

Hedgerow Herald

Hedgerow Homeowners Association Newsletter

Fall 2025

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, especially Lauren and Megan, for organizing another amazing year. We hosted a 90s themed band party at the H1 pavilion in August and will have our 5th annual Hedgerow Fall Festival on October 18th starting at 4 PM at the H5 parking lot. We'll plan to have kids carnival games, bouncy houses, pumpkin painting, college football on TV, and a chili cook-off competition.

The annual dues will remain at \$795 for 2026. 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 to invest in our community, which include:

- \$75K proposed budget to revamp/expand the H1 pool and tennis bathrooms and pump room, due to mold & rot
- Entrance upgrades with better lighting and cleanup, including shrub removal, cleanup and new plants
- New diving board coming to H5

The Hedgerow HOA Annual Meeting will be held on Wednesday, October 22, 2025 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 five open positions on the board. The election will be held at the Annual Meeting. We have 5 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) 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, Nick Collins and Your Hedgerow HOA Board

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

Committee Volunteers Requested:

The board is requesting volunteers for the following areas: Neighborhood Representative for all Hedgerows, H1 & H2 Entrance Boards, and H1 Social Committee. These volunteers roles would be a recurring task until they choose not to do it anymore. Please contact the board at contactthhoa@gmail.com if you are interested in volunteering.

Duties could include:

- Neighborhood Section Representative: Notify the board of issues presented in your section of Hedgerow community and work with the board on solutions to swiftly and effectively resolve issues.
- Entrance Board: Update the entrance boards for your assigned Hedgerow community approximately 8 times a year mainly May through October
- Social committee: Assist with preparing for events or setup and/or cleanup at social events

Important Dates In October

Hedgerow Homeowners Association Annual Meeting

Wednesday, October 22, 2025 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 2026 budget.*
- Nominations and elections for the 2026 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 18, 2025, starting at 4:00 pm

Hedgerow 5 Pavilion and Parking Lot

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

Halloween

Friday, 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.

2025 Social Committee Members

H1-H4

- Megan Breslow
- Arlene Antoci
- Megan Deal
- Kristin Sweitzer
- Darby Lujan
- Christa Coleman
- Carly Israel
- Kristin Smith

H5

- Lauren Lewin
- Sarah Mannear
- Katherine Kacinko
- Elizabeth Miller
- Brittini Peavey
- Madeline Barnes

Keep Up With Neighborhood Happenings:

⇒www.yourhedgerow.com
⇒www.facebook.com/groups/hedgerowhoa
⇒contacthhoa@gmail.com

For HOA Billing or Closing Letters:

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

2025 Board Members

President —

Nick Collins

Vice President —

Keith Slagle

Secretary —

Justin Augustine

Treasurer —

Chuck Coleman

Grounds —

Ryan Cody

Pool —

Ben Booker

Architectural Control Chair - Marshall Moore

2025 Volunteers

Tennis Chairs - Ryan Schmid & Matt Townsend

Entrance Boards - Sarah Schnieder (H1),

Christa Coleman (H2), Andrea Morse (H3),

Matt Lloyd (H4), Beth Walton (H5)

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.

Marshall Moore, 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.
 - 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.
2025 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 five (5) of the nominees by placing an "X" in the space provided. To keep stagger (according to previous paragraph), the four candidates receiving the highest number of votes shall be elected to the Board of Directors for two-year terms while the fifth will be elected for a one-year term (completing the term of a former board member). These candidates will join the two existing members during the second year of their term: 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	_____	Write-In_____
_____	Ben Booker	_____	Write-In_____
_____	Chuck Coleman	_____	Write-In_____
_____	Matthew Lloyd		
_____	Matthew McElveen		

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 22, 2025**

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 22, 2025 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 five (5) 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 five (5) 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 five (5) individuals to the Association's board of directors:

Please vote for no more than five (5) of the nominees by placing an "X" in the space provided.

_____ Justin Augustine	_____ Write-in	_____
_____ Ben Booker	_____ Write-in	_____
_____ Chuck Coleman	_____ Write-in	_____
_____ Matthew Lloyd	_____ Write-in	_____
_____ Matthew McElveen		

☐ **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 22, 2025.

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 _____, 2025.

_____ Signature of Member	Address of Member: _____ _____
_____ Printed Name of Member	

HEDGEROW HOA
2025 Operating Budget | 2026 Proposed Budget

	2025 Actual (as of 9/11/2025)	Budgeted Annual Amount 2025	Proposed Budget for 2026
Income			
Assessment Revenue			
Homeowner Fees	\$ 201,328.00	\$ 206,700.00	\$ 206,700.00
Hedgerow Estates	\$ 14,310.00	\$ 14,310.00	\$ 14,310.00
Late Fees	\$ 1,561.00	\$ 1,000.00	\$ 1,000.00
TOTAL Assessment	\$ 217,199.00	\$ 222,010.00	\$ 222,010.00
Other Revenue			
Key Cards	\$ -	\$ 100.00	\$ 100.00
Swim & Tennis Income	\$ 750.00	\$ 1,800.00	\$ 1,800.00
Interest Reserves	\$ 4,761.29	\$ 6,000.00	\$ 6,000.00
TOTAL Other Revenue	\$ 5,511.29	\$ 7,900.00	\$ 7,900.00
TOTAL Income	\$ 222,710.29	\$ 229,910.00	\$ 229,910.00
Expense			
Administrative			
Insurance	\$ 10,517.00	\$ 9,000.00	\$ 10,000.00
Property Management Contract	\$ 5,228.28	\$ 6,971.00	\$ 7,500.00
Legal Fees	\$ 2,104.19	\$ 3,500.00	\$ 3,500.00
Office & Admin Expense	\$ 2,531.96	\$ 3,500.00	\$ 3,500.00
Website	\$ 120.00	\$ 420.00	\$ 420.00
Tax/Audit/License	\$ 3,386.00	\$ 1,300.00	\$ 545.00
Annual Corp. Registration	\$ -	\$ 50.00	\$ 50.00
Social Committee	\$ 4,048.62	\$ 6,000.00	\$ 6,000.00
Meeting Expenses	\$ 218.15	\$ 2,250.00	\$ 2,250.00
TOTAL Administrative	\$ 28,154.20	\$ 32,991.00	\$ 36,615.00
Grounds & Landscaping			
Grounds Repairs/Maintenance	\$ 9.99	\$ 4,750.00	\$ 2,750.00
Grounds Contract	\$ 30,560.00	\$ 43,000.00	\$ 43,000.00
Ground Improvements	\$ 514.60	\$ 6,750.00	\$ 10,000.00
Janitorial Services	\$ -	\$ 500.00	\$ 500.00
Pine Straw/Mulch	\$ 6,644.58	\$ 9,500.00	\$ 9,500.00
Tree Removal/Pruning	\$ 4,940.00	\$ 5,000.00	\$ 5,000.00
Retention Pond Maintenance	\$ -	\$ 2,500.00	\$ -
TOTAL Grounds & Landscaping	\$ 42,669.17	\$ 72,000.00	\$ 70,750.00

HEDGEROW HOA
2025 Operating Budget | 2026 Proposed Budget

	2025 Actual (as of 9/11/2025)	Budgeted Annual Amount 2025	Proposed Budget for 2026
Recreation			
Pool Contract	\$ 39,441.60	\$ 43,000.00	\$ 45,000.00
Pool Supplies	\$ 526.52	\$ 3,250.00	\$ 3,250.00
Pool Permit	\$ 720.00	\$ 720.00	\$ 720.00
Pool Repairs	\$ 6,002.76	\$ 12,750.00	\$ 85,000.00
Pool Phone	\$ 2,029.84	\$ 2,880.00	\$ 2,880.00
Pool Furniture	\$ -	\$ 1,000.00	\$ -
Tennis Repair/Maint	\$ 3,950.80	\$ 8,000.00	\$ 4,500.00
Tennis Court Supplies	\$ -	\$ 600.00	\$ -
Tennis Grounds	\$ -	\$ 800.00	\$ 1,000.00
Recreation Area Improvements	\$ -	\$ -	\$ -
TOTAL Recreation	\$ 52,671.52	\$ 73,000.00	\$ 142,350.00
Repairs & Maintenance			
Building Repair & Maint	\$ -	\$ 5,000.00	\$ 5,000.00
Termite Bond	\$ -	\$ 300.00	\$ 300.00
Pest Control	\$ 1,200.00	\$ 1,680.00	\$ 1,680.00
Security Camera	\$ -	\$ 1,500.00	\$ 500.00
Gate Maintenance and repair	\$ 1,239.66	\$ 4,500.00	\$ 2,500.00
TOTAL Repairs & Maintenance	\$ 2,439.66	\$ 12,980.00	\$ 9,980.00
Utility			
Utilities- Electric	\$ 4,358.81	\$ 7,400.00	\$ 7,400.00
Utilities- Water/Sewer	\$ 3,551.13	\$ 10,000.00	\$ 10,000.00
Utilities -Trash	\$ 189.00	\$ -	\$ 264.00
TOTAL Utility	\$ 8,098.94	\$ 17,400.00	\$ 17,664.00
Reserve Expense (Income)			
Transfer to Reserves (10% of homeowner fees)	\$ 16,575.75	\$ 22,101.00	\$ 22,101.00
Reserve Capital Transfer	\$ -	\$ -	\$ -
Reserve-Recreational Capital Expense	\$ (2,370.50)	\$ -	\$ -
Expenses paid out of Reserves	\$ -	\$ (3,000.00)	\$ (75,000.00)
TOTAL Reserve Transfer	\$ 14,205.25	\$ 19,101.00	\$ (52,899.00)
TOTAL Expense	\$ 148,238.74	\$ 227,472.00	\$ 224,460.00
Excess Revenue / (Expense)	\$ 74,471.55	\$ 2,438.00	\$ 5,450.00