



# VILLAGE NEWS



Volume 18, Issue 1

January 19, 2019

## • Rental Units

—currently under maximum rental limit of 25%. Those with rental units need to **check with Board before renewing or signing a new lease** to check on percentage limit. Great time to consider selling.

## • Clubhouse Rental:

Rental fee is \$200 (includes cleanup). \$50 reserves the date and \$150 balance is due 7 days prior to rental date. For those residents renting property in The Village: \$400 rental fee (includes cleanup after party). Call Vanessa at 404-713-4520 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).

### **WEBSITE updated:**

[www.thevillageatpowersferry.com](http://www.thevillageatpowersferry.com)  
(Review Declarations, Rules & Regulations, Events, Post Messages, email Board)

### **IF 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

## Happy New Year—Love this Cold Weather!

### **Welcome !**

Welcome to new homeowners:  
928 Bobcat—Samuel Berendsen  
926 Fox—Amsrander & Viviane  
2970 Black Bear—Waltretta Ruis  
934 Bobcat—Michael Melton

### **PLEASE HELP**

Since it is the start of a new year—here are some New Years' Resolutions for us all:

- Be considerate of neighbors; use garages & driveways before parking on street; move vehicle back to driveway as soon as there is room
- When waiting for school bus—do not park in entrance/exit area which blocks traffic but use indented area on Black Bear by Bobcat intersection
- Stop at all stop signs
- Remember clubhouse parking lots are for those using clubhouse or pool. If you are having extra guests and parking is an issue, call or email Board (can be done from website) to ask for Parking Permit for specific day / time (not permitted overnight or when clubhouse is opened)
- U.S. Mail—unfortunately mail gets misdelivered since same house numbers on different streets. If you get a neighbor's mail—or mail for another street, please put in proper mailbox. If returned to P.O., there is excessive delay in delivery.
- Pick up "free" papers delivered on driveways; put in trash if you do not use them. Don't walk / drive over them until they are mush on the streets
- Put trash cans back behind fence or in garage by evening on Tuesday & Fridays.

### **RELIABLE SANITATION**

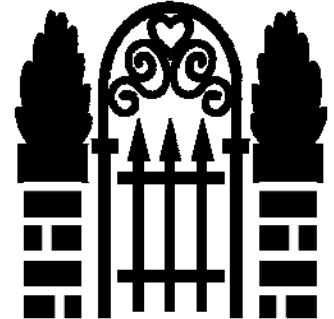
Trash is picked up **Tuesday & Friday mornings**. **Trash cans are to be put back in your garage or behind a fence by evening.**

Yard waste must be in garbage can, large bag, or tied in 4-ft bundles—not just piled by curb. If you have a large amount of trash, they may charge extra to pick it all up.

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

### **ANNUAL MEETING**

A big THANK YOU to all who attended the Annual Meeting on November 29th. There were 24 homeowners in attendance as well as 15 Proxy forms turned in which was 34% participation!! Budget was approved, real estate updates were discussed, rental properties were reviewed, and parking issues were discussed. New Business items included asking Marietta Power for evaluation to see if additional street lights could be installed in dark areas, working toward a more active website / Facebook account, and looking into amending the Leasing Rule by reducing maximum rentals to 20% and requiring two years of living in home before asking Board to rent property. Finally, election of six officers brought board back up to 7 members which is great!



### **Email Addresses**

Send an email to Karen at [kbeverett2@comcast.net](mailto:kbeverett2@comcast.net) to be included in HOA group email (all sent blind copy so your email address remains private).

### **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—**Village HOA Rule as well as Cobb County Code. Disposal bins available behind pool & at corner of Fox and Chipmunk

**Keep dogs off front entrance grass and shrubs.**

**Your neighbors' property is private property. Keep dogs at street curb; do not let them go into neighbors' yards.**

**Dogs need to be on leash at all times when outside fenced area (Cobb Co Code).**

**No PITBULLS or ROTTWEILLERS (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

**2019 Board Members**

**Sara Jane Lombardi, Pres.**  
**Therese Sanfelippo, VP**  
**Karen Everett, Treas.**  
**Brenda McGuire, Sec.**  
**Cristiano Cotrim**  
**Judi Chambers**  
**Joellyn Woodall**



**Board Meetings:**

**2nd Thursday of month, bi-monthly at 7 pm**  
**(January, March, May, July, September)**

**YOUR COMMUNITY REPS**

Architecture

Committee: Board Members & Street Reps

Landscape: Karen Everett

Maintenance: *Volunteers needed*

Pool: Karen Everett; *volunteers needed*

Social Events: *Volunteers needed*

Welcome

Committee: *Volunteers needed*

Street Reps:

Black Bear: Volunteer needed  
Bobcat Court: Virginia Johnston (951 B)  
Chipmunk: Therese Sanfelippo (2970 C)/Tammie VanPelt (2950)  
Hawk Court: Volunteer needed  
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 pickup: Tuesday & Friday mornings;** put **out by 8:00 a.m. Put trash in bags or cans.** [Return trash cans to garage or behind fence by Tues. / Fri. evening.](#)

◆ 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
- ◆ Brenda McGuire, Pet Sitting/Walking 770-655-9028
- ◆ 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.
- ◆ 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
- ◆ Ferrufino 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
- ◆ Simply Done Lawn Care Services LLC, Cedric/Travis/Clif 678-886-5962
- ◆ 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
- ◆ Southern Outdoors, Billy Baxter, 770-616-3261 (landscaping & tree removal)

\* Not necessarily recommended by HOA Board

**SELLING YOUR HOME?**

**Initiation fee is \$700 for buyers**  
**Closing letter fee for sellers is \$100**