

Hedgerow Herald

Hedgerow Homeowners Association Newsletter

Fall 2020

A Note from the Board

Hello Hedgerow!

Well this year is certainly one that will be remembered for a long time (like it or not)! From the HOA Board perspective, we had unprecedented challenges on which to make difficult decisions while keeping the safety and security of our community in mind and while making sure we remained in compliance with the Governor's executive orders, CDC guidelines, and County health guidelines. Although there may be some who did not agree with how things were handled or the decisions that were made, we were continually monitoring the situation and making modifications based on the information available at any given time. As Governor Kemp eased restrictions, we were able to ease restrictions within our community as well. Fortunately, we made it through the pool season and the reservation system through Nautix seemed to have worked well. **Cara Barron** worked tirelessly with Nautix to ensure the pools could remain open.

The Hedgerow I Pavilion, as of the writing of this newsletter, is still waiting on the final vent system installation before the County will issue a certificate of occupancy. COVID-19 delayed much of the work, but the majority of the delay has been due to the Cobb County Fire Marshal. We are anticipating completion on this project by the end of November. **Justin Augustine** has been working with the contractor and other vendors to ensure the construction meets all of the County requirements and he has had to go above and beyond to make it work.

The annual dues will remain at \$795 for the year. If you are having a tough time managing your finances, the Board is willing to work with you. 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 concern is that rather than reaching out and asking to pay in increments, some homeowners simply aren't paying because they cannot afford the full balance at one time. As a homeowner, you are still obligated to pay the annual dues; however, the Board will work with you as needed but you must contact the board in a timely manner. 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. The annual dues invoice/statements will be mailed in January.

It is time once again for the Hedgerow HOA Annual

Meeting. We would normally have the Hedgerow HOA Annual meeting in person; however, due to COVID-19, the meeting will be held virtually through Zoom. Details on how to attend the HOA Annual Meeting Notice can be found on Page 6 of this newsletter. The **Hedgerow HOA Annual Meeting** will be held on **Tuesday, October 27, 2020 at 7:30 p.m.** For those who may not know, we did not have enough members attend last year's HOA Annual meeting to establish a quorum. Please plan to attend the virtual HOA Annual Meeting. You do not need to leave your house to attend! Due to the lack of a quorum at last year's meeting, we were unable to hold the Board elections. As such, the four (4) seats that were up for election last year and the three (3) seats up for election this year are all up for election this year. Yes, you heard it right, **all seven (7) board seats are up for election this year.** We have a full slate of nominees to the board. 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. The election will be held by written ballot after the Annual Meeting takes place. 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 and mail in your written ballot by the deadline stated on the ballot. We need to establish a quorum for the annual meeting and we need to establish a quorum from the written ballots for the election to be valid. **Refer to the meeting notice (page 6) and sample ballot (page 9) in this newsletter for details.**

Stay healthy!

Your Hedgerow HOA Board

Important Dates

Curbside Bulk Item Pick Up

Thursday, October 22

See list of acceptable / unacceptable items on Page 5

Hedgerow Homeowners Association

Annual Meeting

Tuesday, October 27, 2020

7:30 p.m.

Zoom Link: refer to the Annual Meeting Notice on Page 6 of this newsletter for details

Please allow time for the check-in process so the meeting can begin at 7:30 p.m.

Halloween

Saturday, October 31

The Hedgerow Annual Dues will be \$795 for 2021.

Keep Up With Neighborhood Happenings:

- ⇒ <https://www.yourhedgerow.com>
- ⇒ [www.facebook.com/ hedgerowhoa](https://www.facebook.com/hedgerowhoa)
- ⇒ contacthoa@gmail.com

For HOA Billing or Closing Letters:

Community Management Associates
Property Manager: Kiva Brewer
kbrewer@cmacommunities.com
Direct Phone: 404.835.9157

Sending a Very Big Thank You!

I want to thank my fellow Board members for all of the time and effort they have put into serving Hedgerow this year. They have gone above and beyond in so many ways to support our community especially with the unique challenges the global pandemic brought. They have made my job easier and I am honored that I was able to serve with them. Thank you goes to.....

Justin Augustine, Cara Barron, Adam Sweitzer, Melissa Wiggins, Matt Everard and Mandy Arnold.

Hayley Bradt
HHOA President

HEDGEROW ARCHITECTURE & CONTROL



Hi Hedgerow,

I hope you all are well and had a great summer, considering! Over the last 6 months, there have been a lot of requests coming in and property improvement activity in the neighborhood. The board and your fellow neighbors, I am sure, appreciate it all.

As we roll into fall and winter, I want to provide a friendly reminder and strongly encourage all of us to do our part to continue improving our homes and maximizing & maintaining the curb appeal of our homes and properties.

We hold an obligation to our community and our neighbors to ensure our homes stay attractive to future home buyers and make HR a community of choice in a great zip code/ location. The board/ACC want to strongly encourage the following.

- Maintain and treat (weed & fertilizer) a yard with grass - Every homeowner must have grass that is properly treated year round with minimal to no weeds. Homeowners that have weed-yards or pine straw yards will be required to re-seed or re-sod their yards.
- Every homeowner needs to cut **and edge** their lawn. It makes such a difference. Especially, for some, the grass is growing far down the curb. **Please make an effort to give your yard a polished look with the yard edged.**
- Clean landscape - no clutter, overgrown bushes, etc.
- Sprinklers - Please retrieve your manual sprinklers **daily** after use. Please do not leave sprinklers out in the yard for extended periods of time. There are some homeowners where the hose is becoming part of the soil/grass.
- Mailbox - If your mailbox is old and falling apart, we strongly encourage all homeowners to upgrade their mailbox to the

cast-iron we have provided (see below). Pay the roughly \$300+ and you will have it installed with no scheduling or disruption to your day. **Exemption** for those who have brick mailboxes.

- **Remove** Permanent parked cars in driveway - these are vehicles that stay parked in driveway, are never driven and/or are blanketed with tarps. It does not provide a clean refreshing look and it is quite the eye-sore.

We strongly encourage all homeowners to take proactive measures to address all items above and anything else that could have a negative impact on the curb appeal of your home and thus our neighborhood.

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.

Cheers,
Matt Everard

ADDRESSES OF DISTINCTION
MAILBOXES + STREET SIGNS. INSTALLED.

CALL US: (770) 436-6198

<https://addressesofdistinction.com>

Have you looked at your mailbox lately? Is it shabby chic...or just plain shabby? If your mailbox is falling over, rotten, faded, or generally in bad shape, here is a great solution. Check out this company for a replacement mailbox. The Hedgerow HOA has conferred with Addresses of Distinction and strongly encourages residents to replace run-down mailbox with a new attractive, metal mailbox like the one below.

Hedgerow - Charleston Mailbox System

(Large MB, 2" WBB Numbers)



ADDRESSES OF DISTINCTION

The Halloween parties at both pool pavilions are CANCELLED this year to prevent large gatherings.

This doesn't mean we cannot still have a fun COVID-friendly night!

Please plan to have your kids trick-or-treat from 5:30-9:00, and start trick-or-treating from your own house this year. Please be mindful that everyone wants to enjoy Halloween night, and be sure to be respectful of keeping personal distance and wear masks all evening. Please try to keep kids in smaller groups so everyone can move freely through Hedgerow without a crowd.

Thank you to everyone pitching in to have a great Halloween despite the 2020 curse!



Current Board Members

President—Hayley Bradt
Vice President—Adam Sweitzer
Secretary—Mandy Arnold
Treasurer—Melissa Wiggins
Grounds—Justin Augustine
Pool—Cara Barron
Architectural Control Chair—Matt Everard

Social Committee

Hedgerow I—Candace Slagle
Hedgerow V—Matthew Townsend

Community Bulk Item Curbside Pickup

Thursday, October 22

*Bulk items at no charge only on the designated bulk removal day

See list of Acceptable Items and Unacceptable Items below:

- ◆ This event is only open to **American Disposal** customers part of **Hedgerow Neighborhood**.
- ◆ Limit **two (2) items** per household from the acceptable items list.
- ◆ Residents **must** schedule the special collection in advance with American Disposal by **12:00 Noon, Wednesday, October 21, 2020.**
- ◆ Scheduled items must be placed out curbside the night before to ensure collection on the event day.
- ◆ Unscheduled and/or items exceeding the permitted amount will **not** be collected.

Contact American Disposal by email to ensure pick up of your items

Email: customerservice@adsimail.com

Email Subject line: *Hedgerow Neighborhood - Bulk Community Day - Thursday, October 22, 2020*

Include: *Name, Address, Telephone#, Account# and the items you will place curbside*

Please note: If items are placed out late or residents forget to place items out, there will be a charge to re-schedule and collect them at a different time. They will not be returning for late or forgotten place outs of bulk items on the designated bulk day.

Acceptable Items

Mattresses
Dressers
Tables
Sofa/Couch
Recliners/Chair
Cabinets
Tables
Outdoor Furniture
Miscellaneous Large Furniture
Lawn Mower – no oil/gas
Grills – propane tanks removed
Doors
Dishwashers
Washers
Dryers
Microwaves

Unacceptable Items

Hazardous Material
Paints/Liquids
Florescent Bulbs
Construction Debris
Tree Trunks
Yard Waste/Dirt/Tree Limbs/Rocks
Carpet/Padding
Appliances/Refrigerators
AC Units
Soil
Stone/Marble
No small items
Small items should be placed inside trash can
Tires
Televisions
Computers/Monitors
DVD players/Stereos
Circuit boards

HEDGEROW HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING NOTICE
OCTOBER 27, 2020

Due to COVID-19, we will have a Virtual Annual HOA Meeting to be held on **October 27, 2020 at 7:30 p.m.**

Please use the link below to join the Annual Meeting on Zoom.

Zoom Link: <https://us02web.zoom.us/j/89052379063?pwd=UGVSWVlBd2sxRHg4SVQyd0RJWCszQT09>

Dial by your location: +1 646 558 8656 US (New York)

Meeting ID: **890 5237 9063**

Passcode: **871383**

For Zoom Access Issues: call 770-547-8387

The meeting link will be open beginning at 7:00 p.m. to allow members to check-in by 7:30 p.m. Please be prepared to provide your name and address to be admitted to the meeting.

AT ANY MEETING OF THE MEMBERS, THE PRESENCE OF TWENTY PERCENT (20%) OR FIFTY (50) OF THE FULL ACTIVE MEMBERS VIA VIRTUAL PARTICIPATION SHALL CONSTITUTE A QUORUM FOR THE TRANSACTION OF BUSINESS

During the meeting, we will provide Committee updates as well as review the Proposed Budget for 2021. We will present the Nominees to the Board and we will accept nominations to the Board during the virtual meeting.

Each Nominee will have an opportunity to introduce themselves during the meeting. The Board Election will be completed via written ballot, as allowed in Article II, Section 8 "Action Taken Without a Meeting". The Board will mail a written ballot to every active homeowner within five (5) days of the Annual Meeting. All Nominee Names will be included on the ballot along with any other matter that may require a vote.

FOR PURPOSES OF THE WRITTEN BALLOT AND THE ELECTION OF THE BOARD OF DIRECTORS, TWENTY PERCENT (20%) OR FIFTY (50) OF THE FULL ACTIVE MEMBERS MUST SUBMIT A WRITTEN BALLOT TO BE RECEIVED BY MIDNIGHT, NOVEMBER 13, 2020 IN ORDER TO CONSTITUTE A QUORUM FOR THE BALLOT CAST

The deadline for submitting your ballot will be Midnight, November 13th.

You may deliver your completed ballot the following ways:

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

Email: contacthhoa@gmail.com

Fax: 404-835-9157

Hand deliver: to a current board member

HEDGEROW HOA
2020 Operating Budget | 2021 Proposed Budget

	2020 Actual (as of 08/31/2020)	Budgeted Annual Amount 2020	Proposed Budget for 2021
Income			
Assessment Revenue			
Homeowner Fees	\$ 222,309.39	\$ 221,010.00	\$ 221,010.00
Late Fees	\$ 1,443.55	\$ 1,000.00	\$ 1,000.00
Interest Inc Homeowners	\$ -	\$ -	\$ -
Capital Contributions (initiation fees)	\$ 5,000.00	\$ -	\$ -
TOTAL Assessment	\$ 228,752.94	\$ 222,010.00	\$ 222,010.00
Other Revenue			
Key Cards	\$ 50.00	\$ -	\$ -
Swim & Tennis Income	\$ 725.00	\$ 1,400.00	\$ 1,400.00
Interest Reserves	\$ 217.56	\$ 250.00	\$ 250.00
TOTAL Other Revenue	\$ 992.56	\$ 1,650.00	\$ 1,650.00
TOTAL Income	\$ 229,745.50	\$ 223,660.00	\$ 223,660.00
Expense			
Administrative			
Insurance	\$ 5,752.00	\$ 9,000.00	\$ 9,000.00
Property Management Contract	\$ 4,055.76	\$ 6,083.59	\$ 6,266.10
Legal Fees	\$ 1,716.25	\$ 10,000.00	\$ 10,000.00
Office & Admin Expense	\$ 2,599.48	\$ 3,500.00	\$ 3,500.00
Website	\$ 240.34	\$ 1,185.00	\$ 1,185.00
Income Tax	\$ -	\$ 90.00	\$ 90.00
Tax/Audit/License	\$ 265.00	\$ 300.00	\$ 300.00
Annual Corp. Registration	\$ 50.00	\$ 50.00	\$ 50.00
Social Committee	\$ 616.92	\$ 3,400.00	\$ 3,400.00
Meeting Expenses	\$ 70.52	\$ 650.00	\$ 650.00
TOTAL Administrative	\$ 15,366.27	\$ 34,258.59	\$ 34,441.10
Grounds & Landscaping			
Grounds Repairs/Maintenance	\$ 1,550.00	\$ 7,990.00	\$ 7,990.00
Grounds Contract	\$ 21,696.40	\$ 36,420.00	\$ 36,420.00
Ground Improvements	\$ -	\$ 5,490.00	\$ 5,490.00
Janitorial Services	\$ -	\$ 300.00	\$ 500.00
Pine Straw/Mulch	\$ -	\$ 11,000.00	\$ 11,000.00
Tree Removal/Pruning	\$ 3,450.00	\$ 5,000.00	\$ 5,000.00
Retention Pond Maintenance	\$ -	\$ 12,500.00	\$ 46,500.00
TOTAL Grounds & Landscaping	\$ 26,696.40	\$ 78,700.00	\$ 112,900.00

	2020 Actual (as of 08/31/2020)	Budgeted Annual Amount 2020	Proposed Budget for 2021
Recreation			
Pool Contract	\$ 32,200.00	\$ 32,200.00	\$ 34,132.00
Pool Supplies	\$ 3,239.78	\$ 5,000.00	\$ 5,000.00
Pool Permit	\$ 720.00	\$ 720.00	\$ 720.00
Pool Repairs	\$ 2,019.75	\$ 7,000.00	\$ 7,000.00
Pool Phone	\$ 1,999.50	\$ 2,500.00	\$ 2,500.00
Pool Furniture	\$ -	\$ 1,000.00	\$ 1,000.00
Tennis Repair/Maint	\$ -	\$ -	\$ 2,000.00
Tennis Court Supplies	\$ 622.37	\$ 200.00	\$ 600.00
Tennis Grounds	\$ -	\$ 800.00	\$ 800.00
TOTAL Recreation	\$ 40,801.40	\$ 49,420.00	\$ 53,752.00
Repairs & Maintenance			
Building Repair & Maint	\$ 7.68	\$ 8,000.00	\$ 2,000.00
Termite Bond	\$ 165.00	\$ 165.00	\$ 165.00
Pest Control	\$ 540.00	\$ 950.00	\$ 1,680.00
Gate Maintenance and repair	\$ 284.90	\$ 2,000.00	\$ 2,000.00
TOTAL Repairs & Maintenance	\$ 997.58	\$ 11,115.00	\$ 5,845.00
Capital Expense			
Reserve Recreational - HR III common area	\$ 124,350.41	\$ 75,500.00	\$ 55,000.00
TOTAL Capital Expense	\$ 124,350.41	\$ 75,500.00	\$ 55,000.00
Utility			
Utilities- Electric	\$ 4,875.66	\$ 7,200.00	\$ 7,200.00
Utilities- Water/Sewer	\$ 3,023.15	\$ 9,000.00	\$ 6,500.00
TOTAL Utility	\$ 7,898.81	\$ 16,200.00	\$ 13,700.00
Reserve Expense (Income)			
Transfer to Reserves (10% of homeowner fees)	\$ 14,734.00	\$ 22,101.00	\$ 22,101.00
Reserve Capital Transfer	\$ 5,000.00	\$ -	\$ -
TOTAL Reserve Transfer	\$ 19,734.00	\$ 22,101.00	\$ 22,101.00
TOTAL Expense	\$ 235,844.87	\$ 287,294.59	\$ 297,739.10
Excess Revenue / (Expense)	\$ (6,099.37)	\$ (63,634.59)	\$ (74,079.10)

Note: Expenses will exceed revenue in 2020 and 2021 due to long overdue essential projects. It's important to note that early in 2019, we implemented cost cutting measures in many areas due to a significant price increase for the pavilion project that we expected to put us over budget. However, because of the pavilion delay, we spent \$95,000 less than the 2019 budgeted amount. The pavilion demo and build expenses are all being incurred in 2020, yet we are still on budget for this year.

HEDGEROW HOMEOWNERS ASSOCIATION, INC.

SAMPLE WRITTEN BALLOT
ANNUAL MEETING
OCTOBER 27, 2020

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.

Since a quorum was not met at the Hedgerow Annual Meeting in October 2019, the election could not take place. Therefore, there are seven (7) board seats up for election this year. The election will be held by written ballot after the Annual Meeting takes place.

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 seven (7) of the nominees by placing an "X" in the space provided. Seven candidates receiving the highest number of votes shall be elected to the Board of Directors. Note that the Bylaws prohibit cumulative voting.

_____ Justin Augustine	_____ Rich Graves
_____ Colleen Comerford	_____ Keith Slagle
_____ Matt Everard	_____ Adam Sweitzer
_____ Jeremy Deal	

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

AT ANY MEETING OF THE MEMBERS, THE PRESENCE OF TWENTY PERCENT (20%) OR FIFTY (50) OF THE FULL ACTIVE MEMBERS VIA VIRTUAL PARTICIPATION SHALL CONSTITUTE A QUORUM FOR THE TRANSACTION OF BUSINESS

FOR PURPOSES OF THE WRITTEN BALLOT AND THE ELECTION OF THE BOARD OF DIRECTORS, TWENTY PERCENT (20%) OR FIFTY (50) OF THE FULL ACTIVE MEMBERS MUST MAIL A WRITTEN BALLOT TO BE RECEIVED BY MIDNIGHT, NOVEMBER 13, 2020 IN ORDER TO CONSTITUTE A QUORUM FOR THE TRANSACTION OF BUSINESS

Address _____

Printed Name _____

Signature _____

Date _____