

# Ridenour Homeowner & Recreation Association, Inc.

1185 Larson Lane, Marietta, GA 30064-3983

11/14/2022

RE: COMMUNITY UPDATES

Neighbors,

Our HOA Board members, Jennifer Ellis, Gary Wheeler, and I hope each of you are enjoying this nice Fall weather. We thank each of you who attended our Annual HOA meeting and want to provide an update on numerous items related to our community.

- 1. Expansion of HOA Board to Five Members.** The Board has unanimously agreed to expand the Board to 5 members during the 2023 election cycle. This assumes enough interested candidates submit their information to the Nominating Committee next year to expand the Board to 5 members. The Nominating Committee will request information 90 – 120 days prior to the annual meeting, review the candidates, and publish summary profiles and information about the selected candidates to the community for review approximately 60 days prior to the annual meeting. In addition, nominations will be accepted from the floor the day of the 2023 annual meeting. The Nominating Committee will provide information about criteria for consideration which at a minimum will include 1) current on HOA dues, 2) a history of compliance with the Covenants, By-Laws, ACC Design Standards and maintaining their home in a satisfactory manner, 3) respected by their fellow neighbors, commitment to the Covenants, By-Laws, Design Standards, and a desire to improve our community and make it a great place to live.
- 2. Sidewalk Completion and Front Entrance Updates.** The county is finally getting close to completing the sidewalk construction in front of Wyckford and Sentinel West. We worked with our landscaping company on refreshing the entrance for both subdivisions and that work should be completed by the end of November. The Wyckford entrance will receive a landscaping redesign that was reviewed with a number of involved Wyckford residents who approved the redesign. The concrete balls on top of the brick monument will get replaced but that will be addressed as part of the new fence project that will be built in front of the pool area at Sentinel West so a similar design element can flow between the two neighborhoods. We are also exploring replacing the four wood neighborhood signs with new signs. Irrigation and lighting will also be addressed as part of the entrance refresh project.
- 3. Communication Updates.** The official HOA website is [www.sentinelwyckford.com](http://www.sentinelwyckford.com). It contains a wealth of information including newly consolidated versions of our Covenants and By-Laws which allow for easier download and review as compared to the many separate documents previously on the site. You can also find information about the ACC and Design Standards and other relevant information. The password protected version of our website contains Name/Address lists for Wyckford and Sentinel West, HOA Board Meeting Minutes, financial information, and other documents relevant to our community. If you need the password, please send an email to [gary.wheeler.atl@gmail.com](mailto:gary.wheeler.atl@gmail.com). Going forward, we will begin emailing HOA Board Meeting minutes to residents on a regular basis in addition to posting on the website.

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- 4. Website Updates for Vendor Recommendations and Realtors.** Two new pages will be added to our website very soon. One page will be used for neighbors to recommend vendors such as lawn care services, handymen, plumbers, painters, etc. If you have used a vendor within the past two years and received excellent customer service and good value and would like to recommend them to your neighbors, send an email to [gary.wheeler.atl@gmail.com](mailto:gary.wheeler.atl@gmail.com) and he will add them to the page. Please send company name, contact information, and category type (plumber, painter, etc.). These are not HOA Board recommendations; they are neighbor recommendations. Many people have asked for this over the past year and the Board is happy to accommodate this request.

Another new page will be added for realtors to easily find information about our community. It will include a consolidated version of the Covenants, By-Laws, ACC Design Standards, information about Rental Restrictions, a sample closing letter, and FAQ's. The volume of home selling activity has increased, and the Board wants to ensure we are making it easy for home buyers to find important information about our community and proactively set good expectations to prevent issues after a sale.

- 5. Lot Reviews, Escalation Process, and Fines.** The ACC performs lot reviews twice a year. The Fall lot reviews were recently completed for both Wyckford and Sentinel West and all homeowners should have received their lot review. We ask that you address all issues identified within 30 days or timely submit a resolution plan to the ACC for any items that may take longer. The Board has always had the ability to place fines and liens on properties but that was expanded as part of the rental restriction amendment when we became part of the Georgia Property Owner's Association (POA). Many homeowners do a great job keeping their property up to the standard required by our Covenants/By-Laws, and ACC Design Standards and we appreciate those who do. It's not fair to the other homeowners or to our community for those who do not comply. The Board is adopting the following escalation process for those homeowners who do not comply:
- a. Lot Reviews distributed – 30 days to resolve or submit plan to ACC if additional time required
  - b. ACC Follow-up Lot Reviews – 15 to 30 days after initial lot reviews to confirm homeowner has resolved all outstanding items
  - c. Unresolved Items – ACC sends letter to homeowner stating items not in compliance and provides 30-day notice for final resolution
  - d. ACC Follow-up on Unresolved Items – ACC reinspects lot. If items still unresolved, ACC makes recommendation to HOA Board on the proposed fine amount
  - e. HOA Letter – HOA Board mails certified letter to homeowner detailing each violation and the specific action required to resolve the violation. The fine amount if the violations are not resolved within 30 days of the date of the letter is also specified. Lots with repeated offenses will be subjected to higher fines than first time offenders.
  - f. Items Not Resolved– The fine will be levied along with penalties. A lien will be placed on the property and additional action taken as appropriate if the fine is not paid within 30 days.

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- g. The intention of the ACC and the HOA Board is to encourage homeowners to keep our neighborhood looking nice, encourage growth in home values, stay in compliance with the Covenants, By-Laws, and ACC standards, and make our neighborhoods a wonderful place to live. This is a delicate balancing act and requires all of us working together to achieve the goal. The intent is not to penalize homeowners for smaller or one-off offenses but instead to address the larger issues and repeat offenders as those negatively impact our community.
  - h. As a reminder, all exterior changes identified in the Covenants, By-Laws, or ACC Design Standards, need to be reviewed and approved by the ACC. The website contains the Project Approval Request Form, and you should allow up to 30 days for the ACC to review and decide to approve or deny. Fines will be levied for work started or completed prior to written approval by the ACC. This includes new homeowners as everyone who lives in our community has a responsibility to understand our community documents. Some of the biggest offenses are fences, paint colors or painting brick without approval. Based on the circumstances and the recommendation of the ACC, the homeowner may be responsible for repainting the home or fines up to the cost of repainting the home or replacing the fence as an example. **It is not acceptable to say another neighbor was allowed to take a similar action as you don't know what the circumstances were at the time.** A suggestion was made by a neighbor that the Board consider getting "ACC Approved Project" signs that can be placed in the yard of the homeowner. The Board agrees and we will get the signs made and send another communication when they become available. Be forewarned, better safe than sorry so get written ACC approval if there is any doubt.
6. **Noncompliant Company Owned Homes in Wyckford.** The Board has taken significant action against two homes in Wyckford to bring them into compliance with our ACC Guidelines. Both homes are owned by companies, and they have not been properly maintained for quite some time. It has taken 20+ email exchanges, numerous phone calls, and in one case placement of a \$10,000 lien but we have been very successful with one of the homes which now looks fantastic. The other company is cooperating with us and agreed to make all changes as outlined in the latest lot review. That work is in progress and should be completed before the end of the month. The Board is actively working with the ACC Committee and supporting them on homes that require Board involvement.

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- 7. Garbage Cans and Trash Pickup.** As listed in our Covenants, trash cans are to be placed at the street on the day of pickup (or the night before). They are to be removed from street view the same day as pickup. This keeps our neighborhood looking nice and is a requirement. In addition, over 85% of homeowners now use West Cobb Sanitation as their vendor of choice. West Cobb has consistently demonstrated a higher quality of service than American and West Cobb now costs less than American. In fact, you can get garbage pickup and optional recycling from West Cobb for about the price of just garbage pickup from American. We encourage you to compare and consider switching to West Cobb Sanitation as it will reduce the number of trucks going through our neighborhoods and make them look nicer if everyone switches to one vendor.

If you have any questions or would like to discuss these or other topics, contact any Board member. We also typically hold the monthly HOA Board meetings at the clubhouse on the 2<sup>nd</sup> Monday of each month at 6:00 pm. You are welcome to come to those meetings and discuss relevant topics, concerns, or recommendations. We encourage community involvement and by working together we can make our community a great place to live.

Regards,

John Pape  
HOA President