

Welcome to The Smyrna Vineyards

On behalf of the 131 member households of the Vineyards, 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

[The Vineyards](#) is located in the Town of Smyrna, which has approximately 40,000 residents. The town 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.

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 Smyrna. 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.

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.

Smyrna offers free pickup of tree limbs, leaves etc. You cannot schedule a pickup; the trucks run on a cycle that seems to be about 3 weeks depending on their workload. Make sure your limbs do not block the sidewalks!

TV, Telephone & Internet – The two main companies who authorized for cable in Smyrna are [AT&T](#) (which includes DirecTV or U-Verse) and [Xfinity \(Comcast\)](#). Dish also serves the area. Any satellite dish requires approval from the HOA ARC.

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Schools

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

Elementary Rock Springs Elementary

1001 Waldron Road

LaVergne, TN 37086

Phone (615) 904-3820

Middle Rock Springs Middle School

1001 Waldron Road

La Vergne, TN 37086

Phone (615) 904-3820

High School Stewart's Creek 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 self- managed to keep dues low. We rely on volunteers to take time from their busy schedules to help us all save some money on dues. The dues invoices are sent out in November.

Website - <http://www.smyrnavineyards.org/>

HOA covenants and other documents on the website.

HOA board consists of five members voted into office. Board members can be reached via email Smyrnahoa@gmail.com

We hold an annual meeting in early spring each year. You will be notified by email as well as the information sign at Vineyards entrance.

Additional homeowners support the board for pool, ARC, decorating & grounds

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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 2018/2019) we had a major renovation to the pool done.

Season – We open just before Memorial Day weekend and close a couple weeks after Labor Day 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 seller. We can simply transfer the card to your name when you complete the Pool Pass form on the website.

All pool inquiries can be directed to Smyrnahoa@gmail.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. Contact ARC via our email - Smyrnahoa@gmail.com

Property maintenance- lawns, weeding, mailboxes, painting or dirty siding if applicable are typical items that ARC will address if a property becomes lax on their maintenance before it becomes an eyesore. Information on mailbox suppliers is on our website.

Annual Yard 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 Vineyards information board as well as in Facebook. [Link](#) The Facebook group is a closed group.

Grounds

Ponds – Many feel the entrance to the Vineyards is the best in the area. Your HOA dues budget the maintenance for the entrance including two decorative ponds at our entrance, a detention pond (behind the pool) and the creek for storm water runoff.

Decorating – we have a decorating committee for our entrance and would love more help. Decorations are for holiday season as well as the 4th of July, if we have the help

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Town of Smyrna Information

Address: 315 S Lowry St Smyrna, TN. 37167

Phone: 615-459-2553

They are located about six miles from Vineyards. Smyrna has many parks for a town of our size. Drive around town and discover the variety of options. Paul Johns Neighborhood Park is a nice, small, park nearby.

Street parking - parking on street is permitted during daytime. NO OVERNIGHT PARKING PERMITTED from 1-5AM per Smyrna code. Parking tickets are a bit expensive!

Shrubs – [Smyrna Code Section 13-103 stipulates](#)

(3) Bushes, shrubs, hedges, and trees. It shall be unlawful for any owner or tenant of real property to fail to periodically cut and trim any bushes, shrubs, hedges or trees surrounding his residence or buildings so as to allow safe ingress and egress into and from such residence or building by any door or window.

In non-technical language this says, 'keep shrubs below bottom of windows to allow emergency exit or emergency responders to enter in the event of a fire'. The HOA enforces this as part of the ARC as it ties in with general property upkeep.

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 5 minutes from Vineyards.