



# VILLAGE NEWS



Volume 24, Issue 2

**Welcome Summertime !!**

May 30, 2025

## • Rental Units

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

## • Clubhouse Rental

Rental fee is **\$200** (includes cleaning): \$50 reserves the date and \$150 balance due 7 days prior to rental date. 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](http://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!!

## Monthly Architectural Committee Walks

Thanks to all who are keeping their homes & yards maintained and looking great!! Architectural Committee members go through the neighborhood monthly, and they love putting "Thank you—Your yard looks great!" notes in mailboxes vs. handing out "Please Help" with items needing attention for house exterior or yard maintenance. Your effort is appreciated in getting these items done as soon as possible.

## Pool

Pool opened May 1st and many residents have already been enjoying it. Just a few reminders so all can enjoy the pool:

- Do **NOT prop gate open** (liability) and thank you for not SLAMMING the GATE but closing gate gently
- No (water) balloons in pool area as bad for pool filters
- Adults Only in Jacuzzi pool
- Proper swimming attire required
- Turn off bathroom lights & close door when exiting bathrooms
- Limit your time at pool & number of guests so all have their chance to enjoy pool

## Friendly Reminders:

- HOA checks payable to: **The Village HOA Inc.** Bank no longer accept checks with only partial name of "Village" or "HOA".
- Vehicles can park on street only when driveway is full. Move them to driveway as soon as space available. It may be inconvenient to play "musical cars" **but will avoid \$25 fine.**
- Trash cans need to be put back in garage or behind fence end of day Tues/Fri or expect \$25 fine.
- Stop signs: **STOP and look both ways**—not just slow down.
- Slow down on all streets—no

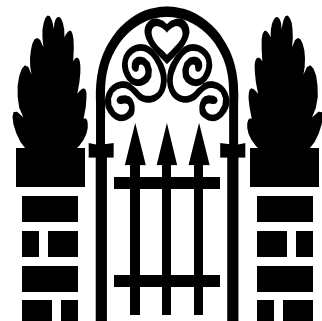
sidewalks so people need to walk in the street.

- If you hit someone's mailbox, let them know what happened—and repair it.
- Clubhouse parking lots for clubhouse or pool use. Notify Board to ask permission **PRIOR to parking** there (not allowed overnight or when clubhouse is rented).
- Mail/FedEx/UPS/Amazon packages misdelivered due to same house numbers on different streets. Please hand deliver to the correct address.
- Commercial vehicles owned by residents are only allowed in The Village if parked in your garage. If parked on street or your driveway, expect a \$25 daily fine.
- **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.
- Back yards need to be maintained including tall grass / weeds / overgrowth / dog waste, etc., which attract rodents and snakes.
- Great to see maintenance repairs / new shingles / etc. being done. Just remember: any **new construction, change of color, change of fence location**, etc., need to be submitted to Architectural Committee for approval **before** starting your project.

## Street Safety!

Streets are official Cobb County streets so no toys / skateboards / scooters are allowed—same as 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](mailto: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 & intersection of Fox Lane/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).
- **Please—no dogs on entrance area grass/berm.**

**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:

Rick Welkis, Karen Everett

### Pool:

Tess Abad, Karen Everett

### Social Events:

### Welcome

#### Committee:

### Street Reps:

Black Bear:	Need Volunteer
Bobcat Court	Karen Everett (963 B)
Chipmunk:	Therese Sanfelippo (2970 C) and Brenda McGuire (2936 C)
Hawk Court:	Need Volunteer
Grey Squirrel:	Need Volunteer
Fox Lane:	Need Volunteer

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

## **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 am & Friday (early pickup—put out by 5 am) 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 at 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
- ◆ 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
- ◆ 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
- ◆ Overhead Door Co, 404-872-3667
- ◆ Plumb Works, 404-524-1825, or call Clint, at 678-777-7527
- ◆ Rick Welkis, handyman (Village homeowner) 678-571-4460
- ◆ Sprinkalawn—drainage systems, waterline replacements, 770-591-9100.
- ◆ U.S.A. Appliance & Plumbing, Shaw Scuffle, 404-934-1239.
- ◆ Wes, Black Pearl Enterprise, 404-754-6731

### **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  
Annual Termite Bond

Reminder:  
Burn ban effective 5/1 thru 9/30