

THORNHILL ESTATES HOMEOWNERS' ASSOCIATION

NEWSLETTER



Addressing Resident's Concerns

I. **Board Positions.**

According to the Association's governing documents, Article V, Section 1, "The affairs of the Association shall be governed by the Board of Directors composed of three (3) persons." The president, secretary, and treasurer; and the current Interim Board has complied. The Board of Directors are Officers, President, Eric Hardaway, Treasurer, Calvin Turner, and Secretary, Annette Brown-Brooks. Upon the immediate resignations in April 2026 of three Board Members, the remaining Board Members stepped up to assume the responsibilities of carrying out the affairs of the association. To date, no reason was provided regarding the resignations.

II. **Elections.**

According to the bylaws, Article V, Section 4, "officer elections shall occur, annually"; therefore, an election should have happened in 2025; however, this did not transpire, contrary to the governing documents. The previous board voted (3/2) to extend the terms of service to two years and continued to serve through April 2026. The last official election occurred in 2024.

Residents requested and received official Special Election notice on July 27, 2026 via email. All interested residents in serving your community, please send our Property Manager, Mr. Harry Spore, an email with your name and the desired position.

Please familiarize yourself with the duties for the office you intend to select for an understanding of the obligations you are committing yourself to for one full year. Mr. Spore will create a ballot for residents to vote "in-person," on **September 16, 2026 at 6 pm** at the clubhouse.

Since the association's conception, the board has not officially installed a vice president or an assistant secretary due to limitations with the current governing documents and the lack of resident's participation for serving in these capacities. The installation of these officers is not a requirement according to the current governing documents to carry out the association's affairs; however, appointed positions are allowed by the board president. With an increase in residents' participation, additional officials will be welcomed to the board.

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III. Delinquent HOA Fees and Enforcement

Prior to 2026, delinquent HOA fees were not actively pursued by an attorney which included associated late fees or collections. These actions have led to an increase in our yearly assessment fees for paying residents up to \$1000 per lot. Those funds were necessary to cover the costs of the association's communal obligations and are now being consistently tracked and collected.

The enforcement of our governing documents is now a priority and was expressed by the property manager on July 21, 2026; therefore, it is our responsibility to be informed.

Where is the money?

Our property management team, is actively collecting delinquent fees which has decreased from \$24,000 to \$12,400. This will allow us to carry out more capital improvements and maintenance. Limited improvements and maintenance occur when funds are insufficient. Now, we can continue making things happen within Thornhill!

Visible improvements are becoming clearer with more consistent upkeep of the common area flower beds, the removal of dead shrubs, pruning of hedges and trees, interior clubhouse painting, updated flooring and the securing of new chairs to protect the investment of our recently installed flooring. The communal areas are looking exceptionally well.

IV. Unity

Nobody knew the magnitude of effort that would be involved in managing our own HOA since the developers made it look easy. We have all learned along the way so, let's take the lessons learned and move on. Let's work together to keep the unique character of the community that drew us to Thornhill Estates subdivision in the first place.

Many residents are properly maintaining their lawns/flower beds and the City Beautiful Commission needs to be notified that their next recipient is right at Thornhill Estates. Our collective efforts can boost improvements sooner rather than later if everyone continues doing their part by making gains. Let us focus on what is important by making our neighborhood beautiful and welcoming.

V. Safety Concerns

- The metal fence near the clubhouse was not properly reinstalled during the installation of the wooden fence in 2025. The fencing company has agreed to rectify the oversight in the days to come.
- Advanced Pools is aware of the pool's entrapment drain repair concern and will immediately make the required improvements. The entrapment drain has a life span of 5-10 years and we have surpassed that time.

We are committed to the safety of everyone so please be our eyes and ears. Besides, it costs all of us if anyone gets hurt.

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All Thornhill Estates communication should be addressed to:

Mr. Harry Spore, SPM Property Manager

Email: Harry@weichertspm.com

Address: 3161 US-64 Suite #400

Eads, TN 38028

Phone: (901) 800-8273, opt.3

We, the board and property management team, would like to thank all of you for your continued support as we work towards achieving the goal of being the best community within Millington.

As always, ***we are stronger, together!!!***

Thornhill Updates

Reserving the clubhouse has been made easier by implementing the Thornhill Clubhouse Reservation Form.

<https://forms.gle/wjW9ZhLhzEv7qgzx9>

All available dates are displayed on the form and allows residents to provide the requested date. Please note that reservations are not 100% secured until a \$50 non-refundable deposit (personal check, money order or cashier's check) has been remitted and the remaining \$50 non-refundable fee (personal check, money order or cashier's check) has also been remitted two weeks prior to the scheduled event from the resident in good financial standing. Please contact Angelica Burks at 901.496.6464 or Serita Morton at 901.628.3001 for additional information.

- Bids are currently being accepted to repair the community fountain in 2027.
- Bids are also currently being accepted for the community sprinkler system repair in 2027.
- The City of Millington has received numerous complaints and is currently in litigations with the developer of the property located at Big Creek Church Rd. and Highway 51 regarding maintaining the grass. An update will be provided to residents when a decision has been made by the judge.

Lawn Care Tips

Residents, please remember to place limbs, or loose debris on the curb no more than 3 days before sanitation pick up (no earlier than Sunday for pick-up on Wednesday). Please place debris on the curb without piling debris in the street or blocking the sidewalk.

- Please keep the sidewalks and drains clear and safe.
- Avoid leaving mowed grass in the streets or blowing debris in the community drainage system.
- Please remember to pull your empty trash can back and out of view from the streets on collection day by 9 pm.

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Community Announcements

Decisions are made regularly which impact our growing city and community; therefore, community involvement is encouraged. Key meetings are held monthly in the Millington City Hall Chambers and are as follows:

- The City Beautiful Commission meets the **first** Thursday at 12:00 pm. The next meeting is August 3, 2026.
- The Millington Tennessee Board of Mayor and Aldermen meets on the **second** Monday at 6:00 pm. The next meeting is August 10, 2026.
- The Industrial Development Board meets on the **second** Friday at 8:00 am. The next meeting is August 14, 2026.
- The Planning Commission meets on the **third** Tuesday at 6:00 pm. The next meeting is August 18, 2026.

Don't Forget

Pet Etiquette

- Please clean up after your pets.
- Please keep pets leashed at all times in public areas as it's the Tennessee law.
- Please do not allow your pets to wander around the neighborhood.

Noise Ordinance

- Quiet hours are from 10 PM to 7 AM (Sunday-Thursday)
- Quiet hours are from 11 PM to 7 AM (Friday & Saturday)

Reports to Millington Police can be made by calling the non-emergency phone number at 901-872-3333.