

BOARD OF DIRECTORS WORKING/MONTHLY MEETING MINUTES
THE GARDENS AT HERITAGE GREEN CONDOMINIUM ASSOCIATION, INC.

Date: July 7, 2025

Time: 5:30pm – 7:30pm

Location: Elks Lodge, 1067 Graysville Road, Chattanooga, Tennessee

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc., met for their monthly working meeting.

Attendance was as follows:

Matt Brownfield – President (present)

Mara Burns – Vice President (present)

Debbie Lynch – Treasurer (present)

Leslie Blackstock – Chair Architectural Committee (present)

Nancy Appel – Chair Landscape Common Area Committee (present)

Bill Schumacher – Chair Finance Committee (present)

Property Management:

Lynda Hawks – The Hawks Group Property Management (present)

Kelley Eblin – The Hawks Group Property Management (present)

The meeting was called to order by the President, roll call was taken, and the following was discussed:

1. Open Items

a. Cancellation of Camera Contract

Bill requested Lynda Hawks contact Flock Safety in hopes of canceling the autorenewal contract which ends on May 5, 2027, and was told they were unwilling to provide any relief or cancellation. The Board stated they would like to consider a more effective solution to the current arrangement and will investigate.

b. Pet Gates

Three vinyl gate options were discussed for Unit 579 (and others) as a replacement for the current metal gate which is found to be in violation of Rule 13, which requires white vinyl. A painted metal gate isn't going to suffice nor is moving the gate back a few inches as the metal gate is still in full view and residents are again asking why are we making concessions for Board members or anyone for that matter. All residents utilizing the metal pet/child gates are asked to comply accordingly. White vinyl half gates are available.

c. Parking in Cul-De-Sac

A discussion was had regarding the \$50 fine assessed against Laraine Percy and her request that it be removed. Her continued long-term parking in the cul-de-sac after notice of the fine was reported. The Board voted 4-2 that the fine would remain in place, that no long-term parking on the cul-de-sac would be allowed pursuant to our rules, but that pick-ups and drop-offs of up to fifteen minutes would be allowed in the future.

d. Grievance Committee

It was reported that a Grievance Committee of President Mathew Brownfield, and Unit Owners Mal Humphreys and Dave Sergeant was formed in response to Laraine Percy's grievance letter of June 1, 2025. The Committee reviewed Ms. Percy's letter, Board Member Leslie Blackstock's response, conferred and responded by letter of June 18, 2025. Ms. Percy did not seek an additional hearing. The minutes of the Grievance Committee will be provided to the Board and posted on the website.

2. New Items For Discussion

a. Architectural Committee

1. Painting of Units

The painting of Units was discussed, with a schedule of painting since 2012 being provided to the Board. A discussion was held regarding those Units needing to be painted.

2. Insurance

Solicitation of new insurance quotes was discussed. It was noted that one potential quote was approximately \$80,000.00, compared to the approximately \$120,000.00 for the year which we now are paying. We will continue to work with our Broker, Chandler Burke, who has not yet provided any quotes, and other companies as well.

3. Driveway Rocks

A discussion was had concerning the damage done by various delivery trucks (UPS, FedEx, U.S. Mail, et al.), and the Board unanimously agreed that rocks or stones could be placed next to driveways where such damage had been done, but any such rocks or stones would have to be level with the ground, and be consistent and uniform per the approval of the Architectural Committee.

4. Satellite Dish Placement

The Board discussed the use of satellite dishes throughout the community, with some being grandfathered in. Unit 804 has a satellite dish on its roof, which apparently is no longer in use. The Board agreed that the satellite dish should be removed at HOA expense. The discrete placement of satellite dishes on the ground was discussed.

b. Landscape Committee

1. The Board agreed that Mal Humphreys could add sod to the area surrounding their unit at their own expense.

2. It was noted that sod had not been placed next to Melissa Roach's Unit, and that the area looked bad after removal of her improper vegetation. The Landscape Committee will follow up with our landscaper to improve the look of that area.

3. The approximately \$2,300.00 quote to remove damaged trees and replace them near the end of the 900 block was discussed with the Board agreeing that the issue would be revisited this fall, due to the present heat being non-conducive to planting new trees.

4. Tree and Bush Trimming. The removal of dead trees and bushes and the erratic trimming of bushes was discussed. Again, this will be discussed with our landscapers.

5. Dead Bushes. Multiple dead bushes were reported at Units 812, 936 and 923. The Board unanimously agreed that five bushes would be removed at \$25.00 each, for a total cost of \$125.00.

c. Treasurer Report

1. Assessment vs. HOA Services. Various financial information was reviewed and Debbie Lynch stated that a special assessment needed to be considered. She proposed an assessment of a total of \$1,000.00 per Unit, with \$500.00 being due this year, and \$500.00 being due next year. The procedure for doing so was discussed, and the Board was in agreement to proceed.

2. It was noted that financials have not been posted to the website for several months. Matt Brownfield agreed to catch those up and post the balance sheets and profit and loss statements.

3. It was reported that all accounts at First Citizens Bank have been or soon would be closed, and that all accounts now are with Pinnacle Bank.

d. Community Manager's Report

1. Collections. The Board reviewed the list of overdue HOA accounts. It was reported that the Unit that was \$1,120.00 in arrears has made payment. Other overdue accounts were discussed.

2. Violations. The Board had a general discussion regarding the reporting of violations. It was agreed that violations deemed urgent or emergency would be dealt with promptly, but otherwise that a list of violations would be maintained and discussed at the next board meeting. The Hawks Group provided lists of violations, and of repairs, which will continue to be maintained.

3. **Voting on Officers**

a. Voting for Secretary

The Board voted unanimously to appoint Mr. Jack Thompson of Unit 729 as the Board Secretary.

4. **Next Meeting:** The next meeting will be on August 4, 2025, with location to be determined.

5. **Adjournment**

There being no further business, the meeting was adjourned.

Enclosures: Percy Formal Grievance
Leslie Blackstock Response to Percy Grievance
Grievance Committee Response to Percy
The Minutes of the Grievance Committee

Laraine Percy

1056 Callaway Court

423-883-1852

[Mlpercy55@gmail.com](mailto:mlpercy55@gmail.com)

Subject: Formal Grievance Letter

Dear HOA Board and The Hawks group,

My name is Laraine Percy, and I live at 1056 Callaway Court. I have been a proud homeowner in The Gardens since January 27, 2023. Buying this condo was a hard and difficult decision especially since my husband has passed away. I made sure before I purchased this condo to specifically ask my realtor, Turner Olson, to see if my grandkids could play in the greenway and the cul-de-sac, and if my kids could park in the cul-de-sac when they come to visit. Turner spoke with the listing Realtor, Gigi Dodson who was the current homeowner's granddaughter. Turner was told absolutely yes because they always had friends and families come visit. They could park in the cul-de-sac. Ursula was also asked because she was over the HOA and wanted to make sure it was acceptable. After receiving approval, I made my decision to purchase my condo. I have now lived here for 2 and half years. I have never received any letters or heard anything different about parking until this past week. I received a message from Kelley stating my guests needed to park in the visitor parking and not the turn around area. I wasn't overly hurt but just shocked. Afterall, I had permission for my family to park there before I bought my condo. Since my voicemail from Kelley, I have seen people park in the cul-de-sac for 30 minutes or longer. This has brought me great stress and upset me greatly. I don't understand why someone is stalking my house or concerned about who is parked in front of my house. On Thursday, May 29th there was a red sports car parked in the cul-de-sac. It was there in the morning but not the night before. There was a note on the car. I have never seen this car. At 10:30 am I was walking my dog when a BMW sat in the middle of the road right outside my house. I felt threatened on my own property. My daughter was very concerned. Her car was

parked there most of the day, but no note was placed on her vehicle. That car sat there for over 30 minutes. I felt unsafe and like I was being watched. I have had nightmares about this occurrence. The red car was gone sometime in the afternoon. When my son in law came to pick up my granddaughter around 6:30, two ladies in a white car got out of the car and placed a note on his vehicle. We all headed outside, and she didn't address herself. She said she has been putting notices on vehicles about them getting towed. She said she has been doing it for 3 years. This is not possible. Just in the last 3 weeks this woman has been patrolling the condos and sending harassing letters to people who have lived here a long time. It has been said she is trying to sabotage the new members of the HOA Board. I found out it was Leslie stalking my property. She said she was the Chairmen of the Architectural Committee. Her daughter was also in the car. She is also trying to become part of the HOA committee. She was here for about an hour and just parked in the middle of the road. I believe she planted that red sports car earlier in the day. She tried to say the new board members were trying to stir up trouble, but I believe Ursula and her are trying to divide our community. Instead of knowing each family in our community they are harassing and bullying us. My son in law told her they should be more concerned about lawn care and how much the HOA has increased. The money is not going to beautify this community. It shouldn't even be as high as it is. My property has not been managed well. I asked about why we have meetings at the Elk Club, and she said because they don't charge. The last meeting proved to be unprofessional and people drinking who should be leading the meetings. I do not want to be there with grown people who are acting childish. On Friday, May 30th the same white car, Lesley's car parked in the middle of the road for over 20 minutes. None of my family was here. This is bullying and harassment. This is such drama for grown people. Lesley made it clear that she had gotten a new board member off the board and she hoped to get the rest off. This is causing such turmoil and bad behavior among the condos. Most of us here love each other, care for one another and help each other out. Some of the old committee members are harassing, blaming, and bullying us. I believe that most of the people here live respectably and care for our homes well. Since I have lived here, I've never known the HOA Board or anyone from the Hawks Group. No one except Kelley has reached out to me but that was only to tell people to do their job. In all honesty, HOA is higher, but nothing is done properly at my residence. If the

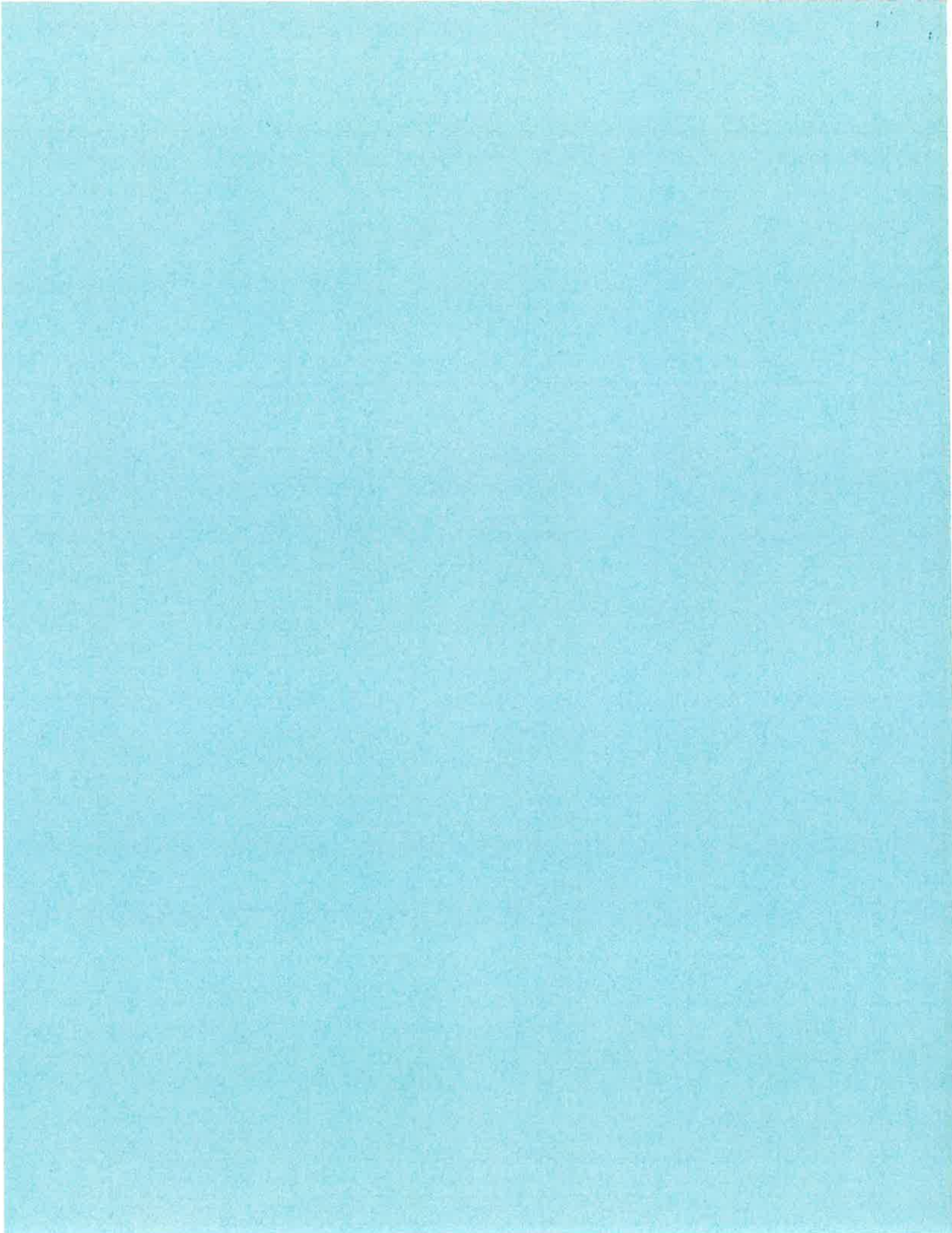
harassment, bullying and hurting me continues I will be getting in touch with my lawyer. In all my 69 years this is heartbreaking and sad behavior for adults.

I hope that we can resolve this issue amicably and promptly. Please let me know if you require any additional information or if you would like to schedule a meeting to discuss this matter. Thank you for your time and attention on this very serious matter.

Sincerely,

Laraine Percy

6/1/25



Matt Brownfield

From: Matt Brownfield <mbrownfield@gkhpc.com>
Sent: Tuesday, June 10, 2025 8:23 AM
To: Leslie C
Cc: Mara; Debbie Lynch; Nancy Appel; Bill Schumacher; Lynda Hawks; Kelley Eblin; '{F38611}.GKHPC@gkhpc.imatech.work'
Subject: Re: Percy Letter

I do not believe any of us assumed you were guilty. I certainly did not. Many of her assertions are demonstrably incorrect and make little sense.

Ursula also confirmed to me that she never gave any such parking permission to her.

Sent from my iPhone

On Jun 9, 2025, at 10:06 PM, Leslie C <lcchumley23@gmail.com> wrote:

I would like to start by saying how disappointed I am that I was accused and assumed guilty of things during our Board meeting on June 2 with regards to Loraine Percy's letter. It saddens me that I did not have an opportunity to read this letter until later that evening. I've addressed several items below:

1. I can't speak to Mrs. Percy's comment regarding a realtor giving her permission to park in the cul-de-sac prior to her moving into her unit and that the Rules should have been reviewed prior to her purchasing her unit and to not rely on a realtor's assumption.
2. I can confirm that Ursula Jenkins has NEVER given Mrs. Percy nor anyone else permission to park in the cul-de-sac.
3. If Mrs. Percy feels as though she is being stalked, she should immediately contact the police department. **she also mentioned a BMW parking in the middle of her alleyway during this timeframe.**
4. Mrs. Percy stated that two individuals got out of a white vehicle and put a parking notice on her son-in-law's vehicle. First, I was the only person that got out of my white SUV on May 29 and placed the note on the son-in-law's SUV. I was immediately caught off guard when two individuals came rushing out of Unit 1056 hurling insults at me. I truly wasn't sure how to react but said the vehicle was in violation of Rule 28 and I placed a notice on that vehicle as I would any

vehicle I saw in violation. The son-in-law immediately started videoing me which I thought was a bit strange, but maybe he can produce his video so that Mrs. Percy's comments can be proven to be untrue. I sat for a moment and got out of my car and explained to Mrs. Percy our rules regarding parking. Before I could even state my name she said, I know who you are, you are Leslie and you are on the Board." I said yes, I am Leslie Blackstock, and I am a member of the HOA Board and when I see violations in our community, I see that they are addressed accordingly and that she definitely wasn't being singled out. I confirmed I saw the red vehicle earlier in the morning and placed a parking notice on the vehicle and I could also tell that the vehicle had been parked there overnight which always causes concern as to possible safety issues within our community, which is another reason we enforce our parking rules. The son-in-law asked me if his vehicle would be towed and I told him repeatedly no, we do not typically tow vehicles unless they remain parked for several days after being notified so Mrs. Percy's comment is completely false.

4. I do on occasion drive through the alleyways to monitor our community, but I have NEVER sent any harassing letters to anyone in the community.

5. I did try to have a conversation with Mrs. Percy for maybe 30 minutes and attempted to calm her down and even hugged her when I left. I'm rather offended that Mrs. Percy would turn on me the way she did, but with her stating in the letter that Brittany was my daughter in the car (this was not disclosed) and that Brittany had sought a position on the Board as well (this was not disclosed), told me enough about the people that Mrs. Percy has been conversing with. Brittany did get out of the car and showed Mrs. Percy a picture of 3 vehicles I had cited earlier that week which had the entire 500 alleyway blocked and this is another reason why we have rules in place.

6. On Friday, May 30, I was with my younger daughter all day and if there was a vehicle similar to mine parked in the middle of Mrs. Percy's alleyway, I would strongly encourage her to contact the police department.

7. I did not tell Mrs. Percy that I had gotten a Board member off the committee and was working on getting others off the Board as well. This comment is completely ludicrous and again, I think we can surmise who Mrs. Percy is choosing to communicate with in our community.

I am shocked that any member of the Board would choose to believe anything in Mrs. Percy's letter. She told me she is a good Christian woman and a strict rules follower which is why I tried to be a respectful Board member and as a Christian as well, and allowed her to vent. After doing some homework, I found Mrs. Percy has received violations (several neighbors complained) in the past due to her

grandchildren continuously riding scooters, etc., without helmets and without parental supervision and she was not receptive regarding those violations. After I discovered this, I was less surprised that she would send such a defamatory letter to the Board.

I would like for Matt, on behalf of the Board, to send Mrs. Percy a letter stating that I was solely doing my duty as a resident and/or Board member by placing notices on vehicles parked outside of our rules' guidelines. The rules are in place for safety purposes and also to allow emergency vehicles space to turn around, which I've been told has been a problem in the past with vehicles parked in the cul-de-sac, or vehicles not parked within their driveways.

Honestly, I should be the one speaking with an attorney for all of the lies this woman has written and spewed about me. I have placed parking notices on vehicles for quite some time in our community and have never encountered anything like this in my life. If Mrs. Percy is so unhappy with our HOA, does not want to comply with the Rules, is unhappy with the lawn care services, thinks she is being bullied and harassed, and also believes her HOA dues are too high, perhaps she should find another place to live that would not cause her so much stress and grief. After a lengthy conversation with Mrs. Percy, she did indicate a great deal of illnesses that her and her family have endured recently (which is why I allowed her to vent and relax a bit) and I do believe she is under a lot of stress, but to take that out on me and make up lies and create havoc is totally unacceptable. I believe we all know where this havoc derives from.

I am happy to address or answer anyone's concerns but do feel this letter needs to be addressed as soon as possible.

Thank you,

Leslie

Matt Brownfield

From: Matt Brownfield
Sent: Wednesday, June 18, 2025 2:32 PM
To: mlpercy55@gmail.com
Cc: malh; David Sergeant; {F38611}.GKHPC@gkhpc.imatege.work
Subject: FW: HOA - Laraine Percy
Attachments: 2025-06-18 Ltr to Laraine Percy(3646173.1).pdf

Dear Ms. Percy,

Attached is the response to your Formal Grievance letter of June 1, 2025. A copy also is being sent by mail.

We appreciate your having shared your concerns. Please do not hesitate to do so in the future.

Best wishes,

Matt
HOA President
For the Grievance Committee

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Writer's email:
mbrownfield@gkhpc.com

June 18, 2025

VIA EMAIL (mlpercy55@gmail.com)

AND U. S. MAIL

Ms. Laraine Percy
1056 Callaway Court
Chattanooga, TN 37421

Dear Ms. Percy:

The Board has received and reviewed your letter of June 1, 2025. We thank you for contacting us with your concerns. Our Grievance Committee has inquired about the issues you have raised, and responds as follows.

Upon receipt of your letter, we immediately checked with Ursula Jenkins who stated that she **never** had any conversation with you about parking in the cul-de-sac, and certainly did not ever give you permission for you or your family to do so. If the realtor told you that was the case, she was clearly wrong.

All visitors are required to park in Visitor's Parking if they cannot fit on the Unit Owner's driveway. When we see or learn of a vehicle that is parked improperly, our policy for at least the 10 years I have been on the Board has been to place a notice on that vehicle. I have personal knowledge of that having been done many times, and have done so myself. Most often, we learn of an improperly parked vehicle from complaints from Unit Owners. If we see them ourselves, we act accordingly. So we assure you that you and your family were not singled out in any way. You even note in your letter that there was a notice on a red sports car, showing that you were not singled out. Leslie was acting appropriately in putting the Notice on your son-in-law's vehicle.

You state that you have seen cars parked in the cul-de-sac. We cannot, and do not try to, monitor every vehicle in our community at all times. If you see such vehicles, please contact the Hawks Group. We appreciate the vigilance of unit owners such as you which is important for protecting and preserving our community. However, be aware that

vehicles often come and go over a short period, and it is often difficult to catch them. **We strongly suggest, however, that if you ever feel frightened in any way, you immediately call 9-1-1.**

You mentioned in your letter that on Thursday, May 29th there was a red sports car parked in the cul-de-sac. You also mentioned a BMW in the middle of the road outside your house. We have no knowledge of those vehicles or who may own them, or why they were there. As you note, there was a parking violation notice on the red sports car. We are unaware of any evidence to support your assertion that Leslie "planted that red sports car." Similarly, Leslie denies being on your street on May 30, when you said she parked in the middle of the road for 20 minutes. Another witness has confirmed that.

In addition, some of your assertions regarding the Board simply are incorrect. Leslie has been a valuable member of our Board for several years, so is not "trying to become part of the HOA committee," and has not been a part of any disruption. Further, Leslie did not get any member off the Board. ***Our Secretary resigned at the unanimous request of every other Board member.*** This Board now is working together and is moving forward. In addition, Leslie has never sent any letters to anyone in the HOA. That is not her responsibility.

We must strongly deny that you have been stalked, harassed, or bullied by any current member of this Board, all of whom have received your letter, and certainly none of the "old committee members." Far from being divisive, Ursula has been responsive and helpful whenever asked to assist us, which I have done on many occasions.

As to the meeting at the Elks Lodge, we agree that it was unpleasant, but no Board members were loud or out of control. Those were our fellow unit owners who attended the meeting. Their display was embarrassing to our entire community, and to the Elks members. They may not allow us back for any large meeting. I was drinking only diet coke, by the way.

We regret that placing a note about your son-in-law's improperly parked vehicle has caused you to be upset or inconvenienced.

We will not be taking any further action in response to your letter, and consider this matter concluded. Thank you for being a member of our community.

Very truly yours,



Mathew D. Brownfield,
HOA President
For the Grievance Committee

MDB/cm

MINUTES OF GRIEVANCE COMMITTEE
THE GARDENS AT HERITAGE GREEN CONDOMINIUM ASSOCIATION, INC.

The following minutes of the Grievance Committee for the Gardens at Heritage Green Condominium Association, Inc. relate to Laraine Percy.

1. June 1, 2025.

The Board received Laraine Percy's letter of June 1, 2025 (attached).

2. June 9, 2025.

Leslie Blackstock provided her response (attached).

3. June 11, 2025.

HOA President, Mathew D. Brownfield, contacted multiple Unit owners with regard to serving on the Grievance Committee. Ms. Darlene Seay had a conflict. Mr. Dave Sergeant and Mr. Mal Humphries agreed to be on the Committee.

President Brownfield called Ms. Percy and let a message that her letter was being reviewed, and she should feel free to call him. She did not do so.

4. June 16-17, 2025.

The members of the Committee conferred regarding this matter. It was determined that many factual allegations were not true, and others had no evidentiary support.

5. June 17, 2025.

A draft letter was circulated among members of the Committee for approval.

6. June 18, 2025.

The response letter (attached) was sent to Ms. Percy by both email and regular mail.

7. Conclusion.

Ms. Percy did not respond or request further action.