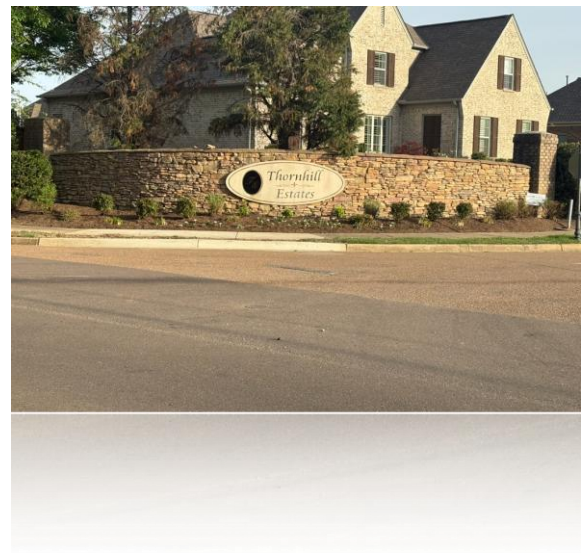


THORNHILL ESTATES HOMEOWNERS' ASSOCIATION

NEWSLETTER

Board Announcement

- The scheduled HOA virtual meeting will be held on Tuesday, July 21, 2026, at 6 pm. The agenda will be posted on the Thornhill Millington website for all residents to review. Please make plans to attend this very informative meeting.
- Due to the significant volume of calls and emails received regarding recently issued violation notices, the Property Management Team has elected to waive the initial violation notices issued to residents.
- Please be advised that the community has begun a comprehensive inspection. During these inspections, residents who are in violation of the governing documents will receive supporting documentation, including photographs and/or video evidence, to ensure complete transparency throughout the enforcement process. Any new or ongoing violations identified will be formally documented and issued as official violations, as this communication and the previously issued notices from the Property Management Team serve as the community's notice regarding compliance expectations.
- Please be advised that the current board has not made any new decisions. Weichert Realtors was hired by the board members in November 2025, as well as the HOA fee assessment of \$875 and the 2026 budget approval. The current board has respectfully followed the decisions and budget as it was laid out at that time.
- The decisions to allow the property manager to be "the bad guy" by collecting delinquent HOA fees and to hold the residents accountable for complying with the current governing documents without being partial were made by the entire board in November 2025; therefore, the remaining board members are following all decisions made during that time. The board agreed to take these actions to maintain the beauty, unique character and value of the properties within our community.



- The Association remains fully operational. Our property management company, Weichert Realtors, is serving as the operational lead and continues to oversee day-to-day administrative functions in accordance with the governing documents and applicable Tennessee law. The remaining members of the Board (Annette Brown-Brooks, Eric Hardaway, and Calvin Turner) are actively coordinating with Mr. Harry Spore and our management team to address all Thornhill Estates resident's concerns.
- All communication should be addressed to: *Harry Spore, SPM Property Manager, (harry@weichertspm.com), Address: 3161 US-64 Suite #400, Eads, TN 38028. Phone: (901)800-8273, opt.3*

Residents, we all share a common interest in our homes, as they represent one of the most significant investments many of us will make. Community pride should be our top priority. Our responsibilities extend beyond simply complying with bylaws; they also involve taking proactive steps to enhance the overall appearance and appeal of our neighborhood. Therefore, it is essential that we remain focused on protecting property values and maximizing long-term returns.

To achieve these goals, we must work collaboratively and place trust in our property manager, who has more than 40 years of experience managing homeowners' associations. By following his guidance and professional recommendations, we can fully benefit from his expertise as both a property manager and a real estate broker. Ultimately, this is the reason we have engaged in his services.

Community Updates

- The carpet at the clubhouse has been removed and replaced with luxury vinyl planks (LVP).
- Reserving the clubhouse has been made easier by completing the Clubhouse Reservations form. All available dates are displayed and allows residents to provide the requested date. Please note that reservations are not secured until a deposit has been paid.
- The pool is being serviced regularly and will require repairs soon.
- Bids are currently being accepted to repair the community fountain.
- The corner flower beds are also being maintained. Bids are being accepted for sprinkler repair.
- 65 coordinated chairs with rubber feet are needed for the clubhouse. If you have expertise in this area, please contact our Clubhouse Coordinator, Angelica Burks, to assist.

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 block 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.

Remember, we are better together!!!



Community Announcements

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

- The Millington Tennessee Board of Mayor and Aldermen meets the **second** Monday at 6:00 pm, next meeting July 13, 2026.
- The City Beautiful Commission meets the **first** Thursday at 12:00 pm, next meeting July 3, 2026.
- The Planning Commission meets on the **third** Tuesday at 6:00 pm, next meeting July 21, 2026.
- Industrial Development Board meets on the **second** Friday at 8:00 am, next meeting July 10, 2026

Don't Forget...

Pet Etiquette

- Please clean up after your pets.
- Keep pets leashed at all times in public areas.
- 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 nonemergency phone number: 901-872-3333

Please report any suspected criminal activity to keep our neighborhood safe!