



VILLAGE NEWS

Volume 16, Issue 2

October 14, 2017

• % of Rental Units

FYI—currently at 21% 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

Welcome Fall Weather

Welcome

Since our last Newsletter, we have had a number of new homeowners move to The Village::
2972 Black Bear—Jason Glover
2985 Black Bear—Mohan Channabasavaiah & Megha Minocha
2989 Black Bear—Chris Joiner
925 Bobcat—Brittany Stewart
2954 Chipmunk—Will Davidson
930 Fox Lane—Maurizia Mateus

Welcome new homeowners!!

Annual HOA Meeting

The Annual Meeting has been changed to 7:30 pm Thursday, **December 7**, 2018 Preliminary Budget and Annual Meeting Notice / Proxy will be handed out early November. All homeowners are welcome. If you cannot attend, sign your Proxy over to another homeowner or board member and put in drop box at the clubhouse. If you are interested in becoming more involved and would like your name on the Ballot for election of 3 new board members, put your request in drop box prior to November 1st.

PARKING

Having no vehicles parked on Black Bear from Entrance at Powers Ferry to Hawk Ct has eliminated problem of visibility for cars entering / exiting subdivision and turning onto Black Bear from other streets. Thanks to all!!

Reminder: Park on your driveway before parking on street!! If your driveway is full & you have nowhere to park, call a 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

Mail is regularly misdelivered. Please put in 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 into street.

Architectural Committee

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

Trash / Recycling

Recycling is **TUESDAY only in red recycle bin**.

Regular trash is picked up **Tuesday & Friday mornings**. **Trash cans need to be put in garage or behind fence by evening**. Yard waste in garbage can, bagged, or tied in 4 ft bundles.

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

Free Newspapers

Help our streets stay 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 and 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 street curb and do not let them go into private 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

2017 Board Members

Therese Sanfelippo, President
 Virginia Johnston, Vice President
 Sara Jane Lombardi, Secretary
 Karen Everett, Treasurer
 Judy Chambers
 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