

GHERTNER & COMPANY

FALL & WINTER 2026

GHERTNER NEWS

A QUARTERLY PUBLICATION FOR GHERTNER & COMPANY HOMEOWNERS

CHECK OUT THESE RECENT HAPPENINGS



2026 Home Builders Association of Central Tennessee Golf Tournament in Manchester, TN



Jeff Barnett, Managing Director of Business Services – Community Association Banking with First Citizens Bank

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PREPARE YOUR PROPERTY

FOR THE WINTER MONTHS

Temperatures are finally beginning to drop! Don't forget to prep your property to avoid expensive fixes when the cold snaps hit.

Make sure all hoses are disconnected, and outdoor taps are turned off and drained. Any lines that are exposed should be insulated. Make sure gutters and drains are clean to allow any melted snow or rain to properly run off your property.

Now is a good time to have your furnace inspected, change out HVAC filters, check smoke detector batteries, and ensure your CO detectors are working properly.

HOA HIGHLIGHTS:

TRAINING & EDUCATIONS

We recently hosted a Board and Manager Training about Loans and Investments for your Community Association. Jeff Barnett, Managing Director of Business Services with First Citizens Bank, spoke to Board members about when to loan money and why your association may want to loan money.

He also helped our leaders understand specific financing options and what the best practices are when investing your reserves. Board members walked away knowing more about their association and how to keep their finances healthy.

REMINDER ALERT

FOR HOMEOWNERS & BOARD MEMBERS

If there is something that needs to be repaired around the property, please submit your needs to us as soon as possible through our portal. While you're there, check our portal to stay updated on association news, governing documents, and your accounts going into the new year.

Your governing documents outline all information about your community. The documents include CC&Rs, Bylaws, Articles, and any rules that may be established by your board. These documents can address any architectural guidelines, what your property can be used for, assessments, and much more.

Knowing your governing documents will allow you to know more about your home and avoid any potential violations. All of your documents can be accessed on your homeowner portal at any time.