUIDELINES

The Board has worked hard to compline a handbook with the ARC Guidelines so that all homeowners are up to date and aware of the guideline/design standards for our community. These guidelines were approved by the Board at the September 2017 meeting, and are now in effect. If you notice a violation, please use [this link](#) to report it to Fennell Property Management.

[ARC Standards and Guidelines Home Owner Handbook](#)

HOME OWENER DUES:

[2018 Approved Operating Budget:](#)

BUS STOP:

Elementary School:

Location - Corner of Yarnell Station Blvd
Pick Up Time: 6:55-6:58am
Drop Off Time: 3:15pm

Middle & High School:

Location - Front of Subdivision
Pick Up Time: 7:05am
Drop Off Time: 4:00pm

On March 29th, 2018 the board met to review bids, along with the previous budget and approved the budget below and yearly dues for Yarnell Station Home Owners. We are writing this brief note of explanation to accompany your HOA billing, to help you understand the approved budget.

Landscape Replacement Cost:	\$1,000
Bank Fees:	\$40
Postage:	\$200
Mailing Supplies:	\$175
Irrigation Repairs/Maintenance:	\$1,000
Annual Report:	\$45
Insurance:	\$900
Website:	\$220
Water/Electricity:	\$1,500
Attorney's Fees:	\$3,000
Monthly Lawn Fees:	\$7,140
HOA Management Fees:	\$5,700
Meeting Venue Cost:	\$210

Total Budget: \$20,920

There is very little change in our budget for the year. We have included the following "new" items in our 2018 budget:

- **Landscape Replacement Cost:** Due to some colder periods during winter, along with a tree in the first island looking sickly last fall, we budgeted money for the potential replacement of any landscaping should we need to do this in 2018. Additionally, we allocated some money in this line to plant some landscaping on the back of the columns at the front to hide the backflow device cover box.
- **Reserves Account:** We have increased the amount we are paying into the reserves account from 5% to 15%. We are still a very young community with very little money in reserves (i.e. savings). We need to increase our savings, hence the increase to our reserves account. Should something happen like a car crashing into our sign or front fence, or a major issue with our lighting or irrigation system, we would not have any money to use to pay for these repairs and would be forced to levy a special assessment against all home owners for such repairs.

Based on this budget, the total amount to be collected in 2018, including the 15% funding to our reserves account is \$24,058. With 86 homes in our community this comes out to:

\$279.74 per home for yearly dues.

Please make checks payable to Yarnell Station HOA

CHECKS: Please mail by due date to the following

**Yarnell Station HOA
C/O Fennell Property Management
PO Box 34009
Knoxville TN 37930**

CREDIT/DEBIT CARDS: Contact Andy Fennell to process payment at 865-567-1186. Please note that there will be a 3% processing fee added to the total amount due for credit and or debit card transactions.

Payment Dates:

- Dues are due **no later than June 4th, 2018 (must be received by or postmarked by this date.)** If you cannot make this payment by the due date, please contact Andy@fennellpm.com. We would be more than happy to try and work out a payment plan for you. All payments submitted after this date will be assessed a \$25 late fee.
- **Any unpaid invoices after July 9th, 2018 will be turned over to the Association's attorney to collect the payment.** Please note that this action will incur legal fees and those fees will be assessed to the homeowner and added to their total amount owed.
- **Any unpaid invoices that the Association's Attorney cannot collect by August 13th, 2018 will result in a lien being filed against the property.** This action will incur legal fees and those fees will be assessed to the homeowner and added to their total amount owed.

If you have questions regarding this budget or any Yarnell Station HOA financials, please contact Andy @ andy@fennellpm.com

Covenants/Restrictions

Click here for our communities current covenants and restrictions.

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By-Laws

Click here for a copy of our communities by-laws.

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UTILITIES:

GAS: Knoxville Utilities Board Phone: (865) 524-2911
ELECTRIC: Lenior City Utilities Board Phone: (865) 986-6591
WATER: West Knox Utiliy District Phone: (865) 690-2521
TV & INTERNET: AT&T, Dish Network, Direct TV, Comcast

Parking Ordinance:

Parking on the Street in the Subdivision is not illegal. However according to Knox County Code, cars should not be parked on the street long term. For a link to the Knox County Parking Ordinance click the link below.

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Pet Ordinance:

Yarnell Station residents are asked to follow the Knox County Pet Ordinance, as well as the restrictions of our neighborhood. Pets must be on a leash at all times. Pets are not permitted to roam free, this includes cats. Owners are asked to clean up after their pets. A link to the full ordinance is provided below.

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