

Hedgerow Herald

Hedgerow Homeowners Association Newsletter

Fall 2018

A Note from the Board

Dear Neighbors,

As another summer draws to a close and fall approaches with cooler weather and falling leaves, we turn our attention to what is in store for Hedgerow for the remainder of 2018 and beyond. But before we move forward, let's look at what the Board has been up to in 2018:

Due to the storms and abundant rain this year, our House and Grounds Chair, **Val Millard**, has been extremely busy with addressing the common areas. Unfortunately, we have had issues with the grounds in general, but we have also had landscaping issues arise in the common areas as a result of the curbs that were installed when the parking lots were repaved several years ago. Val has been working with the landscape company to address these areas, along with areas that line Mabry at each of the neighborhood entrances – not just the grass (or lack thereof), but also mature or dying trees, detention ponds, etc. We have received many comments from concerned neighbors (and we appreciate your comments) about the state of the common areas, and please know, your comments have not gone unheard, but every effort is being made to get the grounds back up to the standards we expect. Unfortunately, summer is not the time to aerate or seed fescue. As a result, much of the grounds work cannot begin until cooler weather approaches and this work will be starting in September and October.

We updated the pool bathrooms with hardboard, new stall doors and exterior doors. We also installed heaters in the bathrooms at HR V to help with humidity in the off season. We also invested in new tables for both pools as the other tables were falling apart and in poor condition. In addition, the pool chairs and lounge chairs were re-strapped. The frames were in good condition so this was a more economical solution and the chairs look great! Thanks to our Pool Chair, **Cara Barron**, for spearheading these projects and ensuring that we had a safe and enjoyable pool season.

Thanks to the efforts of **Matthew Townsend**, we have a new HOA website that we would like to introduce to you: yourhedgerow.com. Please go to yourhedgerow.com to [register for updates](#). We hope that you will visit the site often to stay up-to-date on what is going on in Hedgerow.

We had two members resign from their Board positions at separate times. **Laurie Dickson** joined the Board and is currently serving as the Secretary (replacing Danielle Hahn). Due to the timing of the other Board position being vacated, the Board elected to wait until the Annual Homeowners Meeting to fill this seat. That Board position, Architectural Control Committee Chair, is being filled temporarily

by Laurie. We extend a “thank you” to **Danielle Hahn** and **Allison Camillo** for their service on the Board.

Our Social Chairs, **Candace Slagle (HR I)** and **Justin Augustine (HR V)**, hosted successful events for Easter, Schools Out Pizza Party, Holiday BBQs and the Back to School Ice Cream Social. Thank you both for ensuring these events went off without a hitch and were enjoyed by all. Our next big event is the Halloween Pizza Party on Wednesday, October 31.

Thanks also to **Jay DeSilva** for his participation and continued support on the Board.

We would like to announce the **Annual Homeowners Association Meeting**. The meeting will be held on **Tuesday, October 16 at Simpson Middle School, 3340 Trickum Road; Marietta, GA 30066, beginning at 7:30 p.m.** We have four (4) Board seats open and we hope that you will plan to be at the meeting for the annual election. The Proxy Ballot is included in this newsletter along with the Proposed Budget that will be reviewed and voted on at the annual meeting as well. We hope that you will be able to attend the annual meeting; however, if you are unable to attend, please complete the Proxy Ballot and give to a current Board member or send electronically to: contacthoa@gmail.com

In moving forward, the Board voted to build a new Pavilion at Hedgerow I that will be similar in style and design as the one at Hedgerow V. We will be discussing the reason for moving forward with a Pavilion at the Annual Homeowners Association meeting on October 16. In addition, the Board is identifying items that need to be included in a longer range budget (2-5 years) in order to address the aging facilities and grounds (pool pump houses, grounds improvements, tennis courts, etc.).

If you have any items of concern that need to be brought to the Board's attention, please send to contacthoa@gmail.com

I, personally, would like to thank our Board and Social Committee Chairs for their time and efforts in serving our community. I couldn't do it without them!

Hayley Bradt
HHOA President
contacthoa@gmail.com

Grounds Update

Here's the "dirt" on our grounds:

This has been a horrible year for our common areas' landscaping, but I am working diligently to improve it.

1. Winter storms were brutal and damaged or killed many trees which had to be removed.
2. The addition of curbs when our parking lots were paved, created a severe drainage problem, resulting in areas that remained too wet for the grass to grow. We chose several areas to be regraded and reseeded, and although it was somewhat improved, the results we were hoping for have not been achieved. These areas will be attended to again, once the weather cools down and seed can be planted.
3. The shrubs creating our "hedgerow" are extremely fast-growing, and with the abundance of rain this year, the shoots are often out of control. They can grow 18" in a week and the landscape company cannot keep up with that growth rate. I have seen evidence of this throughout the county. These Elaeagnus shrubs are also 30+ years old and have seen better days, so we are looking for an alternative replacement. We could cut them way back, but we risk their failure to fill out again. We hope to gradually change out these shrubs to something smaller and more manageable, but due to budget constraints, it would have to be done over several years' time.
4. There has also been some concern over our sprinklers coming on when it has just rained. Our irrigation systems are on timers that are set to come on once daily. Occasionally, those timers will malfunction when the power trips off, causing overwatering. Unfortunately, this is something we can't avoid, as we can't control the power failures. If you do see this occurring, please let me or someone on the board know about it so we can request the timers be reset. We have also learned there ARE sensors that can be installed on our current systems to keep the sprinklers from coming on when water is present, but they

are costly, so we are considering these in next year's budget.

5. Additionally, we have had 6 incidents where a car has either run off the road causing damage to our property, or a service vehicle has deliberately driven on our grounds during wet conditions, creating deep ruts and damaged turf and shrubs. Not only is it unattractive, but it has been very costly to the HOA to repair. Two of these involved homeowners who reported it to us and their insurance companies, and we are grateful for their honesty. We ask that if anyone sees an incident or a service vehicle parking on our grassy areas, please be proactive and make a note of the day, time and license plate of the vehicle and report it to a board member. That way we can try to hold the responsible persons accountable for the repair costs.

Please keep in mind there is a lot of ground to cover in Hedgerow (pun intended), and no one can monitor all of it, all of the time. If you see a dead tree, or a broken limb, or one overhanging the road, or other common area issues please let someone on the board know about it.

For safety sake, we also ask parents to talk to their children about avoiding the retention/detention pond areas. These can be very dangerous places.

We appreciate your concerns and are addressing them as best we can. We expect our grounds to be looking much better in the coming year.

Val Millard
Grounds Chair

Important Dates

**Hedgerow Homeowners Association
Annual Meeting**

Tuesday, October 16, 2018

7:30 p.m.

Simpson Middle School

3340 Trickum Road; Marietta, GA 30066

Curbside Bulk Item Pick Up

Thursday, October 25

See attached list of acceptable / unacceptable items

Halloween Pizza Party

Wednesday, October 31

6:00 p.m.

HR I and HR V Pavilions

Announcing the New Hedgerow website:

Visit and Register for updates at:

www.yourhedgerow.com





HEDGEROW ARCHITECTURE



It's time to freshen up our yards! With all the rain we've had this summer, some of our Hedgerow lawns look incredibly lush & green while some yards look like a jungle with weeds and overgrown bushes. Please remember that curb appeal is not just for selling your home.

DIY Fall Landscaping Checklist:

1. Aerate and overseed your fescue lawn.
2. Fertilize your lawn.
3. Blow and bag your fallen leaves.
4. Plant new shrubs.
5. Give your beds a new layer of mulch or pine straw.

Does your house have good curb appeal? Even if you get your house all fixed up (new paint, new roof), a scraggly yard can ruin the whole effect. Get out the garden gloves and tools, and tidy up that unkempt landscape.

1. Is your grass lush & green plus free of weeds? If not, Home Depot can sell you some stuff to fix that or there are plenty of affordable chemical companies out there.
2. Are your bushes trimmed & maintained and not overly mature? Siri can help you learn when is a good time to trim certain bushes. But sometimes you need to rip out the 30 year old bushes and start new!
3. Are your trees covering up your house? Trees need pruning too! A tree company will know how to trim the tree to lift up the canopy so we can see your beautiful house.
4. Do you have one of those newer black aluminum mailboxes that everyone is converting to? They are attractive and are rust free as well. Ask for the "CHARLESTON" aluminum mailbox.

Addresses of Distinction
aodmailboxes.com
Phone: 770-436-6198



ARCHITECTURAL CONTROL

An important goal of the Hedgerow Homeowners' Association Architectural Control Committee is to improve efforts to preserve the pristine nature of our neighborhood and value of our homes. Specific issues are being addressed because of noticeable neighborhood covenant violations by our residents.

General Homeowner Responsibilities

Maintaining the quality and character of the neighborhood is the responsibility of all residents in Hedgerow with the ACC as a chartered authority acting as a representative of the homeowners as a whole. Homeowner responsibilities include the following:

1. **Outside improvements/repairs.** If you plan on painting, outside remodeling, landscaping, fencing, or constructing/building/replacing something on the outside of your property, you *must* submit a written plan with appropriate detail for ACC approval. The approved plan is filed to protect the neighborhood and the homeowner if a complaint is filed in the future. Quick approval/feedback is our goal. Please see the Hedgerow website for the home improvement application form.
2. **Landscaping.** Homeowners are responsible for maintenance of lawns, shrubs, trees, and/or landscaping materials. Lawns that are dying or dead, full of weeds, or neglected need attention.
3. **Conducting a business within Hedgerow.** Working from home is common and should not be any different than staying at home. However, when conducting a business from home is noticeable with increased traffic or activity, causes parking issues, or is any annoyance to the neighbors, then this type of business is prohibited by legal covenants and city code. No lot shall be used except for residential purposes.
4. **Vehicle parking/recreational vehicle storage.** No vehicle may be "continuously" parked on the street by homeowners. You have garages and driveways to park your cars. Not only is it a nuisance, but children may not be seen by oncoming cars. In addition, please store recreational/commercial vehicles, boats, or trailers outside of Hedgerow.

Keep Up With Neighborhood Happenings:

- ⇒ <https://www.yourhedgerow.com>
- ⇒ www.facebook.com/hedgerowhoa
- ⇒ contactthoa@gmail.com

For HOA Billing or Closing Letters:

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

Need Extra Help?

Lawn Care

Kane Schitea
Age 17
Lifelong Hedgerow Resident
Senior at Lassiter
Has been mowing lawns since 2014
\$25 for front and back lawns
Call or text at 404-502-3397

Baby Sitting / Pet Sitting

Cameron Evans
Age 15
Call or text at 770-356-0890
References available

Samantha Flores
Age 16
Call or text 678-427-4876
Available for babysitting children ages 2 and up
Completed safe sitter class
References available



Court Reservations:

For court reservations, go to www.reservemycourt.com. New players will need to set up a profile and use access code 1234 for the online reservation site for the Hedgerow courts.

Updates are provided to captains and players on reservemycourt.com website. Please check "News Alerts" on this site for periodic updates.

Tennis League Captains:

Just a reminder that captains are responsible for collecting all non-resident players fees (\$25 for each non-resident) for each league season. These fees supplement the budget and go towards restroom cleaning, supplies and tennis court repairs and maintenance.

All Tennis Players:

It is the captain's and player's responsibility to clean the pavilion area and empty the on-court trash and pick up trash after the matches and making sure that all trash receptacles are wheeled back to the end of the parking lot where the receptacles are kept.

After matches or practices, please ensure the bathrooms and the courts are locked and secured and the lights turned off.

*Remember: The tennis courts are for tennis play only. This means **NO** bicycles, tricycles, roller blades, roller skates, skateboards or scooters on the tennis courts. These items are strictly prohibited on the tennis courts at all times.*

Please be sure to notify the board of any court issues.

Thank you for your help with keeping our courts looking good and ready for play.

Congratulations go to the 2018 Summer Mixed Doubles Tennis Team for being the B8 Mixed Doubles ALTA City Champions!!!!

Way to go Hedgerow!!



Current Board Members

President—Hayley Bradt

Vice President—Jay DeSilva

Secretary—Laurie Dickson

Treasurer—Matthew Townsend

Grounds—Val Millard

Pool—Cara Barron

Architectural Control Chair—Laurie Dickson (acting)

Social Committee

Hedgerow I—Candace Slagle

Hedgerow V—Justin Augustine

Curbside Bulk Item Pickup

Thursday, October 25, 2018

- American Disposal will collect a maximum of three (3) items per household at no charge.
- If residents place items out late or forget to place items out on the Community Bulk Day, there will be a charge to reschedule the items and collect them on a different day. American Disposal will not be returning for late place outs of bulk items on Thursday, October 25th. Also, items that exceed the permitted amount will **not** be collected unless scheduled in advance and paid for by the resident.
- The residents are free to contact Customer Service directly at 678-720-0500 to schedule the items in advance.

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



The Hedgerow Annual Dues will be \$695 for 2019.

Annual Homeowners Association Meeting
Tuesday, October 16, 2018
7:30 p.m.
Simpson Middle School
3340 Trickum Road
Marietta, GA 30066



**NOTICE OF ANNUAL MEETING AND PROXY FOR THE ANNUAL MEETING OF HEDGEROW
HOMEOWNERS ASSOCIATION, INC.
TO BE HELD ON OCTOBER 16, 2018**

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 16, 2018 at 7:30 p.m. at Simpson Middle School, 3340 Trickum Road; Marietta, GA 30066**, 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	_____ Adam Sweitzer
_____ Hayley Bradt	_____ Melissa Wiggins
_____ Geri Schitea	

General Proxy: Or, by checking here, the undersigned directs the proxy holder to vote for any four (4) 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 have a friend or neighbor deliver your signed proxy to the Secretary of the Association before the start of the meeting, you may also fax your completed proxy to Kiva Brewer at 404-835-9157 or e-mail your completed proxy to contacthhoa@gmail.com, or mail your completed proxy to the following address so that it may be used at the meeting. Mailed, e-mailed and faxed proxies must be received on or before Monday, October 15, 2018.

Hedgerow Homeowners Association, Inc.
c/o Kiva Brewer
Community Management Associates
1465 Northside Drive, Suite 128
Atlanta, GA 30318

The undersigned has executed this proxy this ____ day of _____, 2018.

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

HEDGEROW HOA
2018 Operating Budget | 2019 Proposed Budget

Income			
	2018 Actual (as of 8/31/2018)	2018 Projected Annual Amount	Proposed Budget for 2019
Assessment Revenue			
Homeowner Fees	\$ 194,618.53	\$ 195,000.00	\$ 195,000.00
Late Fees	\$ 576.85	\$ 1,000.00	\$ 1,000.00
TOTAL Assessment	\$ 195,195.38	\$ 196,000.00	\$ 196,000.00
Other Revenue			
Key Cards	\$ 75.00	\$ -	\$ -
Capital Contributions	\$ 3,000.00	\$ -	\$ -
Swim & Tennis Income	\$ 1,100.00	\$ 2,250.00	\$ 2,250.00
Interest Reserves	\$ 116.71	\$ 250.00	\$ 250.00
TOTAL Other Revenue	\$ 4,291.71	\$ 2,500.00	\$ 2,500.00
TOTAL Income	\$ 199,487.09	\$ 198,500.00	\$ 198,500.00
Expense			
Administrative			
Insurance	\$ 7,038.08	\$ 13,000.00	\$ 13,000.00
Property Management	\$ 3,680.00	\$ 5,400.00	\$ 5,906.40
Legal Fees	\$ 8,661.97	\$ 5,000.00	\$ 10,000.00
Office & Admin Expense	\$ 3,421.28	\$ 1,500.00	\$ 3,500.00
Website	\$ 5,300.00	\$ -	\$ 1,850.00
Income Tax	\$ 90.00	\$ -	\$ 90.00
Tax/Audit/License	\$ 283.00	\$ 265.00	\$ 300.00
Social Committee	\$ 1,592.58	\$ 2,000.00	\$ 2,500.00
Annual Corp. Registration	\$ 50.00	\$ 50.00	\$ 50.00
Meeting Expenses	\$ 560.74	\$ 300.00	\$ 550.00
TOTAL Administrative	\$ 30,677.65	\$ 27,515.00	\$ 37,746.40
Grounds & Landscaping			
Grounds Contract	\$ 14,161.80	\$ 29,500.00	\$ 32,400.00
Ground Improvements	\$ -	\$ 2,400.00	\$ 7,500.00
Pine Straw/Mulch	\$ 4,095.00	\$ 4,000.00	\$ 8,100.00
Repairs/Maintenance	\$ 11,360.00	\$ 2,500.00	\$ 10,000.00
Janitorial Services	\$ -	\$ 120.00	\$ 135.00
TOTAL Grounds & Landscaping	\$ 29,616.80	\$ 38,520.00	\$ 58,135.00

Recreation						
Pool Contract	\$	32,200.00	\$	30,000.00	\$	32,000.00
Pool Supplies	\$	4,244.07	\$	4,000.00	\$	5,000.00
Pool Permit	\$	720.00	\$	650.00	\$	720.00
Pool Repairs	\$	19,168.10	\$	3,500.00	\$	5,000.00
Pool Phone	\$	1,365.50	\$	1,260.00	\$	1,260.00
Pool Furniture	\$	16,536.40	\$	-	\$	2,000.00
Tennis Repair/Maint	\$	-	\$	-	\$	-
Tennis Court Supplies	\$	598.77	\$	500.00	\$	200.00
Tennis Grounds	\$	706.85	\$	-	\$	300.00
TOTAL Recreation	\$	75,539.69	\$	39,910.00	\$	46,480.00

Repairs & Maintenance						
Building Repair & Maint	\$	26.58	\$	500.00	\$	500.00
Termite Bond	\$	-	\$	160.00	\$	160.00
Pest Control	\$	500.00	\$	950.00	\$	950.00
Gate Maintenance	\$	649.10	\$	-	\$	1,000.00
TOTAL Repairs & Maintenance	\$	1,175.68	\$	1,610.00	\$	2,610.00

Capital Expense						
Pavilion	\$	-	\$	-	\$	65,000.00
Grill	\$	-	\$	-	\$	3,000.00
Furniture	\$	-	\$	-	\$	6,000.00
TOTAL Capital Expense	\$	-	\$	-	\$	74,000.00

Utility						
Utilities- Electric	\$	4,078.00	\$	7,225.67	\$	7,225.67
Utilities- Water/Sewer	\$	7,946.52	\$	10,000.00	\$	10,000.00
TOTAL Utility	\$	12,024.52	\$	17,225.67	\$	17,225.67

Reserve Expense (Income)						
Transfer to Reserves	\$	1,029.17	\$	-	\$	19,500.00
Reserve Capital Improvement	\$	3,000.00	\$	-		
Reserve Rec Op	\$	-	\$	73,719.33		
Exp Pd Fr Reserve						
TOTAL Reserve Transfer	\$	4,029.17	\$	73,719.33	\$	19,500.00

TOTAL Expense	\$	153,063.51	\$	198,500.00	\$	255,697.07
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Excess Revenue / (Expense)	\$	46,423.58	\$	-	\$	(57,197.07)
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2019 Capital Expense

Will be paid from cash reserve funds

Excess Revenue estimated at \$17,309 for year when excluding Capital expense.

HEDGEROW HOMEOWNERS ASSOCIATION, INC.

SAMPLE BALLOT
ANNUAL MEETING
OCTOBER 16, 2018

Article III, Section 2 of the Amended and Restated Bylaws of Hedgerow Homeowners Association, Inc., provides for a two year term* for serving on the Board of Directors. Such term commences on the date of the election and expires at the second annual membership meeting after such election.

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.

Current Board Members continuing to serve for the remainder of their term (one year): Cara Barron, Jay DeSilva and Laurie Dickson.

There are four (4) positions to be filled for the Board of Directors at the October 2018 annual meeting. Please vote for no more than four (4) of the nominees by placing an "X" in the space provided. Four candidates receiving the highest number of votes shall be elected to the Board of Directors. Note that the Bylaws prohibit cumulative voting.

**One board seat will be filling the remaining term (one year) for one Board member who is vacating their position early.*

_____ Justin Augustine

_____ Adam Sweitzer

_____ Hayley Bradt

_____ Melissa Wiggins

_____ Geri Schitea

Write-In Candidate(s)

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

AT ANY MEETING OF THE MEMBERS, THE PRESENCE OF TWENTY PERCENT (20%) OF THE FULL ACTIVE MEMBERS IN PERSON OR BY PROXY SHALL CONSTITUTE A QUORUM FOR THE TRANSACTION OF BUSINESS

Address _____

Printed Name _____

Signature _____

Date _____