

# Hedgerow Herald

Hedgerow Homeowners Association Newsletter

Fall 2022

## 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 2nd annual Hedgerow Fall Festival on October 15 from 3PM to 7PM at the H5 parking lot. We'll have kids games, bouncy house, cornhole, live music 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 the year. 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 12, 2022, 7:00 PM (sign in at 6:30pm) at Simpson Middle School. There is no remote option. There are five open positions on the board. We will 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. 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.

**Regards,  
Your Hedgerow HOA Board**

## Important Dates In October

### ***Hedgerow Homeowners Association Annual Meeting***

**Wednesday, October 12, 2022 7:00**

**Simpson Middle School Auditorium**

*Please arrive at the meeting about 30 minutes early to allow time for the check-in process. We will do our best to start the meeting right at 7:00 p.m.*

### ***Hedgerow Fall Festival***

**Saturday, October 15, 2022, 3:00- 7:00**

**Hedgerow V Pavilion**

### ***Halloween***

**Monday, October 31**

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

## Barking Dogs

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.

**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](http://www.yourhedgerow.com)

⇒ [www.facebook.com/hedgerowhoa](https://www.facebook.com/hedgerowhoa)

⇒ [contacthoa@gmail.com](mailto:contacthoa@gmail.com)

## For HOA Billing or Closing Letters:

Community Management Associates  
Property Manager: Deann Hostler  
[dhostler@cmacommunities.com](mailto:dhostler@cmacommunities.com)

## Thank You! Danke! Grazie! Dhanyavadd! Arigato! Gracias!

I want to thank my fellow Board members for the time and effort they have committed to serving our neighborhood. Building on the excellent work of our predecessors, Hedgerow continues to be a great place to live, and is getting better every year.. And not only did the Board do excellent work, we had a good time while doing it.

Thank you to....

**Tim Blumentritt, Charles Coleman, Jeremy Deal, Matt Everard, Keith Slagle, and Adam Sweitzer .**

Justin Augustine

President, Hedgerow HOA

## HEDGEROW ARCHITECTURE & CONTROL



Hi fellow HR 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 HRs 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 HR 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 (so many redneck jokes at the ready).*

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,  
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 new attractive, metal mailbox like the one below.

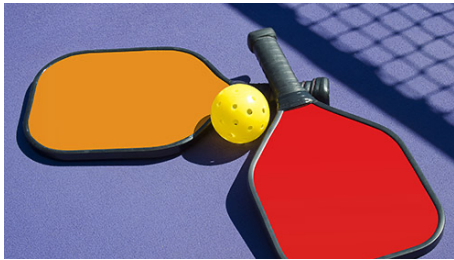
Hedgerow - Charleston Mailbox System  
(Large MB, 2" WBB Numbers)



ADDRESSES OF DISTINCTION

# SERVE & VOLLEY

Keith Slagle



## 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](http://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](http://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.
  - 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.

**HEDGEROW HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING NOTICE**  
**OCTOBER 12, 2022**

The meeting will be held in-person at Simpson Middle School. The room will open at 6:30 and the meeting will start at 7:00. 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 2023 budget.
- Nominations and elections for the 2023 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.

Please attend. ***We achieve a quorum for the transaction of official business and elections with the participation of 20% of our membership, or about 50 full active members.***

**Current Board Members**

President—Justin Augustine  
Vice President—Adam Sweitzer  
Secretary—Tim Blumentritt  
Treasurer—Charles Coleman  
Grounds—Jeremy Deal  
Pool & Tennis—Keith Slagle  
Architectural Control Chair—Matt Everard

**Social Committee**

- Marielle Fitch
- Hannah McElveen
- Melinda McGuire
- Candace Slagle
- Melanie Smith
- Beth Walton

**HEDGEROW HOMEOWNERS ASSOCIATION, INC.**  
**BALLOT**

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. The three candidates receiving the highest number of votes shall be elected to the Board of Directors two two-year terms, joining the two existing members during their second year of their term: Charles Coleman and Matt Everard. Note that the Bylaws prohibit cumulative voting.

Nominations accepted up to the end of the annual meeting. Currently, the nominees are:

_____ Justin Augustine	_____ Winston Lambert
_____ Ryan Cody	_____ Keith Slagle
_____ Nick Collins	_____ 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, please submit your vote, emailed or postmarked by October 12, by

- email, to [contacthoa@gmail.com](mailto:contacthoa@gmail.com)
- mail, to Hedgerow HOA, P.O. Box 862037, Marietta GA 30062

Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**HEDGEROW HOA**  
**2022 Operating Budget | 2023 Proposed Budget**

	<b>2022 Actual (as of 8/31/22)</b>	<b>Budgeted Annual Amount 2022</b>	<b>Proposed Budget for 2023</b>
<b>Income</b>			
<b>Assessment Revenue</b>			
Homeowner Fees	\$ 195,911.00	\$ 206,700.00	\$ 206,700.00
Hedgerow Estates	\$ 14,310.00	\$ 14,310.00	\$ 14,310.00
Late Fees	\$ 1,351.50	\$ 1,500.00	\$ 1,500.00
Capital Contributions	\$ -	\$ 1,500.00	\$ -
<b>TOTAL Assessment</b>	<b>\$ 211,572.50</b>	<b>\$ 224,010.00</b>	<b>\$ 222,510.00</b>
<b>Other Revenue</b>			
Key Cards	\$ 175.00	\$ 50.00	\$ 100.00
Swim & Tennis Income	\$ 1,800.00	\$ 1,400.00	\$ 1,400.00
Interest Reserves	\$ 123.59	\$ 250.00	\$ 250.00
<b>TOTAL Other Revenue</b>	<b>\$ 2,098.59</b>	<b>\$ 1,700.00</b>	<b>\$ 1,750.00</b>
<b>TOTAL Income</b>	<b>\$ 213,671.09</b>	<b>\$ 225,710.00</b>	<b>\$ 224,260.00</b>
<b>Expense</b>			
<b>Administrative</b>			
Insurance	\$ 8,923.00	\$ 9,000.00	\$ 9,000.00
Property Management Contract	\$ 4,177.36	\$ 6,600.00	\$ 6,756.00
Legal Fees	\$ 480.00	\$ 9,000.00	\$ 7,500.00
Office & Admin Expense	\$ 1,844.39	\$ 3,500.00	\$ 3,500.00
Website	\$ -	\$ 1,185.00	\$ 1,185.00
Tax/Audit/License	\$ 265.00	\$ 300.00	\$ 300.00
Annual Corp. Registration	\$ 50.00	\$ 50.00	\$ 50.00
Social Committee (see breakout below)	\$ 1,953.46	\$ 3,400.00	\$ 5,100.00
Meeting Expenses	\$ 637.87	\$ 2,000.00	\$ 1,425.00
<b>TOTAL Administrative</b>	<b>\$ 18,331.08</b>	<b>\$ 35,035.00</b>	<b>\$ 34,816.00</b>
<b>Grounds &amp; Landscaping</b>			
Grounds Repairs/Maintenance	\$ 1,309.74	\$ 7,500.00	\$ 12,500.00
Grounds Contract	\$ 20,140.00	\$ 36,420.00	\$ 36,420.00
Ground Improvements	\$ 2,660.51	\$ 5,000.00	\$ -
Janitorial Services	\$ -	\$ 500.00	\$ 750.00
Pine Straw/Mulch	\$ 5,202.90	\$ 8,500.00	\$ 8,500.00
Tree Removal/Pruning	\$ 4,300.00	\$ 10,000.00	\$ 10,000.00
Retention Pond Maintenance	\$ -	\$ 7,500.00	\$ 2,500.00
<b>TOTAL Grounds &amp; Landscaping</b>	<b>\$ 33,613.15</b>	<b>\$ 75,420.00</b>	<b>\$ 70,670.00</b>

**HEDGEROW HOA**  
**2022 Operating Budget | 2023 Proposed Budget**

	<b>2022 Actual (as of 8/31/22)</b>	<b>Budgeted Annual Amount 2022</b>	<b>Proposed Budget for 2023</b>
<b>Recreation</b>			
Pool Contract	\$ 42,403.59	\$ 34,132.00	\$ 37,500.00
Pool Supplies	\$ 2,038.42	\$ 4,000.00	\$ 4,000.00
Pool Permit	\$ 720.00	\$ 720.00	\$ 720.00
Pool Repairs	\$ 8,950.00	\$ 10,150.00	\$ 10,000.00
Pool Phone	\$ 2,356.80	\$ 2,500.00	\$ 2,500.00
Pool Furniture	\$ -	\$ 1,000.00	\$ 1,000.00
Tennis Repair/Maint	\$ 2,950.00	\$ 9,000.00	\$ 13,000.00
Tennis Court Supplies	\$ 397.37	\$ 600.00	\$ 600.00
Tennis Grounds	\$ 137.73	\$ 800.00	\$ 800.00
<b>TOTAL Recreation</b>	<b>\$ 59,953.91</b>	<b>\$ 62,902.00</b>	<b>\$ 70,120.00</b>
<b>Repairs &amp; Maintenance</b>			
Building Repair & Maint	\$ 2,818.55	\$ 8,000.00	\$ 6,000.00
Termite Bond	\$ -	\$ 300.00	\$ 300.00
Pest Control	\$ 1,125.00	\$ 1,680.00	\$ 1,680.00
Security Camera	\$ -	\$ 35.00	\$ 1,000.00
Gate Maintenance and repair	\$ 407.09	\$ 2,500.00	\$ 2,000.00
<b>TOTAL Repairs &amp; Maintenance</b>	<b>\$ 4,350.64</b>	<b>\$ 12,515.00</b>	<b>\$ 10,980.00</b>
<b>Utility</b>			
Utilities- Electric	\$ 3,658.11	\$ 7,400.00	\$ 7,400.00
Utilities- Water/Sewer	\$ 12,674.37	\$ 8,000.00	\$ 8,000.00
<b>TOTAL Utility</b>	<b>\$ 16,332.48</b>	<b>\$ 15,400.00</b>	<b>\$ 15,400.00</b>
<b>Reserve Expense (Income)</b>			
Transfer to Reserves (10% of homeowner fees)	\$ 12,892.25	\$ 22,101.00	\$ 22,101.00
Reserve Capital Transfer	\$ -	\$ 1,500.00	\$ -
Reserve-Recreational Capital Expense	\$ -	\$ -	\$ 9,400.00
Expenses paid out of Reserves	\$ -	\$ -	\$ (9,400.00)
<b>TOTAL Reserve Transfer</b>	<b>\$ 12,892.25</b>	<b>\$ 23,601.00</b>	<b>\$ 22,101.00</b>
<b>TOTAL Expense</b>	<b>\$ 145,473.51</b>	<b>\$ 224,873.00</b>	<b>\$ 224,087.00</b>
Excess Revenue / (Expense)	\$ 68,197.58	\$ 837.00	\$ 173.00

Notes: For 2023 Budget, \$9,400 was budgeted to be paid out of Reserves to cover H5 concrete around Grill, access to H5 bathroom off pool season, hightop chairs for pavillions, and baby changers for bathrooms .