

### Articles provided address the questions, concerns, and interests of our neighborhood

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#### *Heads Up!*

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As we celebrate the holidays, and rejoice in the joy of Christmas and the hope in a new year let us not forget to be diligent in the protection of our homes and families. Please consider the following steps to make our neighborhood less attractive to criminals:

Steps each family can take to stop vehicle break-ins and theft:

- Keep your vehicles in your garage
- Keep your vehicles locked
- Keep your garage door closed when not in use, especially at night
- Keep valuable items in your vehicle out of sight-that includes your garage door opener
- Have neighbors pick up your packages and mail when you're not at home
- Call your neighbor to alert them if you see something suspicious or left open or unlocked
- Join the Sterchi Hills neighborhood watch



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#### *Provide us your feedback*

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We would appreciate hearing your thoughts on any of the following ideas:

**Increase police patrols of the neighborhood-**

This may require the increase of annual dues, but wouldn't be difficult to start

**Get more street lights added to increase nighttime illumination-**

Again, this can be readily accomplished, but incurs a reoccurring expense

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#### *Question*

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When will our homeowner's association ever start taking care of \_\_\_\_\_?  
(fill in the blank with the question you have)

### Come to the Annual Meeting on Jan 13th and find out

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#### *Event*

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The annual HOA meeting will be held on **Sunday, January 13th at 3:00 PM**. The location is the Jubilee Banquet Facility off of Callahan Drive. Members are encouraged to attend and get your questions answered by the Board of Directors and our Property Management Company who will be in attendance. If you've never attended an Annual Meeting then you are not taking full advantage of your right to observe and participate in the decision-making process that protects, preserves and enhances your community's assets and, ultimately, your property values.



**Even better-** you have an opportunity to directly influence the board by joining as a member or voting for someone else to represent you. We have positions coming available that need residents who want to make a difference in our neighborhood. No special skill sets are needed, just a willingness to help.

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*Good Info*

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## Possibly Cheaper Home Insurance Rates for Sterchi Hills

New Rural Metro Fire Station is opening soon

A new Rural Metro Fire Station will open on December 28, 2018. It is located on Norman Jack Lane behind the O'Reilly's Auto Parts on Emory Road. Its location will be much closer to our subdivision and reduce response times. A member of Rural Metro recently attended a board meeting and informed us the quicker response time should cut insurance (ISO) rates from 10 to a 3 if you subscribe to Rural Metro's service. It is recommended that you call your insurance agent and remind them of this.

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*Concern*

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I've noticed that some of our street lights aren't working. Who do I notify?

## Reporting Streetlights can be done by anyone

During the reduced daylight hours of winter having operational streetlights enhances the safety of the neighborhood and our residents. Having adequate lighting is a great deterrent to prowlers, but is equally valuable for pedestrians out for an early morning jog, walking their pets at nights, or riding their bikes.

The first step to locate the light number. It is a combination of letters and numbers on a metal strip about eye level tied around the post, for example: LW34085008. If this metal strip is not there, please note the adjacent property addresses around it.

Next notify: 1) a board member, 2) Fennel Property Management, or 3) Knoxville Utilities Board (KUB) directly to report the malfunctioning light. The board members contact information can be found on the website under board of directors. Fennel Property Management can be reached by email at [hank@fennellpm.com](mailto:hank@fennellpm.com). You can call KUB at 865-524-2911 or report it on their website which is <https://www.kub.org/outage/report/streetlight>.

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*Good to Know*

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### January Home Maintenance Tips

Seasonal maintenance not only helps to keep your home running smoothly it also helps to protect it and avoid costly repairs. So, when it's nasty outside, take a deep breath and dive into those chores. The good news? Most are inside tasks, so you have no "It's too cold!" excuses.

1. Organize your home improvement files. Review warranties and product manuals to check on recommended maintenance for furnaces, equipment, and appliances. Mark your calendar to track scheduled upkeep, service and monthly filter changes.
2. Give hardware some love: Inspect furniture, cabinets and vanities for loose knobs, pulls and hinges. Lubricate squeaky door hinges and level cabinet doors.
3. Make a room-by-room inventory of everything in your house. In event of fire, flood or other disaster, it will be important in filing an insurance claim. Photographs or video can also be helpful.
4. Get rid of hidden dirt. Yes, cleaning counts as home maintenance. Clean those filthy places you don't see but know are there. They include the range hoods, refrigerator coils, tops of ceiling fans, dusty light fixtures and bulbs, and HVAC vents.
5. Check for storm damage After winter storms, your home maintenance routine should include an inspection of your home's roof, siding, and gutters for wind, snow, or ice damage. Instead of climbing on the roof to look for missing shingles, use binoculars to search for damage. Call a professional if you need one for the repair. A little storm damage can become a big problem if you don't make immediate repairs.