

Hedgerow Herald

Hedgerow Homeowners Association Newsletter

Fall 2023

A Note from the Board

Happy Fall Everyone!

Welcome all our new neighbors, we're excited that you joined Hedgerow. This year we saw an increase in the participation at pools, pavilions, tennis, and pickleball courts. We also hosted a Hedgerow Luau at the H1 pavilion in summer and will have our 3rd annual Hedgerow Fall Festival on October 7th from 4PM to 8PM at the H5 parking lot. We'll plan to have kids games, bouncy house, cornhole, and a chili cook-off competition. Thank you to our Social Chairs for arranging these plus all the events throughout the year.

The annual dues will remain at \$795 for 2024. If you are having a tough time making the payment in one installment, please reach out to the Board. 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 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 Hedgerow HOA Annual Meeting will be held on Wednesday, October 25, 2023 at 7:30 PM (sign in at 7 pm) at the Hedgerow 1 pavilion. If severe weather occurs, we will post a link on the Facebook and Website homepage to conduct a remote meeting or backup location. There are four open positions on the board. A nominating committee of 1 board member, 1 active charter member, and 1 permanent member presented the 4 nominees listed on the ballots (pages 5 & 6). We will also accept nominations to the board during the annual meeting. Each nominee will have an opportunity to present themselves at the Annual Meeting. Please bring a camping chair in case we run out of seating.

The election will be held by written ballot at the Annual Meeting. Refer to the meeting notice in this newsletter for details on the written ballot process. Please do your part and attend the Annual HOA meeting, mail in your written ballot by the deadline stated on the ballot, or hand 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

****To subscribe to monthly newsletters from the board, go to <https://www.yourhedgerow.com/community>****

2023 Board Members

President —	Winston Lambert
Vice President —	Keith Slagle
Secretary —	Justin Augustine
Treasurer —	Charles Coleman
Grounds —	Ryan Cody
Pool & Tennis —	Nick Collins
Architectural Control Chair -	Ben Booker

2023 Social Committee Members

- | | |
|--------------------|-------------------|
| • Arlene Antoci | • Hannah McElveen |
| • Justin Augustine | • Melinda McGuire |
| • Rachel Brantley | • Candace Slagle |
| • Megan Breslow | • Kristin Sweiter |
| • Marielle Fitch | • Beth Walton |
| • Zaida Gutierrez | |

Important Dates In October

Hedgerow Homeowners Association Annual Meeting

Wednesday, October 25, 2023 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 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 2024 budget.*
- *Nominations and elections for the 2024 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). 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 7, 2023, 4:00-8:00 pm

Hedgerow V Pavilion and Parking Lot

Halloween

Tuesday, October 31

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

Barking Dogs & Pet Droppings

The Board have received several complaints of dogs being left outside for extended periods of time and barking excessively. *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.

Keep Up With Neighborhood Happenings:

- ⇒ www.yourhedgerow.com
- ⇒ www.facebook.com/hedgerowhoa
- ⇒ contactthhoa@gmail.com

For HOA Billing or Closing Letters:

Community Management Associates
Property Manager: Madi Barta
mbarta@cmacommunities.com

Trash Committee Volunteers Requested:

The board is requesting up to 2 volunteers to work on a committee to present to the board options for trash services. This would be temporary committee that would last till the contract is signed and homeowners are signed up.

Duties could include:

- Contacting trash companies to receive group rate quotes and percentage of homes needed
- Presenting to the board the different options/companies
- Leading a sign-up drive to get homeowners signed up to reach required percentage of homes to receive group rate

HEDGEROW ARCHITECTURE & CONTROL



Hi fellow Hedgerow neighbors,

We hope you all have had a great year so far. With the unorthodox housing market we just came out of, it is very exciting that we have reached a new price point for our community. Given the increase in values & to maintain a community of choice, it's important we all do our part to ensure we stay updated our homes 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.*

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

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

Cheers,
Ben Booker

ADDRESSES OF DISTINCTION
MAILBOXES + STREET SIGNS. INSTALLED.

CALL US: (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)



SERVE & VOLLEY

Keith Slagle

The Hedgerow 1 tennis courts were resurfaced in May 2023. 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.
 - 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.
2023 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 member-ship meeting after such election based on the number of votes received as stated above.

Please vote for no more than four (4) of the nominees by placing an "X" in the space provided. The four candidates receiving the highest number of votes shall be elected to the Board of Directors for two-year terms, joining the three existing members during their second year of their term: Ryan Cody, Nick Collins, and Keith Slagle. Note that the Bylaws prohibit cumulative voting.

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

_____ Justin Augustine	_____ Zach McCammon
_____ Ben Booker	_____ Write-In _____
_____ Chuck Coleman	_____ Write-In _____

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 25, 2023**

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 25, 2023 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 four (4) 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 four (4) 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 four (4) individuals to the Association's board of directors:

Please vote for no more than four (4) of the nominees by placing an "X" in the space provided.

_____ Justin Augustine	_____ Zach McCammon
_____ Ben Booker	_____ Write-in _____
_____ Chuck Coleman	_____ Write-in _____

[] **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 12:00 Noon Wednesday, October 25, 2023.

Proxy Delivery Options:

Email to contacthhoa@gmail.com

Mail to: Hedgerow HOA, P.O. Box 862037, Marietta GA 30062

Dropoff at 4052 Bittersweet Dr (Hedgerow I)

Dropoff at 1804 Hedge Sparrow Ct (Hedgerow V)

The undersigned has executed this proxy this ____ day of _____, 2023.

<div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 10px;"></div> Signature of Member	Address of Member: <div style="border-bottom: 1px solid black; height: 20px; margin-bottom: 10px;"></div> <div style="border-bottom: 1px solid black; height: 20px;"></div>
<div style="border-bottom: 1px solid black; height: 20px;"></div> Printed Name of Member	

HEDGEROW HOA
2023 Operating Budget | 2024 Proposed Budget

	2023 Actual (as of 8/31/23)	Budgeted Annual Amount 2023	Proposed Budget for 2024
Income			
Assessment Revenue			
Homeowner Fees	\$ 212,676.00	\$ 206,700.00	\$ 206,700.00
Hedgerow Estates	\$ 14,310.00	\$ 14,310.00	\$ 14,310.00
Late Fees	\$ 1,456.00	\$ 1,500.00	\$ 1,000.00
Capital Contributions	\$ -	\$ 1,500.00	\$ -
TOTAL Assessment	\$ 228,442.00	\$ 224,010.00	\$ 222,010.00
Other Revenue			
Key Cards	\$ 25.00	\$ 50.00	\$ 100.00
Swim & Tennis Income	\$ 1,025.00	\$ 1,400.00	\$ 1,400.00
Interest Reserves	\$ 396.48	\$ 250.00	\$ 6,000.00
TOTAL Other Revenue	\$ 1,446.48	\$ 1,700.00	\$ 7,500.00
TOTAL Income	\$ 229,888.48	\$ 225,710.00	\$ 229,510.00
Expense			
Administrative			
Insurance	\$ 6,281.00	\$ 9,000.00	\$ 9,000.00
Property Management Contract	\$ 4,511.52	\$ 6,600.00	\$ 6,971.00
Legal Fees	\$ 361.00	\$ 9,000.00	\$ 5,000.00
Office & Admin Expense	\$ 2,088.89	\$ 3,500.00	\$ 3,500.00
Website	\$ 374.50	\$ 1,185.00	\$ 420.00
Tax/Audit/License	\$ 415.00	\$ 300.00	\$ 300.00
Annual Corp. Registration	\$ 50.00	\$ 50.00	\$ 50.00
Social Committee	\$ 4,912.08	\$ 5,100.00	\$ 6,000.00
Meeting Expenses	\$ 1,200.63	\$ 2,000.00	\$ 2,000.00
TOTAL Administrative	\$ 20,194.62	\$ 36,735.00	\$ 33,241.00
Grounds & Landscaping			
Grounds Repairs/Maintenance	\$ -	\$ 7,500.00	\$ 4,900.00
Grounds Contract	\$ 34,450.00	\$ 36,420.00	\$ 38,400.00
Ground Improvements	\$ -	\$ 5,000.00	\$ 10,000.00
Janitorial Services	\$ -	\$ 500.00	\$ 500.00
Pine Straw/Mulch	\$ 5,010.30	\$ 8,500.00	\$ 9,200.00
Tree Removal/Pruning	\$ 9,845.00	\$ 10,000.00	\$ 10,000.00
Retention Pond Maintenance	\$ -	\$ 2,500.00	\$ 2,500.00
TOTAL Grounds & Landscaping	\$ 49,305.30	\$ 70,420.00	\$ 75,500.00

HEDGEROW HOA
2023 Operating Budget | 2024 Proposed Budget

	2023 Actual (as of 8/31/23)	Budgeted Annual Amount 2023	Proposed Budget for 2024
Recreation			
Pool Contract	\$ 48,726.00	\$ 37,500.00	\$ 45,000.00
Pool Supplies	\$ 2,038.42	\$ 4,000.00	\$ 4,000.00
Pool Permit	\$ 720.00	\$ 720.00	\$ 720.00
Pool Repairs	\$ 10,344.48	\$ 10,150.00	\$ 6,500.00
Pool Phone	\$ 7,112.68	\$ 2,500.00	\$ 2,500.00
Pool Furniture	\$ -	\$ 1,000.00	\$ 1,000.00
Tennis Repair/Maint	\$ 13,696.20	\$ 9,000.00	\$ 6,500.00
Tennis Court Supplies	\$ 662.50	\$ 600.00	\$ 600.00
Tennis Grounds	\$ -	\$ 800.00	\$ 800.00
TOTAL Recreation	\$ 83,300.28	\$ 66,270.00	\$ 67,620.00
Repairs & Maintenance			
Building Repair & Maint	\$ 8,662.39	\$ 8,000.00	\$ 7,500.00
Termite Bond	\$ -	\$ 300.00	\$ 300.00
Pest Control	\$ 1,320.00	\$ 1,680.00	\$ 1,680.00
Security Camera	\$ -	\$ 35.00	\$ 3,000.00
Gate Maintenance and repair	\$ 760.54	\$ 2,500.00	\$ 3,500.00
TOTAL Repairs & Maintenance	\$ 10,742.93	\$ 12,515.00	\$ 15,980.00
Utility			
Utilities- Electric	\$ 4,732.53	\$ 7,400.00	\$ 7,400.00
Utilities- Water/Sewer	\$ 14,283.56	\$ 8,000.00	\$ 10,000.00
TOTAL Utility	\$ 19,016.09	\$ 15,400.00	\$ 17,400.00
Reserve Expense (Income)			
Transfer to Reserves (10% of homeowner fees)	\$ 30,407.76	\$ 22,101.00	\$ 22,101.00
Reserve Capital Transfer	\$ -	\$ 1,500.00	\$ -
Reserve-Recreational Capital Expense	\$ -	\$ -	\$ -
Expenses paid out of Reserves	\$ -	\$ -	\$ (2,350.00)
TOTAL Reserve Transfer	\$ 30,407.76	\$ 23,601.00	\$ 19,751.00
TOTAL Expense	\$ 212,966.98	\$ 224,941.00	\$ 229,492.00
Excess Revenue / (Expense)	\$ 16,921.50	\$ 769.00	\$ 18.00

2024 Proposed Budget would see a \$18 increase in Operating account, while increasing the Reserve account by \$19,751.