



VILLAGE NEWS



Volume 24, Issue 1

Happy New Year 2025 !!

January 15, 2025

Rental Units

Owners of rental units need to **notify Board in writing 30 days before renewing or signing a new lease** to check on percentage limit.

• Clubhouse Rental

Owner rental fee is **\$200** (includes cleaning): **\$50** reserves the date and **\$150** due 7 days prior to rental date. For residents renting property in The Village: **\$400** rental fee (includes cleaning after party). Call Karen at 770-226-9111 to reserve clubhouse date.

• DUES / LATE FEES

HOA payment of **\$65** is due 1st of each month. If **received after the 15th** (regardless of check date), a **10% late fee (\$6.50)** is added. **Make payable to: The Village HOA Inc.** 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. (\$150 collection fee charged to homeowner, not HOA, when sent to Collections).

• Trash Cans

In garage / out of sight by end of trash pick-up day.

WEBSITE

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

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 to new homeowners in The Village!!

November Annual Meeting

Thanks to those who took the time to come to the Annual Meeting (and those who turned in their Proxy). We had 17 attendees/proxies combined (and every street represented) but did not meet 23 to have quorum. However, we had good discussion and questions, and it was great opportunity to meet neighbors.

Decorations

It was great seeing so many homes decorated for the holidays.

Friendly Reminders:

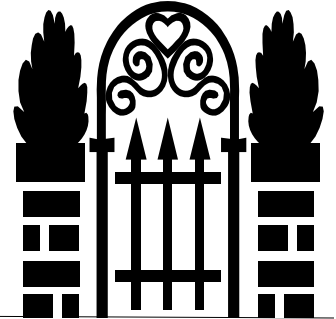
- Make your HOA checks payable to: **The Village HOA Inc.** Bank will no longer accept checks with only partial name of "Village" or "HOA". Thanks!!
- More instances occurring where vehicles are seen parked on street when there is open spot on driveway. It may be inconvenient to play "musical cars" **but if you leave your vehicle on street when there is room to park on your driveway, expect to receive a \$25 fine.**
- Such a simple thing to put trash can(s) back in garage or behind fence. But still seeing cans left at street curb or by garage door all week. Please put them out of sight by end of trash pick-up days (Tues & Fri) or you may be surprised with \$25 fine as well.
- Stop signs: **STOP and look both ways**—not just slow down.
- Slow down on all streets—no sidewalks so people need to walk in the street.
- Be careful when backing up. If you hit someone's mailbox, take responsibility and let them know what happened (and repair it).
- Clubhouse parking lots are for clubhouse/pool use. Notify Board to ask permission **PRIOR to parking** there to avoid \$25 fine

(not allowed overnight or when clubhouse is rented).

- Mail/FedEx/UPS/Amazon packages misdelivered due to same house numbers on different streets. If you receive wrong mail/pkg, your neighbor will appreciate it if you hand deliver to the correct address.
- If you own a Commercial vehicle, it is only allowed in The Village if parked in your garage. If parked on street or your driveway, there is \$25 daily fine.
- Please remember areas **off limits for dog walking** including the **creek banks, entrance area grass & berm.**
- **Respect private property of neighbors**—kids should NOT be playing on/crossing others' driveways or yards; dog walkers should **not** allow their dogs to go up on others' property.
- Chickens not allowed due to small yards.
- Although most back yards cannot be seen from street, they need to be maintained. Tall grass/weeds/overgrowth /dog waste, etc., attract rodents, snakes, etc.
- Great to see maintenance repairs, new shingles, etc. being done on homes. Just remember: any **new** construction, **change of color, change of fence location**, etc., needs to be submitted to Architectural Committee for approval **before** starting this type of project.

Street Safety!

Streets are official Cobb County streets so no toys / skateboards / scooters are allowed—just as they would not be allowed out on Powers Ferry Road. Helmets are required for those 14 and under when riding bike.



Email Addresses

Send an email to Karen at kbeverett2@comcast.net or via the website for easy contact with HOA board.

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 your pet waste**—(Cobb County Code & Village HOA Rule). Disposal bins by back of pool and by intersection of Fox Lane and Chipmunk Trail.
- **Homes and yards are private property. Keep dogs at street curb; do not let them go into neighbors' yards unless invited.**
- **Dogs need to be ON LEASH AT ALL TIMES** when outside fenced area (Cobb County & HOA).

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

2025 Board Members

Brenda McGuire, Pres.
Therese Sanfelippo, VP
Karen Everett, Sec/Treas.
Judi Chambers
Lynn Johnston



Board Meetings:
2nd Thursday of month at 6:30 p.m.
Jan, March, May, July, and Sept.

Architectural Walks:
Monthly April thru September

YOUR COMMUNITY REPS

Architecture

Committee:

Board Members & Street Reps

Landscape:

Karen Everett

Maintenance:

Pool:

Karen Everett, Tess Abad

Social Events:

Gwen Aldrich, Olivia Wilson, TJ Ruiz

Welcome

Committee:

Street Reps:

Black Bear:

Karen Everett (963 B)

Bobcat Court

Therese Sanfelippo (2970 C) and Brenda McGuire (2936 C)

Chipmunk:

Hawk Court:

Grey Squirrel:

Fox Lane:

Looking for homeowners willing to get involved & volunteer on committees to maintain and improve The Village property values.

Helpful Info / Vendor List

♦ Arrow Exterminators—770-971-6445 (termite bond covers homes in the Village). Call them to obtain termite letter when selling your home.

♦ **Reliable Sanitation pickup: Tuesday & Friday mornings; put out by 5:00 a.m. and put trash in bags or cans. Put Trash Containers back 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.
- ♦ ACE Hauling & Junk Removal, Chris Boyd, 404-386-1993
- ♦ All American Repair Appliances, Phil Delaney, 770-421-8622
- ♦ Antonio Laredo Plumber 404-391-6877
- ♦ 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
- ♦ 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
- ♦ Don't Panic Emergency Garage Repair, 678-607-6046
- ♦ 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
- ♦ 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
- ♦ Sprinkalawn—drainage systems, waterline replacements, 770-591-9100.
- ♦ U.S.A. Appliance & Plumbing, Shaw Scuffle, 404-934-1239.

LANDSCAPERS *

- ♦ ATL Yardman, 404-803-3412
- ♦ Ayala's Landscaping, Pablo Ayala, (404) 952-4156
- ♦ Everardo Reyes, Landscape, Pressure Washing, Retaining Walls, Mulch 678-668-5331
- ♦ Ferrufino Landscape 770-687-1808
- ♦ Jose, 404-574-7783
- ♦ Ivyscapes, Adam (owner), 678-858-0782

♦ Keon, 770-820-2776

♦ Miguel Landscape, 678-760-0476 (cell), ramirezmiguel59@yahoo.com

TREE TRIMMING / REMOVAL *

- ♦ Aspen Tree Experts, Matt O'Connor, 404-405-3910
- ♦ Blankenship Tree Services 706-263-7901
- ♦ 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 \$800 for buyers
Closing letter fee is \$200 for sellers

The Village is Self-Managed

What your \$65 / mo. HOA Dues cover:

2x per week Garbage Pickup
Street Lights
Pool and Clubhouse Maintenance
Common Areas Landscaping
Common Areas Maintenance
Termite Bond