



VILLAGE NEWS



Volume 24, Issue 3

Looking Back on 2025

Dec 15, 2025

Rental Units

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

• 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 dues **\$70** (as of 1/1/2026): due 1st of each month. **If received after the 15th** (regardless of date on check), **10% late fee (\$7) 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!!

Annual Meeting

Thanks to those who came out on cold evening of Dec 4th for Annual Meeting!! Quorum of 23 was needed but attendees & proxy forms totaled 22 so it was an informal meeting with questions & discussions. 2026 Budget passed automatically. 2026 HOA dues will be \$70 per month.

Monthly Architectural Committee Walks

Thanks to all who keep their homes & yards maintained and looking great!! Architectural Committee members go through the neighborhood monthly from April thru Sept 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. If interested in volunteering for this Committee, drop note in dropbox at clubhouse.

Pool

Pool had much use this year (May 1 thru Sept 30). If interested in volunteering to check water level, empty skimmer baskets, straighten area, drop note in dropbox at clubhouse.

Friendly Reminders:

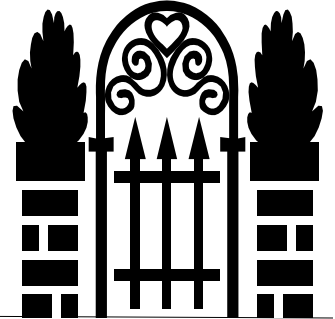
- HOA checks payable to: **The Village HOA Inc.** Bank not accepting checks with only partial name of "Village" or "HOA".
- Vehicles to be parked on street only when driveway is full. Move them to driveway as soon as space available. It may be inconvenient to play "musical cars" but helps with traffic flow and **will avoid \$25 fine.**
- Trash cans need to be put back in garage or behind fence by end of day Tues/Fri or face \$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 boxes 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, daily fine of \$25.
- **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 unless invited.
- 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 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 intersection of Fox Lane / Chipmunk Trail..
- **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 \$70 / mo. HOA Dues cover:

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

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