

**BOARD
NEWS**

PAGE 1-2

**GENERAL
REMINDERS**

PAGES 2-4

**ITEMS OF
INTEREST**

PAGES 4-5

**CALENDAR
AND
EVENTS**

PAGES 5-7

FOREST OAKS II NEWSLETTER



Board News! A Message From the Board

Welcome to 2026! We made it through the harshness of the winter season, and we are ready to step into the spring season with fervor and strong optimism. We have new items to share with you, timely reminders for both the season as well as items found within the Master Deed and Bylaws, revealings of items we are excited to be bringing to you, and a calendar of important dates.

At this time, we would like to acknowledge that there is a separate newsletter that is issued out around the first of the month entitled The CommUNITY Newsletter. We want to remind our residents that this is a peer lead newsletter that has no affiliation with the HOA newsletter, meaning we do not print nor pay for the production or monitor information that is included in that flyer. For any HOA related news, dates, and legal updates, we advise you to adhere to the HOA Board communications or the Forest Oaks II website and future Facebook page (see below for more info).

Forest Oaks II is a self-governing association. The operation of our association is governed by a board of directors. The Board of Directors is elected by our community to oversee the daily functions and financial responsibilities of the Association. The Board of Directors is committed to maintain the high standards of this community.

Board Update

The Board would like to take a moment to thank Nancy Miller for her dedicated work to the Forest Oaks 2 HOA Board. Nancy made the decision at the Director’s meeting in February to initiate her immediate resignation. The Vice President position was moved to an established member from the director positions: Karen Stutzman. Her director position that was then opened by this move was filled in interim by the Board with a nomination and executive vote for Courtney Carter to fill. This shift in leadership has caused the specific duties of the members to be shifted and new contact information to be used for these specific positions. Please see the blue side banner for updated information or check out the website.

General Reminders

▶ Ongoing:

- **Director’s Meeting:** Held in the Club House every even-numbered month on the 3rd Thursday night at 5:30. The next meeting is **April 16, 2026**. Homeowners have the opportunity to address the Board of Directors by submitting a request on the website or by signing the clipboard at the meeting. Each party will have up to 5 minutes with a total time up to 30 minutes for this section of the meeting.
- **Monthly HOA dues:** Dues are \$395 a month and due on the 1st. Please note that the administration assistant/bookkeeper is only available on Mondays and Thursdays, so emails and messages regarding accounts will be worked during those days.
- **Club House:** The Club House is available for use by home owners in good standing with their HOA dues as part of shared amenities. There is a \$150 deposit required but the \$50 rental fee is no longer necessary.
- **Architectural Modification Requests:** Spring is prime time for home projects to commence! We do want to remind you that if you are tackling any projects in limited common areas (some examples but not limited to: exterior painting, lighting, doors/windows, satellite placements, awnings, fence/gate, and patio covers), then you will need to fill out the form titled as such for review and approval by the Board. The form is now an automated form on the website, but if you need a physical hard copy, please email Secretary Becky Avaritt for a copy.
- **Work Order Requests:** If you’re out and about and see something that needs repair, please fill out the work Order Request form online or reach out to Vice President Karen Stutzman for a hard copy.
- **Pets:** Please be mindful that you are responsible for picking up waste after your pet and disposing of waste appropriately. Bagging waste and leaving it on the grass creates mowing hazards and can result in a friendly reminder letter then incurred fines following the violation section of the Master Deed and Bylaws.

Board Members and Duties

President: JoAnna Medlen

- Duties: Socials/Events, General Maintenance, Parking, Pool Maintenance, and Lawn Care
- Contacts: 615-631-0107 and president@forestoaks2.com

Vice-President: Karen Stutzman

- Duties: General Maintenance, Insurance, Work Requests, Extension Requests, Water Mitigation, and Security
- Contacts: 615-653-9902 and vice-president@forestoaks2.com (no hyphen included)

Secretary/Treasurer: Becky Avaritt

- Duties: Clubhouse Rental, Modification Requests, Financials, Patio/Fences, and Patio Coverings
- Contacts: 615-308-1713 and secretary@forestoaks2.com

Director: Courtney Carter

- Duties: Communications, Website, Newsletter, Pool General
- Contacts: 423-255-2472 and director1@forestoaks2.com

Director: Tonna Collins

- Duties: Pets, Lawn Decor, Outside Decor, Personal Landscaping, Incident Reports, Fireplaces/Smoke Detectors, and Miscellaneous
- Contacts: 615-895-6566 and director2@forestoaks2.com

Administrative Assistant/Bookkeeper: Judy Tabbert (in office Mondays & Thursdays)

- Contacts: 615-917-7032 (Mondays and Thursdays in office; leave voicemail) and adminassistant@forestoaks2.com;

Common Links:

Website: www.forestoaks2.com



General Reminders Cont'd

▸ Ongoing cont'd:

- **Walk Throughs:** Members of the Board of Directors do regular walk throughs of limited and common space areas, which includes individual patios. These walks occur on the 2nd Monday of each month. Please remember to leave your gates unlocked at this time so we can examine the exteriors of the units for possible maintenance issues. These occur between the hours of 8-11 AM.
- **Information Update:** Anytime there is a vehicle change or an acquiring of/loss of a pet, there needs to be an update to the respected registration forms with the Board. Please fill out these forms online or reach out to Director Tonna Collins for a hard copy.
- **Parking:** There are several locations across the complex that friends, family, and guests can park while visiting. Please advise them of these spots and only leave vehicles that are actively delivering or vendors doing work to be in the travel lanes. This creates issues for your fellow neighbors if vehicles are left in the alleys and could obstruct government/response vehicles (such as postal services or emergency services) should those vehicles need to get through. If the guest area closest to your unit fills up, there is a larger area at the back of the complex that has plenty of spots. Also, do not block sidewalks if parking in guest parking.

▸ Seasonal:

- Spring Cleaning is upon us and it's time for resetting and refreshing! We want to remind you that as the colder weather comes to an end, our little furry friends and pests will start to be making their appearances. We want to remind everyone that wood is not to be stored on the patio directly but rather in the carport areas. This helps in reducing the risk of termite and rodent damage by protecting areas around our limited and share spaces while allowing the pest control treatment to take effect more efficiently.
- Our duck friends will also be moving around the pool area as they begin their migrations from down south to back north. We ask that you do not feed them or try to enter into the pool area at this time. If there is an issue, please reach out to Director Tonna Collins to report any incidents that need assistance. Please note-we cannot remove the ducks but as it warms up, they will be continuing on with their migration and appreciate your patience.
- The pool will be getting ready for its yearly maintenance to be ready for operation once summer officially kicks off! Don't forget to get your wristbands for your household as well as your pool key if you are a new resident as you will need these to have access to the shared pool space and restroom access on the outside of the Club House.
- Be on the lookout: In the next few newsletters, we will be having seasonal contests being announced around the 4th of July, Halloween, and Christmas! More specific information and criteria will be announced in publications leading up to those particular holidays!

General Reminders Cont'd

▸ Seasonal cont'd:

- Rocks: As we're approaching prime landscaping season, we wanted to remind homeowners and their guests that the rocks in the shared spaces are not to be moved nor stacked on top of each other as they can create mowing and tripping hazards. If a mower runs over these larger rocks, they can become projectiles and cause property damage or physical injury to an unsuspecting bystander.



Items of Interest:

▸ WELCOME!

- Say hello to our new neighbors! We're grateful you chose Forest Oaks 2 to be your neighborhood!
 - J.D. Driver
 - Paul Stagner
 - Beverly Young
 - Adam Lanning

▸ IN MEMORY:

- We also wish to extend our sincerest condolences to the friends and family of the following neighbors:
 - Ruth Stanley
 - Kenneth Smith

Items of Interest:



Important Dates:

April 16-5:30 Director's Meeting

May 24-HOA Memorial Day Cookout 2-4 at the Club House

Ongoing: Submit your Home Insurance Renewals each year

Ongoing: 1st of each month-HOA Fees due

Newsletter Note:
Homeowners who would like to contribute to the newsletter are encouraged to send your submissions to Director Courtney Carter by email at

director1@forestoaks2.com.

We would love to have homeowner submissions like a favorite recipe, a poem, a dazzling picture, or items of interest.

Note: No single board member has the authority to approve or deny any action by a homeowner. An opinion offered by a Board member, is their opinion and is not speaking with the weight of the Board behind them. If a homeowner wants the entire board to comment in an official manner on an action or question, the homeowner needs to attend the next board meeting and address the Board.

Items of Interest cont':

▶ Coming Ahead!

- Facebook Page: We are currently working on a new way to communicate and send out event reminders by creating a neighborhood page on Facebook. We will send out the link once all the details are worked out but wanted to share that this is something in the works.

Important Dates, Holidays and HOA Calendar:

• March

- 8th-Daylight Savings Begins
- 17th-St. Patrick's Day
- 20th-Spring Begins

• April

- 1st-April Fool's Day
- 3rd-Good Friday
- 5th-Easter
- 15th-Tax Day
- **16th-Director's Meeting at Club House 5:30**

• May

- 5th-Cinco De Mayo
- **24th-HOA Memorial Day Cookout!** All members are invited over to the club house from 2-4 for hamburgers and hot dogs! You are encouraged to bring a dessert or side. Condiments, buns, drinks, and paper products are provided. Come hang out enjoy food, fellowship, and kick-off to the summer season!
- 25th-Memorial Day



SAVE THE DATE!

WHAT: BOARD OF DIRECTORS MEETING

WHERE: CLUB HOUSE

WHEN: APRIL 16, 2026 5:30

***ANY HOMEOWNER WHO WISHES TO ADDRESS THE BOARD AT THIS TIME
MAY SIGN UP IN ADVANCE BY FILLING OUT THE FORM ON THE WEBSITE
OR SIGNING UP ON THE CLIP BOARD PRESENTED AT THE MEETING.**

SAVE THE DATE!

**WHAT: HOA MEMORIAL DAY WEEKEND
COOKOUT**

WHERE: CLUB HOUSE

WHEN: MAY 24, 2026 FROM 2-4

**HAMBURGERS, HOTDOGS, AND DRINKS
WILL BE PROVIDED.**

**HOMEOWNERS ARE ENCOURAGED TO BRING
A SIDE DISH OR DESSERT.**