



VILLAGE NEWS

Volume 16, Issue 3

December 26, 2017

• % of Rental Units

FYI—currently at 22% rental properties. Those with rental units need to **notify Board before new lease**. Please consider selling.

• Clubhouse Rental:

Rental fee is **\$200** (includes cleanup). \$50 will reserve date with \$150 balance due 7 days prior to rental date. For those residents renting property in The Village: \$400 rental fee (includes cleanup after party). Call Karen at 770-226-9111 to reserve clubhouse date.

• DUES / LATE FEES.

HOA payment is due 1st of each month. If **received after the 15th** (regardless of check date), a **10% late fee (\$6)** is added. Drop payment in brick mailbox by sidewalk to clubhouse (off Fox Lane). At **90 days past due**, accounts may be sent to HOA attorney for collections and/or lien. (\$120 collection fee charged to homeowner, not HOA, when sent to Collections).

WEB SITE:

thevillageatpowersferry.com
(Declarations, Rules, Events, and Post Messages)

STREET LIGHT OUT ?

Call Marietta Power
770-794-5160

COBB COUNTY CODE ENFORCEMENT

770-528-2180

POLICE PRECINCT 4

770-499-4400

ANIMAL CONTROL

770-590-5602

Looking Forward to 2018

Welcome !

We welcome new homeowners to The Village:
927 Bobcat—Xue Li
2957 Hawk—Dharmaraj Ramadoss

Annual HOA Meeting

The Annual Meeting was held December 7th at 7:30 pm. Major Quan from Precinct 4 gave a safety / crime talk and Ryan from Arrow Termite presented info on pest/rodent issues. Unfortunately formal meeting could not move forward as quorum of 23 not met in attendees/proxies. Board for 2018 will be 4 members with three spots remaining unfilled. If you are interested in getting involved as street rep, neighborhood watch captain or board member, please put note in drop-box at clubhouse. Three terms expire next December so please consider getting involved to avoid possible need to go back to management company.

PARKING

No parking on Black Bear from Village Entry at Powers Ferry to Hawk Ct. Thanks to all for your help with this!!

Due to lack of parking, park on your driveway before parking on street and then move cars from street to driveway as soon as there is space!! If your driveway is full & you have nowhere to park, call Board member ahead of time and ask for a Parking Permit to park for short time by clubhouse (not permitted overnight or when clubhouse is rented).

U.S. MAIL

Much mail seems to be misdelivered. Please put in correct neighbor's mailbox if you get wrong mail. **If you keep someone else's mail or**

destroy it, you can be fined or imprisoned per Postal Law 18 US Code 1708.

YARD MAINTENANCE

Please sweep up all lawn clippings and leaves. Per Cobb Code, it is **finable offense to blow them into street**.

Architectural Committee

Jean Wojcik and Tammie Van Pelt are HOA board members in charge of Architectural Committee issues; please address all concerns in writing to them and put in HOA drop-box at clubhouse.

RECYCLING DISCONTINUED

Due to 5% increase of Reliable contract and 50% increase in street light fees, Recycling is being discontinued **January 1, 2018**. Reliable does not need the red bins back so you can use them for storage, etc.

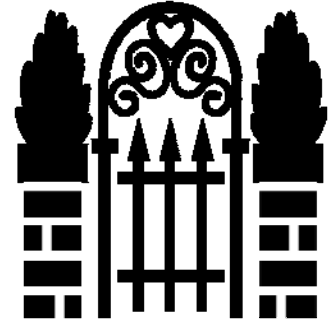
Trash will continue to be picked up **Tues. & Friday mornings**. **Trash cans are to be put back in your garage or behind your fence by evening**.

Yard waste must be in garbage can, large bag, or tied in 4 ft bundles—not just piled.

No OIL or PAINT cans (unless absorbed by kitty litter). **Needles** need to be in separate closed container labeled **"Medical Waste"**.

Free Newspapers

Help keep streets clean: pick up "free" papers and throw them in your trash if you do not want them. They make a huge mess on street when left out in weather to be driven over by multiple cars.



Email Addresses

Send an email to Karen at kbeverett2@comcast.net to be included in HOA group email (blind copy so your email address is not visible to all).

Emergency Vehicles

If calling 911, let them know where your front door is located (which side of the house), if gate is locked, etc.

Doggie Issues

Pick up all pet waste. Disposal bins behind pool & at corner of Fox and Chipmunk.

Keep dogs off front entrance grass and shrubs.

Per request of many homeowners, keep dogs at the street curb and do not let them go onto private property (other residents' yards).

Dogs need to be on leash at all times when outside fenced area.

No PITBULLS or ROTTWEILLERS please (since 2005).

The Village Homeowners Association, Inc.
2973 Black Bear Drive, Marietta, GA 30067
www.thevillageatpowersferry.com

Accounting / Pool Entry Cards /
Articles for Village News
Call Karen at 770-226-9111

2018 Board Members

Sara Jane Lombardi
Karen Everett
Jean Wojcik
Tammie VanPelt



Board Meetings:
2nd Tuesday of month, bi-monthly at 7 pm
(January, March, May, July, September)

Homeowners welcome to attend

YOUR COMMUNITY REPS

Architecture

Control: Board Members & Street Reps

Landscape: Karen Everett

Maintenance: *Volunteers needed*

Pool: Karen Everett; *volunteers welcome*

Social Events: *Volunteers needed*

Welcome

Committee: *Volunteers needed*

Street Reps:

Black Bear: Jean Wojcik (934B)
Bobcat Court: Virginia Johnston (951 B)/Jean Wojcik (934B)
Chipmunk: Therese Sanfelippo (2970 C)
Tammie VanPelt (2950 C)
Hawk Court: Karen Everett (963 B)
Grey Squirrel: Rosanne Bianconi (2978 G)
Fox Lane: Sara Jane Lombardi (924 F)

Helpful Info / Vendor List

◆ Arrow Exterminators—770-971-6445 (termite bond).

◆ **Reliable Sanitation: Tues & Fri**, put **out by 8:00 a.m. Put trash in bags or cans. Return trash cans to garage/behind fence by Tues. / Fri. evening.**

◆ **Recycling (Reliable red bin) Tues. only (put out by 8 am)**

◆ Need updated *Village Directory*? Call Karen (770-226-9111).

VENDOR LIST *

- ◆ 5th Generation Contracting, Melissa Bean, 770-509-2525.
- ◆ Advance Overhead Door Co., Fred Beahan, 770-962-5600
- ◆ AI American Services Inc. (Plumbing), Norman Schumaker 770-422-1450
- ◆ ACE Hauling & Junk Removal, Chris Boyd, 404-386-1993
- ◆ All American Repair Appliances, Phil Delaney, 770-421-8622
- ◆ Atlantis Plumbing, 770-421-1515
- ◆ All Force Movers, Bobby G, 678-908-5278, bob_allforce@yahoo.com
- ◆ Atlanta Area Window & Door, Marietta, 770-499-8894
- ◆ Bob's Home & Property Service Bob Schuechner, 770-920-9324
- ◆ Color Creations, Painting & Design, Robert Mirabelli, 404-307-1933
- ◆ David Sizemore Electric 770-928-1482
- ◆ David McEwen, Atlanta's Chimney Caddy—A Classic Sweep, 770-422-2339

- ◆ Denis Kirwan, Registered Contractor, Home Improvements, 404-483-4219, denis.kirwan@yahoo.com
- ◆ Dickerson Htg & Air, 770-445--2700
- ◆ Findley Roofing, 770-516-5806
- ◆ Gardenmason, Shawn Walls, 404-558-1159 (drainage)
- ◆ George Sherrer, electrician, plumbing, etc., 678-234-5041
- ◆ Georgia's #1 Hauling Serv, 678-768-9935
- ◆ Innovative Plumbing, Inc., 770-529-0800; Craig Bramlett @ 770-231-2018
- ◆ Integrity Restoration & Remodeling Inc., Shannon Allred, 678-449-5710
- ◆ JimPat Pest Control, 678-445-6866
- ◆ Kaleidoscope Paint & Design, Michael Batrano, 770-919-2900
- ◆ Kevin O'Grady, electrician, 770-356-9462 (cell); 770-926-0725 (home).
- ◆ Marcel LeBrun, remodeling and maintenance, 770-974-9303
- ◆ Newsome Plumbing & Remodeling Ron Newsome, 678-859-2548
- ◆ Overhead Door Co, 404-872-3667
- ◆ Plumb Works, 404-524-1825, or call Clint, at 678-777-7527
- ◆ Ruiz Services, 678-760-9789, rrrroofgeneralremodeling@yahoo.com
- ◆ Sprinkalawn—drainage systems, waterline replacements, 770-591-9100.
- ◆ Superior Electrical Service, Inc., Jimmy Towns, 770-592-4596.
- ◆ U.S.A. Appliance & Plumbing, Shaw Scuffle, 404-934-1239.

LANDSCAPERS *

- ◆ Applewood Landscaping, Tom Beshers, 678-265-4820
- ◆ Everardo Reyes, Landscape, Pressure Washing, Retaining Walls, Mulch 678-668-5331
- ◆ Ferruffino Landscape 770-687-1808
- ◆ Ivyscapes, Adam (owner), 678-858-0782
- ◆ Keon, 770-820-2776
- ◆ Kurt Beshers, 404-918-9911
- ◆ Miguel Landscape, 678-760-0476 (cell), 508-6050; ramirezmiguel59@yahoo.com
- ◆ Southern Scapes Landscaping, Bruce Towe, 770-853-0087 pager.

TREE TRIMMING / REMOVAL *

- ◆ Aspen Tree Experts, Matt O'Connor, 404-405-3910
- ◆ Blankenship Tree Services 706-263-7901
- ◆ C&M Tree Service, 770-592-0173; 770-891-4163 (Marshall)
- ◆ David Rodrigues, 404-985-1018
- ◆ Dyer & Dyer Tree / Stump Removal, 770-364-6865
- ◆ Gary Robertson, Yellow Ribbon Tree Experts, yellowribtree@aol.com, 770 512-8733, www.yellowribbontree.com
- ◆ M&G Tree Service, 770-905-2072; mandgtreeservice@gmail.com
- ◆ Pay Less Tree Service LLC, Bob Stancil, 678-445-1968
- ◆ Southern Outdoors, Billy Baxter, 770-616-3261 (landscaping & tree removal)

* Not necessarily recommended by HOA Board

SELLING YOUR HOME?

Initiation fee is \$720 for buyers
Closing letter fee for sellers is \$100