

Welcome to McFarlin Pointe Subdivision



On behalf of the 356 member households of the McFarlin Pointe subdivision, the Homeowners Association would like to welcome you!

Many new arrivals have a bundle of questions on your new community. We would like to share some key information to help you and your family feel at home.

The Basics

[McFarlin Pointe](#) is located in the City of La Vergne, TN which has approximately 39,000 residents. The city provides police & fire protection, and Rutherford County provides ambulance and runs the school district. Many newcomers comment on the higher than expected level of service we have grown to expect here, and we hope you find the same. Our neighbors is unique in that it is a part of Rutherford County but is bordered by Davidson County at the Front of the subdivision and Williamson County at the back.

NOTE: We have a Nolensville, TN address and Zip Code (37135). Our mail delivery comes out of Nolensville, TN.

Electric – Our electric utility is Middle Tennessee Electric Membership Corporation. Phone to set up your service is 877-777-9020 or online at [Service Request](#). They fix our streetlights too.

Gas & Water – Our Gas, Water & Sewer is Smyrna Utilities <http://www.townofsmyrna.org>. The town website says all new service requires in person visit with photo ID. Their number is 615-355-5740

Trash – Trash pickup is not done by the city of La Vergne. Trash is picked up by independent disposal services. The major players are

- [Republic Services](#) 615-782-5500
- [Waste Industries](#) 615-350-5901
- [Grays Disposal](#) 615-333-9311
- [Buchanan Disposal](#) 615-586-3311

All have people who love them and some who do not. In general, rates for our area run between \$15-25 per month charged quarterly. If you negotiate with Republic Services or others for an annual payment option, they tend to drop the payment considerably.

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Recycling - is not offered by all and is typically done for a fee. Rutherford County has a free recycling and trash drop off center in Smyrna on Weakley Lane.

Lavergne offers free pickup of tree limbs, leaves etc. You cannot schedule a pickup; the trucks run on a cycle that seems to be about 6 weeks depending on their workload. Make sure your limbs do not block the streets!

TV, Telephone & Internet – The three companies who authorized for cable in the subdivision are [TDS](#), [United Communications](#) and [Xfinity](#) (Comcast). Dish and DirecTV also serves the area. Any satellite dish requires approval from the HOA ARC.

Schools

Rutherford County schools requires students transferring in, to register to the appropriate zoned school.

| | |
|-------------|---|
| | <u>Rock Springs Elementary</u> |
| Elementary | 1001 Waldron Road LaVergne, TN 37086 Phone (615) 904-3820 |
| | <u>Rock Springs Middle School</u> |
| Middle | 1001 Waldron Road La Vergne, TN 37086 Phone (615) 904-3820 |
| | <u>Stewart’s Creek High School</u> |
| High School | 301 Red Hawk Parkway Smyrna, TN 37167 Phone: (615) 904-6771 |

More info on their website <https://www.rcschools.net/>

HOA Info

Our HOA is managed by Ghertner & Company. We rely on volunteers to take serve on the HOA board and the committees that support it. The dues invoices are sent out in November/December.

Website - <https://www.mcfarlinpointe.org/>

HOA covenants and other documents on the website.

Welcome to McFarlin Pointe Subdivision

HOA board consists of five members voted into office. Board members can be reached via email board@mcfarlinpointe.org

We hold an annual meeting in late fall each year. You will be notified by email as well as the information sign at McFarlin Pointe entrance.

Additional homeowners support the board for pool, ARC and various other committees

Annual Community Sale – Each year we announce the date for the yard sale which attracts quite a good turnout if the weather is nice. The date is posted on the McFarlin Pointe Community Events page.

Pool

Our pool has been a strong selling point per feedback from realtors. We invest in keeping it clean, well maintained and a fun place to bring the kids or to relax alone. Recently (winter of 2021) we had a major renovation to the pool done.

Season –We open the first weekend in May and close a couple weeks into the month of October depending on the weather. We contract with a pool management company for cleaning and testing. In addition, the county health dept. does their own testing.

Pool Rules – Posted at pool and on our website. Remember the rules are in place to avoid issues and injuries. Each homeowner in HOA has a portion of any liability so please follow the rules!

Keycard Access – At closing for your home, you should receive the pool keycard from the Previous Homeowner or the property Manager Ghertner & Company. We can simply transfer the card to your name when you complete the Pool Pass form on the website. All pool inquires can be directed to email@ghertner.com

ARC

ARC – Architectural Review Committee – We strive to maintain an outstanding neighborhood that we are all proud to live in and that offers best potential for improved property values. The ARC is responsible to enforce the covenants of the HOA.

Changes to exterior – Any change should be submitted to ARC to ensure that it conforms to the HOA. Submit your ARC Request on the [McFarlin Pointe Website](#) under ARC Request

Common Area Grounds

As a community we are unique in our development has a vast number of HOA owned property for us to enjoy.

- Pool and Pool buildings/structure
- Retention Ponds –Your HOA dues budget the maintenance of 5 detention ponds for storm water runoff.
- Entrance - Your HOA dues budget the maintenance for the entrance
- 79 Acres of cleared and wooded grounds owned by the HOA and maintained by the HOA dues

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City of La Vergne Information

Address: 5093 Murfreesboro Road La Vergne, TN 37086

Phone: 615-459-2553

They are located about five miles from McFarlin Pointe. La Vergne has many parks for a town of our size. Drive around town and discover the variety of options. Paul Johns Neighborhood Park (Smyrna, TN) is a nice, small, park nearby.

Street parking - Parking on City of La Vergne public streets (all streets in McFarlin Pointe) is prohibited by [City of Lavergne ordinance # 2010-11](#). Parking on the street will result in a \$50 fine for each ticketed offense by the Lavergne Police Department and a city court appearance/fee. See the attached ordinance for further details. If you are having a planned gathering/event at your home, advise your neighbors and the City of Lavergne Police department asks that you contact their non-emergency number at 615-793-7744. This way they can notify the patrolling officers to avoid ticket issuance. All other non-temporary/short-term parking is prohibited.

Property Upkeep – [La Vergne Municipal Code Section 13](#)

The HOA enforces this as a minimum part of the board adherence to the McFarlin Pointe Declaration of Covenants, Conditions and as it ties in with general property upkeep which goes beyond the municipal code. Property maintenance- lawns, weeding, mailboxes, painting or dirty siding if applicable are typical items that Board/Property Manager will address if a property becomes lax on their maintenance before it becomes an eyesore. Information on mailbox suppliers is on our website.

In an Emergency – Dial 911

Fire & Police – for non-emergency – 615-459-6644

Ambulance – Rutherford County EMS – nearby station located at Stonecrest Medical Center usually means fast response.

Hospital – [Stonecrest Medical Center](#) – <https://tristarstonecrest.com/> Has a recently enlarged Emergency Dept. Located 8 minutes from McFarlin Pointe.