



VILLAGE NEWS



Volume 20, Issue 1

HAPPY NEW YEAR !!

January 4, 2021

• Rental Units

Reminder: Those with rental units need to **notify Board in writing 30 days before renewing or signing a new lease** to check on percentage limit. Great time to consider selling rather than renting!

• Clubhouse Rental:

Rental fee is **\$200** (includes cleanup). \$50 reserves the date and \$150 balance is due 7 days prior to rental date. 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 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 or lien. (\$120 collection fee charged to homeowner, not HOA, when sent to Collections).

WEBSITE

www.thevillageatpowersferry.com
(Review Declarations, Rules & Regulations, Events, email Board, etc.)

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

Welcome!

Welcome new homeowner:
943 Bobcat—MingJun Sun

Happy New Year to All!!!!

Your HOA Board extends best wishes to all for a year of good health, safety and happiness!!

The last year has been so difficult for many in the community. Some of our neighbors have experienced layoffs, limited time with friends and family, illness, and some have even become the primary guides for their child's academic learning.

As we enter a new year, one filled with promise on so many levels, we hope that you keep the Board informed on your family news. Perhaps you might want to share news of a graduation, birth of a baby, a wedding, a personal success, or even a personal loss. If so, just let one of us know and we will spread the word—after all, our neighborhood is called The Village!

One bit of news we'd like to share is that over the last few months, the Board members have met to review and update the Rules and Regulations of The Village. Most have not been updated since 1988! The revised Rules and Regulations are attached for your review. Addressing the goal of the neighborhood (the goal and mission of the HOA is to keep the neighborhood in good harmony and increase homeowner value in the process) was at the heart of the revisions. Changes have been made to help guarantee that The Village continues to be an attractive, inviting and safe community to call HOME.

Please take a few minutes to carefully read them all. As you read, you will notice that specific fines are listed for non-compliance to the Rules and Regulations. Let's all work together to enable The Village to remain a sought-after neighborhood in Cobb County..

Be Nice to Neighbors

• Park in garage and on your driveway **before** parking on street—move vehicle to driveway as soon as there is room on your driveway so everyone driving in/out including UPS, FedEx, Reliable Sanitation, Fire trucks, etc., can get through streets.

• Stop signs mean **STOP and look both ways**—not just slow down.

• Slow Down on all streets!!!

• Mailboxes have been hit over the last few months. Be careful when driving close to mail boxes or backing up. And if you do hit someone's box, please take responsibility and let them know what happened.

• Clubhouse parking lots are for clubhouse or pool use. Notify Board via email to ask permission to park for specific reason (not overnight or if clubhouse rented).

• U.S. Mail—unfortunately mail gets misdelivered due to same house numbers on different streets. If you receive wrong mail, please hand deliver to the correct address. If returned to the Post Office, there is excessive delay in delivery.

• "Free" papers make a mess. Use them or dispose of them in your trash can. Don't walk / drive over them until they are mush on the streets / driveway.

• Put trash cans **behind fence, in garage/out of sight by evening on Tues. & Fridays.**

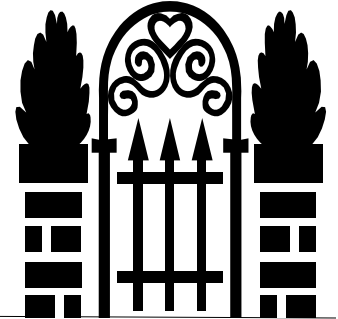
• Your own Commercial vehicles need to be parked in garage—NOT on street or driveway.

• Some areas are **off limits for play or dog walking**. These include the **creek banks, entrance area grass & berm and clubhouse lawn.**

• **Respect private property of all neighbors**—kids should NOT be playing on or crossing other's driveways / yards; dog walkers should **not** allow their dogs to go up on other's property.

LEASING AMENDMENT

We still need a few more "Yes" votes to reach 76 for changing Leasing Amendment to max of 15% rental units. If you need a copy of the Consent form to vote, please call Karen at 770-226-9111.



Email Addresses

Send an email to Karen at kbeverett2@comcast.net to be included in HOA group email. These will be sent via 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 & on Chipmunk / Fox corner.

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

2021 Board Members

Sara Jane Lombardi, Pres.
Therese Sanfelippo, VP
Karen Everett, Treas.
Brenda McGuire, Sec.
Judi Chambers
Joellen Woodall
Will Davidson



Board Meetings:
2nd Thursday of month at 7 pm
Jan, Mar, May, July, Sept

Architectural Walks:
Monthly April thru September

YOUR COMMUNITY REPS

Architecture

Committee:

Board Members & Street Reps

Landscape:

Karen Everett

Maintenance:

Pool:

Karen Everett

Social Events:

Joellen Woodall

Welcome

Committee:

Volunteers needed

Street Reps:

Black Bear:

Volunteer needed

Bobcat Court

Joellen Woodall (939 B) and Karen Everett (963 B)

Chipmunk:

Therese Sanfelippo (2970 C), Will Davidson (2954 C)
and Brenda McGuire (2936 C)

Hawk Court:

Volunteer needed

Grey Squirrel:

Volunteer needed

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. Put trash cans in GARAGE or BEHIND FENCE by Tue/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

◆ 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

◆ McTay Improvements, Mike Porter, 404-386-8790

◆ 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 Scuffe, 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

◆ 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
\$100 Closing letter fee for sellers