

# Cambridge Farms FAQ

**1. Who do I go to if I have a question, problem, suggestion, complaint?**

You can always email the Board members using the email address that forwards to ALL of us: [board@cambridgefarmstn.com](mailto:board@cambridgefarmstn.com). If your question is specific to HALO, please contact Kelley or Heather at the office: (615) 822-3509 or via email at [khampton@halorealestate.com](mailto:khampton@halorealestate.com) or [hsullivan@halorealestate.com](mailto:hsullivan@halorealestate.com).

**2. What are the HOA fees? Where do I send my payment?**

Currently, our HOA fees are \$56.52 per quarter, due on January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup> and October 1<sup>st</sup>. You may pay these by check, set up an automatic payment with your bank, or login to the HALO online portal and pay dues there. You may also pre-pay your fees in full at the beginning of the year. If you mail your dues, please send them to: Cambridge Farms C/O HALO Realty, PO Box 97718, Las Vegas NV 89193-7718.

**3. I never received a coupon book. Where can I get one? Who do I contact?**

Please contact Kelley or Heather at HALO. They can email you printable coupons to mail with your payment. You can also visit the HALO online portal at [www.halorealestate.com](http://www.halorealestate.com) (under the Client Login tab, drop down to HOA login to access your account). If you have trouble logging in, please call Kelley or Heather at (615) 822-3509.

**4. I would like to add or change \_\_\_\_\_ to the exterior of my home or on my property, do I need to submit an ARC form for HOA approval? Like a new deck or new porch rail or painting garage door?**

The CC&Rs state (beginning on page 12 “Improvement, Setback & Use Restrictions”) in Article V, Section 2 “To ensure a standard of improvements satisfactory to purchasers of adjacent property, no Building or other structure shall be constructed, altered, improved or used without the written approval of the Architectural Committee.” Please email [arc.chair@cambridgefarmstn.com](mailto:arc.chair@cambridgefarmstn.com) for specific questions, including whether or not you need an ARC form. The governing documents (including CC&Rs) are available for viewing on the Cambridge Farms website: <https://cambridgefarmstn.com/the-forms/>

**5. My mailbox got destroyed or needs repaired, who should I contact?**

Parker Masonry/Keith Parker- (615) 618-7794 and Alfonso Masonry (615) 739-2069 have recently and frequently done repair and reconstruction work on mailboxes in Cambridge Farms.

**6. My \_\_\_\_\_ in my house needs repaired or replaced, who should I contact?**

There are two Facebook groups for the neighborhood, with 500-1000 members. “Cambridge Farms Good Neighbors” and “I Live in Cambridge Farms.” Neighbors frequently recommend services and companies they’ve used. Check there first, or call HALO and ask if they have vendors they could recommend.

**7. My neighbor’s dog(s) constantly barks, who do I contact?**

Call and make an official noise complaint with the Gallatin Police Department at their NON-EMERGENCY number: (615) 452-1313.

**8. My neighbor’s grass is way too high, who do I contact?**

The City ordinance states that grass cannot be higher than 12”. Contact Jessica Jackson, Property Maintenance Inspector for the City of Gallatin, at 615-452-1313 ext.3250 or via email: [jjackson@gallatinpd.org](mailto:jjackson@gallatinpd.org)  
For other information on City Codes and enforcement, visit:  
<https://www.gallatintn.gov/192/Code-Enforcement>

**9. I want to get involved in the neighborhood, who do I contact?**

Please contact the Board of Directors at [board@cambridgefarmstn.com](mailto:board@cambridgefarmstn.com).

**10. What fees are associated when selling my home?**

This is always something you should ask your realtor when buying or selling a house. That, and if there is a Homeowner's Association and what the Codes, Covenants & Restrictions (CC&Rs) are for the neighborhood.

**11. Can the HOA offer a welcome to the neighborhood package? When homeowners move in they may want to do upgrades and don't know the bylaws. This would help.**

The Community Events committee is currently working on this. In the meantime, please visit our website: [www.cambridgefarmstn.com](http://www.cambridgefarmstn.com) to view or download our governing documents, or email the Board members at [board@cambridgefarmstn.com](mailto:board@cambridgefarmstn.com) with any questions.

**12. Can we add to the approved fencing options / get a neighborhood pool?** To make any changes to the neighborhood, it would require a 2/3 majority of Members (homeowners) to establish a quorum to hold a vote. Because the neighborhood is so large (567 homes) a 2/3 majority is equivalent to 377 homeowners. We would need that many to show up at a meeting (which has not yet happened) and vote in favor of updating fencing options or adding a pool (which would include choosing a location, using our dues money to fund the cost of construction and continued maintenance, as well as paying for liability insurance and amending the governing documents to allow the HOA to manage use of the pool for the homeowners). Short answer: it's possible to make changes, but not probable. It would take a huge amount of effort to get 377 homeowners to show up (or give a proxy) for a meeting. That many *might* be interested in updating approved fence styles, but dozens of homeowners have installed private pools and would likely be a "no" vote for their dues going toward upkeep of a community pool they likely would not use.

**13. What can I do about pesky solicitors?**

Short answer: post a "No Soliciting" sign on your property. Also, ask to see their badge. All Solicitors are supposed to get approval from the City of Gallatin to solicit and, when they do, are given access to the "No Solicit" list. Many solicitors skip this step and will back off when they have no badge to produce. The City of Gallatin has more information on their website, on a page titled "Unwanted Solicitation." <https://www.gallatintn.gov/476/Unwanted-Solicitation>

**14. Is there a neighborhood watch program? How can I be a part of it? (If not, how can we start one?)**

The City of Gallatin has information for this on their website, in a section titled "Start a Watch Group in 5 Easy Steps." <https://www.gallatintn.gov/377/Neighborhood-Watch>

**15. After a hard rain, flooding seems to be an issue at my house/on this street, who do I contact?**

The City of Gallatin has information for this on their website, on a page titled "Flood Safety, Stormwater Maintenance and Drainage Policies." <https://www.gallatintn.gov/1905/Flood-Safety-Stormwater-Maintenance-Drai> Contact information for Gallatin Public Works is (615) 452-2147, or contact Dianna Johnson, Administrative Assistant at (615) 451-5909 or via email at [dianna.johnson@gallatintn.gov](mailto:dianna.johnson@gallatintn.gov) .

**16. What if I have items that will not fit into my trash container?**

Trash day for Cambridge Farms is Thursday, and the truck usually comes through early in the morning. (Many of us put our cans out at the curb on Wednesday evening.) All bagged trash must be placed in the curbside rollout cart for pickup. Items too large or too heavy such as refrigerators, couches, mattresses, stoves, ranges etc. can be scheduled for a Friday pickup by calling (615) 452-2147 on Monday thru Thursday.

**17. Will the City pick up brush or tree limbs?**

[From the City of Gallatin website:] Yes, if you are a City of Gallatin trash customer, you can place the tree limbs and brush at the curb (outside of roadway and not covering the sidewalk, water meter or drainage ditch) in 15-

foot sections or smaller. There is no need to call it in. The next brush truck in the area will pick it up. Please note brush pick-up can take up to 6 weeks, depending on recent weather conditions and route timing.

**18. How/where/who do I contact if I want to recycle?** The City of Gallatin has a recycling drop-off area close to our neighborhood at 641 Long Hollow Pike. For more information, please visit a page on the City of Gallatin website titled "Recycling." <https://www.gallatintn.gov/419/Recycling>

**19. How do we get the trees trimmed in the common areas (guest parking in cul-de-sac)? Who do you recommend to trim trees on our personal property?**

If you notice any overgrown trees or bushes in the neighborhood, please contact the Board (or even send a photo) via email to [board@cambridgefarmstn.com](mailto:board@cambridgefarmstn.com) and we will be sure to forward the info to the proper person's attention. The HOA has most recently used Chris Shockley (615) 202-4474 and Rickey Troup (615) 924-0040 for tree cleanup. We have also used Fallen Timbers Tree Service (615) 601-9170 in the past.

**20. How can we raise the speed limit to 25 mph (minimum)**

Short answer is that the HOA does not own the streets in the community, the City does. This topic has been discussed at length in our community over the years, and the City of Gallatin has information on their website on a page titled "Traffic Calming Requests." <https://www.gallatintn.gov/225/Traffic-Calming-Requests>

**21. We have family with campers, fifth wheels, and RVs - when they drive through Nashville would they be able to park for 1-2 days in our driveway? Or in a community parking lot? If this is not allowed, do any of you have personal recommendations on where they might be able to park during their visit?**

Although campers, RVs ect. may not be stored in view on your property, we do make an exception for family members and visitors on a short term temporary basis. You will need to provide some details, type of vehicle, arrival and departure dates, etc. to our property manager, who will forward the information to the Board and grant a temporary waiver. We do ask that the vehicle be parked in your drive and not the yard area.

**22. I would really appreciate a map of the whole neighborhood and a map of the walking trails.**

We will have this information posted on our website: [www.cambridgefarmstn.com](http://www.cambridgefarmstn.com) soon.