

THE CLOISTER NEWS



The Cloister
at Saint Henry
Clubhouse
105 Emma
Neuhoff Court,
Nashville, TN
37205

DECEMBER 2024

Volume XL, Issue 12

NOVEMBER 20TH COA BOARD MEETING

In attendance: Board Members President Lenys Biga, Vice President Margaret Redmon, Treasurer Susan DePue, Director Marsha Jaffa, Director Holly East and Director Lloyd Tannenbaum. Onsite Manager Valerie Williams was present on behalf of Ghertner & Company along with fourteen homeowners. Ted Thaler was absent.

Board President Lenys Biga called the meeting to order and asked for approval of the minutes for the November 6th board meeting. They were approved. Then the minutes for the November 13th workshop were approved.

Treasurer's Report – Treasurer Susan DePue

- Susan provided the October 31th financial report (see on page 2). The report was approved.
- Susan then asked for approval of the final 2025 Budget. It was unanimously approved.

Manager's Report – Onsite Manager Valerie Williams

- There are no Variance Requests at this time.
- There is only one Maintenance Request.
- We are waiting for a quote for a permanent fix of the lights on Loyola.

Unfinished Business

- Vice President Margaret Redmon discussed the speeding problem in the community and the use of speed cushions, bumps, etc. Valerie volunteered to get cost on the speed cushions, speed waves and speeding signs.

Meet the 2025-26 Director Candidates

- Susan DePue spoke to continuing to serve to finish the wind storm insurance issues. Homeowners praised Susan's hard work as treasurer.
- Lloyd Tannenbaum also expressed a wish to continue serving the Cloister.

Homeowner Input

- Several homeowners spoke to the neighborhood speeding issue.
- Homeowner asked about the letter from Metro Water regarding lead water pipes. Valerie shared that Water Department told her it did not require homeowner action at this time.

2025-26 COA BOARD OF DIRECTORS ELECTION SCHEDULE

1. A ballot was mailed in November and another Annual Meeting Notice and Ballot is attached to this newsletter. Beginning December 1st, you can submit your ballot to Onsite Property Manager Valerie Williams at the Clubhouse office or by emailing it to her. Deadline for voting is noon on Wednesday, January 8, prior to the Annual Meeting.
2. Cloister BYLAWS state only one vote per unit is allowed, and homeowner must be current on association dues. (ARTICLE II Members, SECTION 6 Voting)
3. Annual Meeting & Election of Board is on Wednesday, January 8th @ 1 p.m.

DIRECTORS COMPLETING TERM THROUGH 2025

- Lenys Biga
- Marsha Jaffa
- Ted Thaler

CANDIDATES RUNNING FOR 2025- 2026 TERMS

- Susan DePue
- Lloyd Tannenbaum

CLOISTER NEWS

CHANGE IN 2025

At the end of 2023, the Board decided to stop printing the newsletter and advised homeowners that it would be delivered to your email address on file. Over the course of this year, most homeowners transitioned to the electronic version, but some have no email.

Beginning in January 2025, hard copies of the newsletter will be delivered to residents who do not have email.

While this newsletter keeps you informed of board activity and other community events, electronic communications have replaced most paper messaging. Our property manager, Ghertner & Company, uses email to communicate important real-time information to all homeowners and needs a way for us to receive it.

If you do not have access to email, please ask a friend or family member to accept email from Ghertner on your behalf and pass it on to you. The board requests that you provide an email address to our Onsite Property Manager Valerie Williams at 615-915-0502.

--Cloister Board of Directors

THANKS TO NEWSLETTER "DELIVERERS"!

A big thanks to Alice Schwartz for being in charge of newsletter delivery for several years. And, also thanks to her helpers who faithfully made sure residents received the paper CLOISTER NEWS around the 1st of each month.

--Communications Committee

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PLEASE NOTE ON NEWSLETTER CALENDAR THERE ARE SEVERAL PRIVATE EVENTS AT THE CLOISTER CLUBHOUSE IN DECEMBER

We publicize the date and times so residents can avoid interrupting parties and family gatherings of our friends. Thanks for being aware.



HOLIDAY PARTY AT CLUBHOUSE SUNDAY, DECEMBER 8TH, 2-4 P.M.

You're invited to celebrate the holidays on Sunday, December 8th, from 2-4 p.m. in a beautifully decorated Clubhouse.

Food will be provided—roast beef and ham sandwiches, as well as shrimp cocktail. For drinks, there will be eggnog and fruit punch, both spiked and not spiked.

You are encouraged to bring your favorite holiday finger food to share with neighbors.

—Billie Ann Parker

HOMEOWNER DIRECTORY

Additions

- Rev. Mary Anne Akin / 202 Cana Circle / 256-503-7941 / revakin@hotmail.com
- Julianne Edwards / 265 Cana Circle / 615-351-3040 / jedwards9947@gmail.com
- John & Patty Wilkison / 900 Glenmary Ct / 615-613-5809 / wilkcoin@gmail.com

For directory changes, contact Brenda Butler at 615-243-5631 or butlerbj42@gmail.com. The directory on cloisteratsthenry.com under Resident Documents is updated monthly.

CLOISTER OWNERS ASSOCIATION FINANCES 10/31/24

Operational Funds	\$ 45,036
Reserve Fund	\$ 2,127,320
Total Assets	\$ 2,172,356

Year to date

Total Operating Income	\$ 1,168,020
Total Operating Expense	\$ 762,515
Net Operating Income (Loss)	\$ 405,505
Capital Contributions	\$ 64,327
Delinquencies	\$ 31,679

Reserve transfers total \$469,534.

	Actual YTD	Budgeted Amount YTD	Amt. Under Budget YTD
Employee Expenses	\$ 48,084	\$ 66,667	\$ 12,665
General Maintenance	\$ 270,371	\$ 406,259	\$ 135,888
Grounds Care	\$ 149,696	\$ 151,079	\$ 1,383
Utilities	\$ 122,106	\$ 124,570	\$ 2,464
Pool & Clubhouse	\$ 15,609	\$ 18,067	\$ 2,457
Administrative Expenses*	\$ 156,649	\$ 133,975	\$ (22,674)
Total Operating Expenses	\$ 762,515	\$ 900,617	\$ 138,101

**For more details, please log in or request access at <https://portal.ghertner.com/Home/Login>.
After logging in, go to Documents for more financial reports.**

**Respectfully submitted,
Susan DePue, COA Treasurer**



**WINTER IS ALMOST
HERE! DON'T FORGET
TO DISCONNECT YOUR
WATER HOSES!**

**HOLIDAY COOKIE EXCHANGE
SATURDAY, DECEMBER 14TH,
10-11:30 A.M.**



The Good Neighbors Committee invites all residents to participate in a holiday cookie exchange at the Clubhouse on Saturday, December 14th from 10-11:30 a.m.

The plan is you bring 2-3 dozen cookies and trade for others baked by friends, going home with a great assortment—no more than you brought please! You can sample the cookies, of course, and there will be non-sweet snacks. Most of your cookies “go home” with your neighbors to share with their family and friends.

And, if you ask, you can probably get the recipes for your favorites. Obviously, if you don’t bring cookies, you can’t take any home—but you can sample, get recipes, plus snack on other holiday finger foods.



You’re invited to wear a holiday sweater—“ugly” or not. Happy holidays!

--Good Neighbors Committee



**WINTER EXERCISES CONTINUE
MWF AT 9**

Holly East and Libby Wood are co-teachers of the winter exercises class at the Clubhouse. The group follows a computer exercise program especially for seniors on the large-screen television.

They invite you to join them!

**COMCAST XFINITY
CONTACT UPDATE**

Employees at the One Bellevue Place Xfinity Office, 7614 Hwy 70S, Ste E-601, have confirmed that they can assist our residents with “anything Comcast.” In other words, they can connect or disconnect the Cloister-sponsored TV service and make changes to any extras you might wish to add including Internet, premium channels, and/or phone service.

Their office hours are 10 a.m. to 7 p.m. Monday-Saturday and 12-5 p.m. on Sunday. You can also call 800-934-6489. It is helpful if you have picture ID when coming to the office. The 855 phone # used previously is no longer valid.

Service supplied by the Cloister is called a “Bulk Account,” and the account number is 8396 51 173. But employees can also access your account by address or phone number.

(The contract with Comcast expires in September, 2025.)

*Chats with Sophia***JOANN EDMUNDS****408 Siena Drive**

Joann moved to the Cloister in September of 2020 from her home in Brentwood where she had lived for 35 years. She was married to Lewis “Lea” Edmunds for 45 years until his death in 2019. Joann’s realtor knew she wanted to downsize, and lucky for her—and us-- she matched Joann up with her future home at the Cloister.

“The Cloister has been a total blessing...a true community with the most wonderful friends and neighbors,” Joann said. She enjoys participating in the monthly potluck dinners as well as serving on the Good Neighbors Committee and the Bible Reading Group which meets twice a month.

She was born and reared in western New York, not far from Buffalo and Niagara Falls, one of six siblings. She graduated from Erie Community College in 1990 and then moved to Rochester. Joann’s early work career began at Eastman Kodak Company in Rochester, NY.

Joann met the love of her life, Lea, in 1974. He was an IT consultant for IBM and then Xerox Corporation. In the early years of her marriage, Joann remembers a famous blizzard in 1977 during which they were literally buried under several feet of snow for over a week! So when Lea was offered a Data Center Manager position in Baton Rouge, LA, he and Joann did not have to think twice about moving away from snow country!

During the eight years in Baton Rouge, Joann worked for American Bank as a secretary to the Vice President of Operations and then for the Vice President of Marketing and Public Relations.

In 1985, Lea’s company was acquired by Service Merchandise. The company moved Joann and Lea to Nashville in August, 1985. Little did Joann know that Nashville would become her home for the next 40 years. She went on to have a long career with Hospital Corporation of America and Tri-Star Centennial Medical Center for a combined total of 28 years, until she retired in 2015.

Her most treasured years were those spent with her husband as his caregiver until his death in 2019.

Joann is a member of Our Savior Lutheran Church and Academy on Franklin Road in Oak Hill. She is active in many outreach ministries supported by her church family. Her strong faith has helped her tremendously in her “golden years” at the Cloister.

She enjoys many Cloister activities. Recently at a “Name That Tune” program, I happened to sit near Joann and realized she has a beautiful singing voice. She may deny that, but I enjoyed hearing her sing. Thanks, Joann, for sharing some highlights of your life.

--Sophia Keller

FOR SALE

Homes for Sale:

437 Siena Drive B Unit (1340 sq ft) 1-car garage, \$399,900, Ken Cline (realtor), 615-456-6831
 442 Siena Drive A Unit (1244 sq ft) 1-car garage, \$375,000, Trisha Nesbitt (realtor)

Homes Sold:

900 Glenmary Ct. A Unit (1244 sq ft) 1-car garage, \$315,000 11/15/24
 202 Cana Circle A Unit (1244 sq ft) 1-car garage, \$345,000 11/21/24

For additional information on available units or to report new availabilities, contact Property Manager Valerie Williams, 615-915-0502. Basic square footage: A =1244; B = 1354; C = 1427; D = 1628. Remodeling sometimes changes square footage.



**Valerie Williams, Onsite Property
 Manager, Email**

cloisterpropertymanager@gmail.com or
valerie.williams@ghertner.com

Office Hours at Clubhouse:

**Monday – Friday 8 a.m.- 4:30 p.m.,
 Phone: 615-915-0502**

**Ghertner Office, 50 Vantage Way, Suite 100
 Nashville, TN 37228, Office 615-255-8531
 Emergency Maintenance 615-255-4736
 Ghertner Website: ghertner.com**

Cloister Website: www.cloisteratsthenry.com

**THE CLOISTER NEWS is published monthly by the
 Cloister Owners Association, 105 Emma Neuhoff
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 Cloister residents.**

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Distribution: Alice Schwartz

ACTIVITIES AT CLUBHOUSE

Billie Ann Social Club Potluck—2nd Tuesday
 monthly, 5 p.m. appetizers and visiting, 6 p.m. for
 dinner. Bring dish and \$5 each. RSVP to Billie Ann.
 Hostess: Billie Ann Parker, 615-352-5841

Bible Reading Group –1st & 3rd Thursday @ 2 p.m.
 Leader: Bernice Bunkowske, 651-219-1987

Bridge – Mondays, 1-4 p.m.
 Leader: Dixie Frederiksen, 615-828-2990

Dead Poets Society – 2nd Thursday, 10:30 to noon
 Leader: Paula Tannenbaum, 434-942-9638

Stitch 'n Chat – Fridays – 1-2 p.m.
 Leader: Sophia Keller, 615-972-2292

Winter Exercise Class– MWF- 9 a.m.
 Leader: Holly East, 541-941-8148

Clubhouse Library—Enter anytime, choose your
 reading material and return books/magazines when
 finished. Please leave books on a table when
returning borrowed books or donating from your
 library. Librarian: Sophia Keller, 615-972-2292

**Contact Xfinity about COA-provided basic TV
 by visiting the Comcast/Xfinity office at 7614
 Hwy 70S, Suite E-601 or calling 800-934-
 6489.**