

## **NEIGHBORHOOD OF THE MONTH**

### **Chimney Springs: A Real Hometown**

Michelle G. Hutchinson



▲ Michelle Hutchinson  
with her children

When Ed and Amy Saunders were house hunting three years ago, they knew Chimney Springs was the subdivision for them. Nestled between Bishop Lake Road and Post Oak Tritt Road, the large, wooded lots and feeling of a planned neighborhood appealed to them. The Arvida Company designed Chimney Springs in 1975 with 47 acres of greenbelt, a 5,000 square-foot clubhouse (available for rental by residents), an Olympic-size swimming pool and children's pool, eight lighted tennis courts, an eight-acre lake stocked with fish, paved walking/bike paths, four mini-parks, a picnic area, basketball court, and volleyball court.

Ed, who is now president of the Homeowners' Association, says, "There is a real sense of community here." Steve and Toni Needel, also Chimney Springs residents agree, noting, "People are very friendly." The Needels were attracted to the neighborhood by the same features that drew Ed and Amy Saunders. They also liked the mix of affordable traditional and contemporary houses. Prices in the 709-home subdivision currently range from \$120,000 to \$200,000.

Pat Miller, secretary of the Homeowners' Association office and long-time Chimney Springs resident, feels that the strong Homeowners' Association and the covenants regarding architectural control serve the community well. The mandatory association fee of \$316.58 per year, per household covers maintenance of the clubhouse, pools, tennis courts, lake, parks, landscaping, streetlights, and other community areas. Annual events such as the neighborhood garage sale, craft show, New Year's Eve Party, and July 4th children's activities enhance the warm community atmosphere.