

Hedgerow Herald

Hedgerow Homeowners Association Newsletter

Fall 2026

A Note from the Board

Happy Fall Everyone!

We're thrilled to welcome all our new neighbors! It's been a great year with increased participation across pools, courts, and community events. A big thank you to our Social Committee for organizing another amazing year. We hosted an adult party at the H1 pavilion in August and will have our family friendly 6th annual Hedgerow Fall Festival on October 10th starting at 4 PM at the H5 parking lot. We'll plan to have carnival games, bouncy houses, face painting, college football on TV, and both a Crockpot and kids cook-off competitions.

The Board is committed to spending the HOA money wisely; however, because the costs to maintain the neighborhood have continued to increase each year, the annual income is not sufficient to meet the needs of the community. Based on this, the Board voted to increase the annual dues beginning January 1, 2027. The last increase in dues was in 2020, and 2013 before that. **The dues will now be \$950 per year.** This increase will allow money to continue to be put into reserves (for emergencies) and it will enable the board to have the money for the normal operating expenses. As you can imagine, there is a lot to maintain with a large and mature neighborhood that consists of two pools, tennis and pickleball courts, five entrances, five detention/retention ponds and grounds for all of the common areas and entrances.

With the dues increase, if you are having a tough time making the payment in one installment, please reach out to the Board prior to due date. If you take the initiative to reach out to the Board, and you are willing to make payments, the Board will not impose a late fee and you will be able to continue to use the swim and tennis facilities. This is not license to forego paying, but we are committed to working with our neighbors. The due date for the dues payment will continue to be March 1. Any payment not received by March 1 will incur a late fee unless arrangements have been made with the Board. The annual dues invoice/statements will be mailed in January.

The board is proposing important updates in 2027 to invest in our community, which include:

- Replacing the H1 & H5 playgrounds (last replaced in 2015)
- Repairs and Upgrades to the H5 Pump House and Bathrooms
- Pool Repairs to resurface bottom of pools and address leaks in H1 pool

The Hedgerow HOA Annual Meeting will be held on Wednesday, October 21, 2026 at 7:30 PM at the Hedgerow 1 pavilion. If severe weather occurs, we will post a link on the Facebook group and website homepage to conduct a remote meeting or a backup location. There are three open positions on the board. The election will be held at the Annual Meeting. We have nominations on the ballot that previously submitted their names to be included on the ballot. We will also accept nominations to the board during the annual meeting. Each nominee will have an opportunity to present themselves at the meeting. We do have an on-line proxy vote option to submit to the Board if you cannot make the meeting. ([yourhedgerow.com/votingform](https://www.yourhedgerow.com/votingform)) Refer to the meeting notice in this newsletter for details on the written ballot process. Please do your part and attend the Annual meeting, mail in your written ballot by the deadline stated on the ballot, or submit your proxy ballots to a board member or a neighbor attending in person. Please fill out page 5 if you plan to vote in-person or page 6 to vote if you cannot attend. We need to establish a quorum (50 homeowners) for the annual meeting to approve the budget and vote in the new board.

Regards, Your Hedgerow HOA Board

Keep Up With Neighborhood Happenings:

- ⇒ www.yourhedgerow.com
- ⇒ www.facebook.com/groups/hedgerowhoa
- ⇒ contacthhoa@gmail.com
- ⇒ To subscribe to monthly newsletters from the board, go to <https://www.yourhedgerow.com/community>

For HOA Billing or Closing Letters:

Community Management Associates
Property Manager:
Sally Mooney
smooney@cmacommunities.com
404-835-9174

Important Dates In October

Hedgerow Homeowners Association Annual Meeting

Wednesday, October 21, 2026 at 7:30 pm

Hedgerow 1 pavilion

The meeting will be held in-person at the H1 pavilion unless severe weather forces us to conduct a remote meeting. Please show around 7:15 pm to allow time for the check-in process and the meeting will start at 7:30. Please be prepared to provide your name and address to be admitted to the meeting. There will be three primary items on the meeting's agenda:

- Committee updates.*
- Review of the proposed 2027 budget.*
- Nominations and elections for the 2027 Board.*

Attending the meeting is your opportunity to ask questions and make comments to the Committee leaders, provide input to the proposed budget, and hear from the Board nominees.

*A ballot for in-person voting is attached to this newsletter. If you cannot attend, please fill out the proxy ballot (also in this newsletter) or **online at yourhedgerow.com/votingform**. We achieve a quorum for the transaction of official business and elections with the participation of 20% of our membership, or about 50 active members, in person or via proxy ballots.*

Hedgerow Fall Festival

Saturday, October 10, 2026, 4 - 7 pm

Hedgerow 5 Pavilion and Parking Lot

Crockpot cook-off contest, college football playing, and lots of activities for kids, so bring the whole family!

Halloween

Saturday, October 31

We will have pizza parties at both pavilions at **5:30 pm**, releasing children between 5:45 and 6:00 pm, and trick-or-treating until approximately 9:00 pm. Check the HOA website for further details and updates.

2026 HOA Board

President —	Nick Collins
Vice President —	Keith Slagle
Secretary —	Matthew McElveen
Treasurer	Chuck Coleman
Grounds	Fabby Flanagan
Pool	Ben Booker
Architectural Control	Matthew Lloyd

2026 HOA Volunteers

Website Administrator - Keith Slagle,
VACANT

Graduation Banners - Beth Walton

2026 HOA Volunteers

H1 Social Committee - Jeannie Connelly, Megan Breslow, Megan Deal, Kristin Sweitzer, Darby Lujan, **VACANT**

H5 Social Committee - Lauren Lewin, Sarah Manneer, Katherine Kacinko, Flor Salgado, Brittini Peavey, Madeline Barnes, Abbie Jackson

Tennis Chairs - Ryan Schmid, Keith Slagle, Matt Townsend

Entrance Boards - Steve Waldron (H1), Carly Israel (H2), Jeannie Connelly (H3), Bri Boyd (H4), Beth Walton (H5)

Grounds Representative - **VACANT** (H1), **VACANT** (H2), **VACANT** (H3), **VACANT** (H4), **VACANT** (H5)

Pool Representative - **VACANT** (H1), **VACANT** (H5)

Holiday Wreaths - Bookers/Slagles (H1), **VACANT** (H2), **VACANT** (H3), Lloyds (H4), **VACANT** (H5)

Committee Volunteers Requested:

- Website Administrator: Publish monthly/quarterly newsletters and update the website throughout the year as needed.
- Social committee: Assist with preparing for events or setup and/or cleanup at social events.
- Grounds Representative: Notify the board of grounds/amenity issues presented in your section of Hedgerow community and work with the board on solutions to swiftly and effectively resolve issues.
- Pool Representative: Assist when problems arise at your assigned pool, notify the Pool Chair when pool company is not maintaining water quality or bathrooms/trash, assist with scheduling keycard or phone company to conduct maintenance.
- Holiday Wreaths: Put up and take down the holiday wreaths. Store at your own home or at either of the pump houses.

HEDGEROW ARCHITECTURE & CONTROL



Hi fellow Hedgerow neighbors,

We hope you all have had a great year so far. Given the increase in values & to maintain a community of choice, it's important we all do our part to ensure we stay updated with our home's appearance, yard upkeep, and overall curb appeal. We will be focusing on and working with homeowners across all Hedgerows to accomplish this mission.

We hold an obligation to our community and our neighbors to ensure our homes stay attractive to future home buyers and make Hedgerow a community of choice in a great zip code/location. The Board strongly encourages the following:

- *Maintain and treat (weed & fertilizer) your yard with grass Homeowners that have weedy or pine straw yards will be required to re-seed or re-sod their yards.*
- *Cut and edge your lawn. It makes such a difference. Please make an effort to give your yard a polished look.*
- *Clean your landscape - no clutter, overgrown bushes, etc.*
- *Care for your sprinklers - Please retrieve your manual sprinklers daily after use.*
- *Keep up your mailbox - If your mailbox is old and falling apart, we strongly encourage you to upgrade their mailbox to cast-iron (see below).*
- *Remove long-term parked vehicles in your driveway or find a plan for cars to regularly park in your driveway and not on the street on a daily basis.*

Thank you to everyone who has taken the initiative already this year.

Please continue to reach out to the board for ACC improvements and do not hesitate to reach out should you have any questions.

Matthew Lloyd, Architectural Control Chair

Barking Dogs & Pet Droppings

The Board have received several complaints of dogs being left outside for extended periods of time and barking excessively as well as homeowners not picking up their pet droppings. *Under Cobb County Pet Nuisance Ordinance, a dog barking for more than 15 minutes can be reported to animal control.*

To Pet Owners: Please do not leave your furry friends unattended outside unless you are home to monitor them. Please continue to be considerate of your neighbors by picking up after your pet when walking in the neighborhood.

To Their Neighbors: If you feel your neighbors' dogs are barking too much, the first step is to knock on the door and have a talk.

ADDRESSES OF DISTINCTION
MAILBOXES + STREET SIGNS. INSTALLED.

CALL: (770) 436-6198

<https://addressesofdistinction.com/hedgerowmb/>

Have you looked at your mailbox lately? If your mailbox is falling over, rotten, faded, or generally in bad shape, here is a great solution. Check out this company for a new attractive, metal mailbox like the one below.

Hedgerow - Charleston Mailbox System
(Large MB, 2" WBB Numbers)

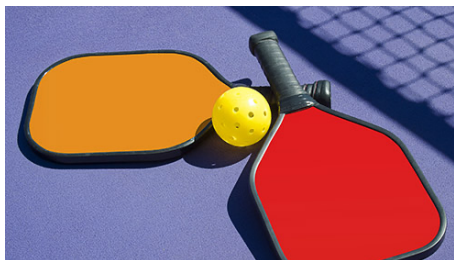


ADDRESSES OF DISTINCTION

SERVE & VOLLEY

Ryan Schmid & Matt Townsend

Please keep off the tennis courts unless you are playing tennis with the proper footwear and rackets. No baseball or wheels on the courts please.



Reservation System for Tennis/Pickleball/Hedgerow Pool Pavilions

All court and pavilion reservations are handled by **ReserveMyCourt.com** through this system, so please follow the instructions below to begin.

1. Go to www.reservemycourt.com and click on Create an account to setup a new player account.
2. Click on My Profile and then Click My Clubs
3. Click New Club Connection, select Hedgerow as your Club and click Request Connection. Once your connection is approved, you will be able to reserve courts under Hedgerow Club Schedule.
4. Login at www.reservemycourt.com or use the ReserveMyCourt Mobile Apps anytime day or night to reserve courts. Your username will be your email address.

To make reservations:

1. Click on Club Schedule under Hedgerow on the left side of your screen.
2. Click on the date on the calendar to select the day you would like to make the reservation.
3. Click and hold the mouse button on the time you would like the reservation to start, drag your mouse down to the time you would like the reservation to end and let go of the mouse button.
4. Complete the reservation wizard to make your reservation. Please be aware that all users may have reasonable limits on the length of reservations or on how far in advance they can reserve courts. If your reservation violates any of the reservation rules for your club, you will not be able to complete your reservation.

If you have any questions on your club's rules, you can reach out to your club's admin directly. Your admin's contact information can be found by clicking Hedgerow under My Profile > My Club.

Key Card Replacement Procedure

If you need a replacement amenity keycard, first, please contact the board to notify us of the lost card. The replacement cost is \$25, and only one can be assigned per household, so we will deactivate the other card if it eventually is found. Please note the board cannot accept any money personally so all payments must go to CMA. Please mail your payment to:

*CMA c/o Hedgerow HOA
1465 Northside Drive
Suite #128
Atlanta, Ga 30318*

After you send in the payment to CMA, please let the board know via contactthhoa@gmail.com, and then we can issue a new card. It can take a few days to a week for the board to get to issuing the cards but we do our best to get it delivered to your mailbox promptly.

**HEDGEROW HOMEOWNERS ASSOCIATION,
INC. 2026 BALLOT (IN-PERSON VOTE)**

Candidates must be Full Active Members to run for the Board of Directors. Spouses or co-Owners of Full Active Members may run for the Board of Directors as well; provided, however, no such Full Active Member and his or her spouse or co-Owner may serve on the Board at the same time. Each candidate shall be given a reasonable opportunity to communicate his or her qualifications to the membership prior to the election. No member shall be nominated for election to the Board of Directors, nor permitted to run for election, if more than thirty (30) days past due in the payment of any assessment.

Article III, Section 2 of the Amended and Restated Bylaws of Hedgerow Homeowners Association, Inc., provides the terms of successor Directors shall be staggered on a one- and two-year basis. Each of the four nominees receiving the highest number of votes shall be elected for a two-year term. Each of the three nominees receiving the next highest number of votes shall be elected for a one-year term. Such term commences on the date after the deadline for the written ballots to be returned and counted. Such terms will expire at the first annual membership meeting after such election or at the second annual membership meeting after such election based on the number of votes received as stated above.

Please vote for no more than three (3) of the nominees by placing an "X" in the space provided. To keep stagger (according to previous paragraph), the three candidates receiving the highest number of votes shall be elected to the Board of Directors for two-year terms. These candidates will join the existing members during the second year of their term. Note that the Bylaws prohibit cumulative voting.

Nominations accepted up to the vote counting at the annual meeting. Currently, the nominees are:

_____	Beth Walton	_____	Write-In_____
_____	Dan Lewin	_____	Write-In_____
_____	Jeannie Connelly	_____	Write-In_____
_____	Mickey Lee		
_____	Steve Waldron		

ONLY ONE (1) BALLOT PER FULL ACTIVE MEMBER LOT ALLOWED

Please submit your ballot at the meeting.

If you are not able to attend the meeting, please use the proxy vote to fill out your vote.

Address: _____

Printed Name: _____

Signature: _____

Date: _____

**NOTICE OF ANNUAL MEETING AND PROXY FOR THE ANNUAL MEETING OF HEDGEROW
HOMEOWNERS ASSOCIATION, INC.
TO BE HELD ON OCTOBER 21, 2026**

The undersigned Full Active Member of Hedgerow Homeowners Association, Inc. (the "Association") hereby appoints the Secretary of the Association or _____ (fill in name of your choice if you do not want the Secretary to exercise your vote) as the true and lawful proxy of the undersigned (hereinafter the "proxy holder") to attend and represent the undersigned at the annual meeting of the membership to be held on **October 21, 2026 at 7:30 p.m. at H1 Pavilion, 4051 Bittersweet Dr, Roswell, GA 30075**, or any adjournment thereof. This proxy shall be used toward establishing a quorum, and shall be automatically revoked if the undersigned member attends the meeting, or notifies the Secretary of the Association, in writing, prior to the start of the annual meeting, that such member revokes his/her proxy.

The above-identified proxy holder may vote on any election, question, or resolution which the undersigned would be entitled to vote if the undersigned was personally present at the annual meeting. The undersigned may direct the proxy holder to vote for the individuals listed below as directors, or in the alternative, the undersigned may allow the proxy holder to vote for any three (3) individuals that the proxy holder deems best fit to serve as directors. Failure to select either option below shall be deemed to be a selection to allow the proxy holder to vote for any three (3) individuals that the proxy holder deems best fit to serve as directors.

☐ **Directed Proxy:** By checking here, the undersigned directs the proxy holder to vote for the following three (3) individuals to the Association's board of directors:

Please vote for no more than three (3) of the nominees by placing an "X" in the space provided.

_____ Beth Walton	_____ Write-in	_____
_____ Dan Lewin	_____ Write-in	_____
_____ Jeannie Connelly	_____ Write-in	_____
_____ Mickey Lee	_____ Write-in	_____
_____ Steve Waldron		

☐ **General Proxy:** Or, by checking here, the undersigned directs the proxy holder to vote for any individuals that the proxy holder deems best fit to serve as directors.

Instructions: Proxies must be signed and dated to be effective. Only one proxy per Full Active Member Lot may be used. The signature of each co-owner is not required. Please deliver your proxy vote in one of the ways listed below so that it may be used at the meeting. Proxies must be received on or before 7:30 pm Wednesday, October 21, 2026.

Proxy Delivery Options:

Email to contacthhoa@gmail.com

Dropoff at 4052 Bittersweet Dr (Hedgerow I) or 3569 Hawfinch Ct (Hedgerow II)

Fill out online at www.yourhedgerow.com/votingform

The undersigned has executed this proxy this ____ day of _____, 2026.

_____ Signature of Member _____ Printed Name of Member	Address of Member: _____ _____
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HEDGEROW HOA
2026 Operating Budget | 2027 Proposed Budget

	2026 Actual (as of 9/9/2026)	Budget for 2026	Proposed Budget for 2027
Income			
Assessment Revenue			
Homeowner Fees	\$ 210,505.14	\$ 206,700.00	\$ 242,250.00
Hedgerow Estates	14,300.00	14,310.00	17,100.00
Late Fees	1,996.50	1,000.00	1,000.00
Capital Contributions	1,500.00	-	-
TOTAL Assessment	\$ 228,301.64	\$ 222,010.00	\$ 260,350.00
Other Revenue			
Key Cards	\$ 25.00	\$ 100.00	\$ 100.00
Swim & Tennis Income	1,975.00	1,800.00	1,000.00
Interest Income	4,012.27	6,000.00	4,000.00
TOTAL Other Revenue	\$ 6,012.27	\$ 7,900.00	\$ 5,100.00
TOTAL Income	\$ 234,313.91	\$ 229,910.00	\$ 265,450.00
Administrative			
Insurance	\$ 11,683.00	\$ 10,000.00	\$ 12,300.00
Property Management Contract	5,228.28	7,500.00	7,181.00
Legal Fees	4,330.00	3,500.00	2,200.00
Legal Fees Collections	(4,850.16)	-	-
Office & Admin Expense	2,499.34	3,500.00	3,750.00
Website	531.51	420.00	600.00
Income Tax	900.00	2,850.00	900.00
Tax/Audit/License	550.00	545.00	900.00
Annual Corp. Registration	-	50.00	50.00
Social Committee	3,702.91	6,000.00	6,000.00
Meeting Expenses	575.62	2,250.00	2,250.00
TOTAL Administrative	\$ 25,150.50	\$ 36,615.00	\$ 36,131.00
Grounds & Landscaping			
Grounds Repairs/Maintenance	\$ 5,995.00	\$ 2,750.00	\$ 3,000.00
Grounds Contract	24,100.00	43,000.00	60,000.00
Ground Improvements	31,679.28	15,000.00	5,000.00
Janitorial Services	-	500.00	500.00
Pine Straw/Mulch	4,000.00	9,500.00	9,500.00
Tree Removal/Pruning	6,100.00	5,000.00	5,000.00
Irrigation Repair	-	-	500.00
Retention Pond Maintenance	-	-	3,000.00
TOTAL Grounds & Landscaping	\$ 71,874.28	\$ 75,750.00	\$ 86,500.00

HEDGEROW HOA
2026 Operating Budget | 2027 Proposed Budget

	2026 Actual (as of 9/9/2026)	Budget for 2026	Proposed Budget for 2027
Recreation			
Pool Contract	\$ 46,078.58	\$ 46,015.00	\$ 48,315.75
Pool Supplies	2,442.00	3,250.00	3,000.00
Pool Permit	693.00	720.00	720.00
Pool Repairs	103,375.78	85,000.00	15,000.00
Pool Phone	2,843.02	2,880.00	3,000.00
Pool Furniture	-	-	-
Tennis Repair/Maint	-	4,500.00	2,200.00
Tennis Court Supplies	-	-	-
Tennis Grounds	-	1,000.00	300.00
Recreation Area Improvements	-	-	18,000.00
TOTAL Recreation	\$ 155,432.38	\$ 143,365.00	\$ 90,535.75
Repairs & Maintenance			
Building Repair & Maint	\$ -	\$ 5,000.00	\$ 6,000.00
Termite Bond	-	300.00	300.00
Pest Control	1,530.00	1,680.00	1,680.00
Security Camera	-	500.00	500.00
Gate Maintenance and repair	5,152.51	2,500.00	2,500.00
TOTAL Repairs & Maintenance	\$ 6,682.51	\$ 9,980.00	\$ 10,980.00
Utility			
Utilities- Electric	\$ 4,120.11	\$ 7,400.00	\$ 6,000.00
Utilities- Water/Sewer	6,392.83	10,000.00	8,000.00
Utilities -Trash	188.80	264.00	300.00
TOTAL Utility	\$ 10,701.74	\$ 17,664.00	\$ 14,300.00
Reserve Expense (Income)			
Transfer to Reserves (10% of homeowner fees)	\$ 12,892.25	\$ 22,101.00	\$ 25,935.00
Reserve-Recreational Capital Expense	-	-	-
Expenses paid out of Reserves	(87,650.00)	(80,000.00)	-
TOTAL Reserve Transfer	\$ (73,257.75)	\$ (57,899.00)	\$ 25,935.00
TOTAL Expense	\$ 196,583.66	\$ 225,475.00	\$ 264,381.75
Excess Revenue / (Expense)	\$ 37,730.25	\$ 4,435.00	\$ 1,068.25