

Hedgerow Herald

Hedgerow Homeowners Association Newsletter

Fall 2019

Greetings from the Board

Hello Neighbors!

Fall is upon us and before you can blink, it will be Halloween, Thanksgiving then Christmas! But before we move too far forward, let's consider where we are with the Hedgerow common areas and grounds. The pool season, for the most part, went well; however, we did face some challenges with the pool gate entrances and the key cards not working. We have updated the control boards for the key card software at both pools and this seems to have corrected the problem. Now that the pools are closed, the pool at HR V will undergo some repairs to the plaster in order to prevent feet from getting cut. As mentioned in the Spring 2019 newsletter, we are moving forward with the HR I pavilion and work will begin in the coming weeks with the demolition of the existing HR I pavilion (which has definitely seen better days) and then with the grading of the grounds to address drainage issues in the area around the pavilion and then on to the construction of the new pavilion. The finished product will be very similar to the pavilion at HR V. The pavilion will be completed prior to the pool season so we will be able to kick off the new season in style.

Hedgerow is now into its late 30's, and as with mature properties, the upkeep becomes more challenging with mature bushes, trees and facilities. The cost to maintain the common areas and grounds has continued to increase year over year. There are some large expenses looming on the horizon and ones which cannot be ignored --- HR III detention pond; HR III tennis courts. There are also some expenses that cannot be planned for in advance but which occur from time to time, such as dead or fallen trees in the common areas or grounds due to storms or rain (as we experienced in 2018). The Board is committed to spending the HOA money wisely; however, because the costs 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, 2020. The last increase in dues was in 2013. The dues will now be \$795 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, two sets of tennis courts, five entrances, five detention/retention ponds and grounds for all of the common areas and entrances.

With the dues increase, if you are truly having a tough time managing your finances, the Board is willing to work with you. The rule of thumb is if you take the initiative to reach out to the Board, and you're 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. 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.

We are planning to discuss the budget and operating costs at the upcoming annual meeting. In addition, we have four (4) Board seats open and a slate of candidates who wish to fill those seats. **The Hedgerow HOA Annual Meeting will be held on Wednesday, October 23, 2019 beginning at 7:30 p.m. at Simpson Middle School.** Please plan to attend.

In the event you are unable to attend the annual meeting, the Proxy Ballot is included in this newsletter. There are multiple ways you can turn in your completed Proxy Ballot: 1) give it to a current board member; 2) send electronically to contactthoa@gmail.com; 3) mail or fax to Kiva Brewer at CMA. All Proxy Ballots must be received no later than 12:00 Noon October 22, 2019 to be counted.

Kindest regards from your Hedgerow HOA Board



A Very Big Thank You!

I want to thank my fellow Board members, Social Chairs and the Entrance Sign Committee for the time they have put into serving our community. They put in many hours behind the scenes to keep our HOA up and running and provide many great services to Hedgerow. I appreciate all of the support and help each of you provides. You make my job easy because of all you do! THANK YOU!!!

Hayley Bradt
HHOA President



Around the Courts!

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.

Captains and players, please check "News Alerts" on the online reservation site: www.reservemycourt.com 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.

Please be sure to notify the board at contacthoa@gmail.com of any court issues.

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

REMINDER:

*The tennis courts are for tennis play only. This means **no** bicycles, tricycles, roller blades, roller skates, skateboards, scooters or dogs, etc. These items are strictly prohibited on the tennis courts at all times. The court equipment is not to be used for games or play.*

**Be sure to sign up for updates on the Hedgerow website:
www.yourhedgerow.com
(you only need to register one time)**

HEDGEROW I PAVILION PROJECT

Hello neighbors, I'm excited to announce that we will start demo and construction of the Hedgerow I pavilion in October 2019. The structure will be very similar (materials, finish, grills, stone work etc.) to the build at Hedgerow V. The plan will also include a removable gate between the new pavilion slab and pool deck (allowing easy access between the areas) and will address the ongoing water drainage issues. The project will be run in two phases starting in October and the second phase ending in March before the pool opens in May.

More details will be provided via our official website www.yourhedgerow.com

in the coming weeks. These details will include, overall drawings, schedules and any changes to the schedule. Please contact me if you'd like to help with this build or have questions.

Justin Augustine
Grounds Chair



Annual Homeowners Association Meeting Wednesday, October 23, 2019

7:30 p.m.
Simpson Middle School
3340 Trickum Road
Marietta, GA 30066

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

Mabry Road Construction

I'm sure you're all keenly aware of the construction on Mabry Road. The initial timeline to install new pipes was 200 days. That is going to extend out and hopefully construction is done by end of year. The construction crew will replace all the fescue grass destroyed during construction with new sod, install new wider sidewalks, and replace the existing sprinkler heads and pipes that will be damaged during the construction. The construction will impact all Hedgerows. Please contact Justin Augustine, Grounds Chair, if you have any questions or concerns.

Important Dates

Hedgerow Homeowners Association Annual Meeting

Wednesday, October 23, 2019

7:30 p.m.

Simpson Middle School

3340 Trickum Road; Marietta, GA 30066

Curbside Bulk Item Pick Up

Thursday, October 24

See attached list of acceptable / unacceptable items

Halloween Pizza Party

Thursday, October 31

5:30 p.m.

HR I Parking Lot and HR V Pavilion

TREASURER'S COMMENTS

Not long after I joined the HOA board last year and was elected treasurer, we realized we were likely going to be over budget for 2019. We started focusing on cost cutting measures to mitigate that risk, but I was still surprised when I heard talk of increasing dues. As treasurer I thought I was in the perfect position to prevent that from happening, and I had support from other board members. We scrutinized cost at every monthly meeting, and we made a lot of progress in expense reduction. Throughout the year, current and former board members volunteered even more of their time to save our community money. Some of the major cost savings include pressure washing in HR I and V, repairs to both pool gates, repairs to common area sprinkler heads, repairs to both HR V grills, and removing overgrown weeds from the HR III tennis courts. Unfortunately this isn't something we can rely on as volunteers are dwindling, and our expenses are still too close to our revenues. We put off expenses wherever we could, but it's starting to show in our common grounds areas. Our normal expenses are increasing, and we live in an aging community which means we will incur additional expenses for a while. Due to unforeseen costs such as tree removal, we went over budget in 2018 and weren't able to save 10% of our revenues into reserves as we should. While we may have made it through the next year without increasing dues, doing so would have increased the likelihood of depleting our funds and having to issue a one-time assessment. We need money in reserves to cover unexpected expenses and future improvements. During our September meeting, the board reluctantly, but unanimously, voted to increase dues for 2020 to support the well-being of our entire community. We know this will be difficult for some neighbors and ask that you reach out to the board if you have a financial hardship so we can support you and ensure you don't incur any late fees. We appreciate your support and understanding, and encourage you to volunteer if you have suggestions on how to improve our community.

Melissa Wiggins, Treasurer

Current Board Members

President—Hayley Bradt

Vice President—Jay DeSilva

Secretary—Laurie Dickson

Treasurer—Melissa Wiggins

Grounds—Justin Augustine

Pool—Cara Barron

Architectural Control Chair—Adam Sweitzer

Social Committee

Hedgerow I—Candace Slagle

Hedgerow V—Justin Augustine



With Fall approaching, it's the perfect time to freshen up our yards! While it's been a hot, rainy summer and many yards are lush and green, others are in dire need of attention. Please remember that curb appeal is not just for selling your home. The appearance of your lawn can affect the neighbors as well as the community.

Simple DIY Fall Landscaping Checklist:

- 1. Aerate and overseed your fescue lawn.
- 2. Fertilize your lawn.
- 3. Blow and bag your fallen leaves, regularly.
- 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 do a ton of work on the interior and exterior of the house, a rough looking yard can ruin the whole effect. Get out the garden gloves and tools, and tidy up that unkempt landscape. Make sure you are asking yourself the following questions...

1. Is your grass lush & green plus free of weeds? If not, there are plenty of local stores where you can pick up the tools you need. There are also plenty of affordable chemical companies out there. It really makes a difference!
2. Are your bushes trimmed & maintained? Are they too big and need to be ripped out and replaced?
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.

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 EVERY resident in Hedgerow (with the ACC as a chartered authority acting as a representative of the homeowners as a whole).

Reiterating homeowner responsibilities (which 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. **IT IS DANGEROUS**...We really can't stress this one enough! In addition, please store recreational/commercial vehicles, boats, or trailers outside of Hedgerow.

Thanks everyone! If you have any questions, please feel free to reach out to me!

Adam Sweitzer
Architectural Control Chair
absweitzer@gmail.com
302-332-8661

ADDRESSES OF DISTINCTION

MAILBOXES + STREET SIGNS. INSTALLED.

CALL US: (770) 436-6198

<https://addressesofdistinction.com>

MAIL'S HERE!

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

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



The Hedgerow Annual Dues will be \$795 for 2020.

**Note this is an increase from 2019*

Curbside Bulk Item Pickup

Thursday, October 24, 2019

*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 Services customers part of **Hedgerow Neighborhood**.
- Limit **three (3) items** per household from the acceptable items list at no cost on this day only.
- Residents **must** schedule the free special collection in advance with Customer Service by **Tuesday, October 22, 2019**.
- 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.

Customer Service Contact

Telephone: 866-884-8700 or 678-720-0500 - Option 1 / Monday-Friday 8am-4:30pm

Website submission: <https://www.americandisposal.com/georgia/customer-support/contact-us>

Email: info@adsimail.com / Include: Name, Address, Telephone#, Account# and Subject line: *Hedgerow Neighborhood - Bulk Community Day - Thursday, October 24, 2019*

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

**NOTICE OF ANNUAL MEETING AND PROXY FOR THE ANNUAL MEETING OF HEDGEROW
HOMEOWNERS ASSOCIATION, INC.
TO BE HELD ON OCTOBER 23, 2019**

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 23, 2019 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.

_____ Mandy Arnold	_____ Matt Everard
_____ Cara Barron	_____ Adam Sweitzer

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 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 12:00 Noon Tuesday, October 22, 2019.

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 _____, 2019.

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

HEDGEROW HOA
2019 Operating Budget | 2020 Proposed Budget

	2019 Actual (as of 8/31/2019)	Projected Annual Amount 2019	Proposed Budget for 2020
Income			
Assessment Revenue			
Homeowner Fees	\$ 189,117.53	\$ 195,000.00	\$ 221,010.00
Late Fees	\$ 2,008.30	\$ 1,000.00	\$ 1,000.00
Interest Inc Homeowners	\$ (10.66)	\$ -	\$ -
Capital Contributions (initiation fees)	\$ 7,000.00	\$ -	\$ -
TOTAL Assessment	\$ 198,115.17	\$ 196,000.00	\$ 222,010.00
Other Revenue			
Key Cards	\$ 150.00	\$ -	\$ -
Swim & Tennis Income	\$ 1,350.00	\$ 2,250.00	\$ 1,400.00
Interest Reserves	\$ 218.75	\$ 250.00	\$ 250.00
TOTAL Other Revenue	\$ 1,718.75	\$ 2,500.00	\$ 1,650.00
TOTAL Income	\$ 199,833.92	\$ 198,500.00	\$ 223,660.00
Expense			
Administrative			
Insurance	\$ 8,685.64	\$ 13,000.00	\$ 9,000.00
Property Management Contract	\$ 3,937.60	\$ 5,906.40	\$ 6,083.59
Legal Fees	\$ 3,547.27	\$ 10,000.00	\$ 10,000.00
Legal Fees Collections	\$ (522.40)	\$ -	\$ -
Office & Admin Expense	\$ 712.96	\$ 3,500.00	\$ 3,500.00
Website	\$ 1,089.44	\$ 1,850.00	\$ 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	\$ 2,133.68	\$ 2,500.00	\$ 3,400.00
Meeting Expenses	\$ 313.97	\$ 550.00	\$ 650.00
TOTAL Administrative	\$ 20,213.16	\$ 37,746.40	\$ 34,258.59
Grounds & Landscaping			
Grounds Repairs/Maintenance	\$ 695.00	\$ 7,990.00	\$ 7,990.00
Grounds Contract	\$ 19,004.40	\$ 36,420.00	\$ 36,420.00
Ground Improvements	\$ -	\$ 5,490.00	\$ 5,490.00
Janitorial Services	\$ -	\$ 135.00	\$ 300.00
Pine Straw/Mulch	\$ 1,850.00	\$ 8,100.00	\$ 11,000.00
Tree Removal/Pruning	\$ -	\$ -	\$ 5,000.00
Retention Pond Maintenance	\$ 333.72	\$ -	\$ 12,500.00
TOTAL Grounds & Landscaping	\$ 21,883.12	\$ 58,135.00	\$ 78,700.00

	2019 Actual (as of 8/31/2019)	Projected Annual Amount 2019	Proposed Budget for 2020
Recreation			
Pool Contract	\$ 32,497.55	\$ 32,000.00	\$ 32,200.00
Pool Supplies	\$ 1,595.19	\$ 5,000.00	\$ 5,000.00
Pool Permit	\$ 720.00	\$ 720.00	\$ 720.00
Pool Repairs	\$ 1,385.07	\$ 5,000.00	\$ 7,000.00
Pool Phone	\$ 1,862.93	\$ 1,260.00	\$ 2,500.00
Pool Lifeguard	\$ 50.00	\$ -	\$ -
Pool Furniture	\$ -	\$ 2,000.00	\$ 1,000.00
Tennis Repair/Maint	\$ 1,500.00	\$ -	\$ -
Tennis Court Supplies	\$ -	\$ 200.00	\$ 200.00
Tennis Grounds	\$ -	\$ 300.00	\$ 800.00
TOTAL Recreation	\$ 39,610.74	\$ 46,480.00	\$ 49,420.00
Repairs & Maintenance			
Building Repair & Maint	\$ 1,066.55	\$ 500.00	\$ 8,000.00
Termite Bond	\$ -	\$ 160.00	\$ 165.00
Pest Control	\$ 645.00	\$ 950.00	\$ 950.00
Gate Maintenance and repair	\$ 1,143.80	\$ 1,000.00	\$ 2,000.00
TOTAL Repairs & Maintenance	\$ 2,855.35	\$ 2,610.00	\$ 11,115.00
Capital Expense			
Reserve Recreational - Pavilion	\$ -	\$ 65,000.00	\$ 65,000.00
Reserve Recreational - Grill	\$ -	\$ 3,000.00	\$ 3,000.00
Reserve Recreational - Furniture	\$ -	\$ 6,000.00	\$ 7,500.00
TOTAL Capital Expense	\$ -	\$ 74,000.00	\$ 75,500.00
Utility			
Utilities- Electric	\$ 4,640.97	\$ 7,225.67	\$ 7,200.00
Utilities- Water/Sewer	\$ 2,662.95	\$ 10,000.00	\$ 9,000.00
TOTAL Utility	\$ 7,303.92	\$ 17,225.67	\$ 16,200.00
Reserve Expense (Income)			
Transfer to Reserves (10% of homeowner fees)	\$ 13,000.00	\$ 19,500.00	\$ 22,101.00
Reserve Capital Transfer	\$ 7,000.00	\$ -	\$ -
TOTAL Reserve Transfer	\$ 20,000.00	\$ 19,500.00	\$ 22,101.00
TOTAL Expense	\$ 111,866.29	\$ 255,697.07	\$ 287,294.59
Excess Revenue / (Expense)	\$ 87,967.63	\$ (57,197.07)	\$ (63,634.59)

HEDGEROW HOMEOWNERS ASSOCIATION, INC.

SAMPLE BALLOT
ANNUAL MEETING
OCTOBER 23, 2019

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): Justin Augustine, Hayley Bradt and Melissa Wiggins.

There are four (4) positions to be filled for the Board of Directors at the October 2019 annual meeting. Please vote for the nominees by placing an "X" in the space provided. Note that the Bylaws prohibit cumulative voting.

_____ Mandy Arnold
_____ Cara Barron

_____ Matt Everard
_____ Adam Sweitzer

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 _____