



Homeowners' Association

Chestnut Hill Newsletter

Fall 2019

Homeside Properties

A Letter from the President:

Dear Neighbors,

I have been the President of the Chestnut Hill Homeowners' Association (CHHA) for the last year. I want to see the neighborhood, thrive, unite, and be an example of how a vibrant neighborhood should be. I hope to stay true to the history and character that has made Chestnut Hill a wonderful place to raise a family.

There are serious obligations and responsibilities the association has and needs to be understood, and I want to discuss those in this letter. Before I do, I first want to thank and commend the current board members for their service. Being a member of the board is a voluntary position and it often comes with criticism, thankless hours, undue stress and very little gratitude. Being able to serve the community you live in can be a satisfying endeavor, and the current board has approached their service with passion and a sense of doing what they felt was right.

No matter when you purchased your home you became obligated to join the CHHA and pay yearly fees for the upkeep of common areas and structures. Every homeowners' association has a board of directors that helps ensure that our community looks its best and functions smoothly. Keep in mind that we have 618 homes in our association with the potential of well over 618 members to step up to the plate. In the future, you are encouraged to attend the Board meetings every month to stay informed. These meetings will be posted on our website and at both entrances. The scheduled stands right now the second Sunday of every month. It is this board's intention to not only be the most transparent organization but also set the best practices on how to conduct the member's business. I encourage all members or potential future members of the association to contact myself or any member of the board with questions or suggestions.

We have been busy on the Board improving and enhancing our community. The biggest enhancement begins December 1, 2019 when Homeside Properties will begin managing our community. After 25 years of self-managing Chestnut Hill, the Board thought the time was right to move to a full-service property manager. After careful review, Homeside Properties was selected to manage Chestnut Hill, and the Board is excited about the changes coming. Homeside Properties will initiate services December 1, 2019, and will be issuing the 2020 dues invoices. In addition, they will provide an enhanced website for the Association with many enhancements over our current one. Please look for more information on Homeside in this newsletter, and in the weeks to come.

Other significant enhancements and improvements the Board completed this year, all in our continued efforts to respond to residents' concerns and enhance property values:

- Completed numerous landscaping enhancements, with more to come
- Renovated the community playground with enhanced equipment and safety features
- Renovated the pool fencing and built a new storage shed
- Replaced old concrete and made area safer around the Clubhouse
- Renovated the clubhouse kitchen, bathroom and Audio-Visual system
- Replacing rotten wood, deck boards and stairs at the Gazebo

Please take special note that social media of any sort is not the official channel of communication of the Board to the members of the association. Comments made on social media are not rigorously vetted, and too often are not based on the facts. Such comments should be treated with skepticism. Indeed, comments on social media are quite frequently based on mere gossip. At worst, they are intended to silence thoughtful discussion through unfair mischaracterizations, personal denigration, and even subtle threats. Constructive criticism is welcome, but such comments will be well-informed and sensitive—not divisive or demeaning. Let us, too, remember that we are all just fallible humans, and let's assume good will until bad will is demonstrated or proven.

After discussion on this matter, we no longer plan to post CHHA documents or events from the Board on social media. This disclaimer informs the readers on social media that the views, thoughts, and opinions expressed in the text belongs solely to the author and not necessarily reflect the views, thoughts, and opinions of the Board of Directors. Therefore, the board will begin to utilize the new CHHA website as the "one stop shop" for all the information concerning the neighborhood.

Thank you for the opportunity once again to serve the association. I look forward to seeing you at the annual meeting on November 3rd, 2019.

Sincerely,
George Staphylaris

2020 CHHA Operating Budget				
"A" Member Fees = \$560	Operating Funds			
"B" Member Fees = \$395 / Recreation Use Fee = \$400	Combined	General	Recreation	Replacement
REVENUES				
General Fund Fees - "A" & "B" Members	\$ 244,110	\$ 244,110	\$ -	\$ -
Recreation Fund Fees - "A" Members Only	95,370	95,370	-	-
Transfer to Recreation Fund	-	(95,370)	95,370	-
Investment Income	1,500	-	-	1,500
Total Revenues	340,980	244,110	95,370	1,500
EXPENDITURES				
General Operations:	181,000	164,500	16,500	-
Accounting & Legal	8,000	8,000	-	-
Administration	66,500	58,500	8,000	-
Clubhouse	12,500	12,500	-	-
Insurance	11,000	11,000	-	-
Landscaping	53,000	53,000	-	-
Taxes & Licenses	500	500	-	-
Utilities	29,500	21,000	8,500	-
Recreational Facilities Operations:	79,000	-	79,000	-
Pool Operations	65,000	-	65,000	-
Tennis Operations	14,000	-	14,000	-
Total Expenditures	260,000	164,500	95,500	-
Excess/(Shortage) of Revenues Over Expenditures (line 1 - line 2)	80,980	79,610	(130)	1,500
Contribution to Reserves	80,000	80,000	-	-
Additional Funds Available for Transfer To / (From) Reserves - Or for Unplanned Costs (line 3 - line 4)	\$ 980	\$ (390)	\$ (130)	\$ 1,500
Homeowners / "A" Members	618	618	578	n/a

2019 CHHA Annual Meeting Notice

The 2019 Annual Meeting of the Chestnut Hill Homeowners' Association (CHHA) is scheduled for Sunday, November 3, 2019, at 7:00pm at the clubhouse. The main purpose of the Annual Meeting is to elect directors for the CHHA Board of Directors (Board). There are nine directors on the CHHA Board, with one-third of those directors elected each year. Each director is elected for a three-year term. In addition to the election of directors, any other business matters brought forward by any member of CHHA in attendance will be considered.

Please mark your calendars and plan to attend. If you are unable to attend in person, we have included an official proxy along with this notice. Please complete the proxy and mail it to the address shown on the form, or present it to the person you are naming as your proxy. We need your attendance, or proxy, to establish a quorum of ten percent (10%), so please set aside the time to assist us.

CHHA*P.O. Box 2338, Acworth, Georgia 30102**OFFICIAL PROXY**2019 Annual Meeting*

I, as a member of the Chestnut Hill Homeowners' Association, Inc., (CHHA), hereby appoint _____ or, in the event no person is named herein, the Secretary of the Association as my true and lawful proxy, with full power of substitution in the event that he/she is unable or declines to serve as my proxy, to exercise the entire vote of the undersigned on all matters on which the undersigned is entitled to vote at the meeting of the members of the Chestnut Hill Homeowners' Association, Inc., to be held at the Association's Clubhouse located at 5184 Lupine Lane, Acworth, Georgia 30102, on Sunday, November 3, 2019, at 7:00pm. (Or any adjournments thereof)

Such proxy is authorized to vote in his/her discretion on any matter properly brought before the meeting for which the undersigned has given no directions as to the manner of casting the undersigned's vote.

Signed this ____ day of _____, 2019

Signature of Owner(s): _____

Printed Name: _____

Property Address: _____
(Note - 1 proxy per household)

CHHA Board of Directors - Candidates

The following nine individuals have submitted their application to run for the CHHA Board of Directors at the annual meeting November 3, 2019. There is a link to the candidate biographies on the CHHA Website. www.chestnuthillonline.org

There are four open positions on the Board:

- Three 3-year positions (2019 – 2022)
- One 2-year position (2019 – 2021)

Name: Chelsei French

Address: 5109 Verbena Drive NW
Year moved to Chestnut Hill: 2013

Name: Derek Kirchner

Address: 585 Delphinium Blvd
Year moved to Chestnut Hill: 2015

Name: Richard Lewis

Address: 5165 Lupine Lane
Year Moved to Chestnut Hill: 2015

Name: Ron Morris

Address: 633 Mistflower Dr
Year moved to Chestnut Hill: 2001

Name: Joe Murphy

Address: 5072 Verbena Drive
Year Moved to Chestnut Hill: 2003

Name: Mari Rollins

Address: 497 Gaillardia Way Acworth GA 30102
Year moved to Chestnut Hill: 2001

Name: Gary M Rygg

Address: 5288 Wild Indigo Way
Year moved to Chestnut Hill: 2014

Name: Vinod Shah

Address: 705 Larkspur Blvd
Year moved to Chestnut Hill: 1987

Name: George Staphylaris

Address: 5103 Verbena Dr.
Year moved to Chestnut Hill: 1999

From the Treasurer

It has been my honor and pleasure to serve as your treasurer for the past two years. We have made great strides during this time. There are many changes coming in 2020 and I do believe they will all be positive to our community. As a homeowner in Chestnut Hill for almost 20 years and a Cobb County Realtor for 33 years it has been my goal to improve the values of our subdivision.

Hopefully you have had an opportunity to see and enjoy some of the many changes that have occurred over the past year. The rentals for the clubhouse have been at a record high and it gives me great joy to coordinate your events. Please make an effort to attend some of the events if you haven't had a chance because you will enjoy what this great subdivision has to offer you!

Looking forward to the Fall!

Sherri Godwin



Neighborhood Fun

The Community Chili Cook-Off and Fall Festival will take place on October 26th from 5-7 at the clubhouse with space setup on the decks to watch college football games. We need both judges and cooks to sign up for this event. Anyone interested needs to email richard.lewis@plzaeroscience.com. More info will be sent to the participants prior to the event.

Inflatables and games like potato sack races, corn-hole, pumpkin racing, and more will be setup in the parking area and lawn for the kids. Candy will be provided with the games (no trunk or treat at this event). We will also have a pumpkin painting station and a face painting station setup for the kids. Concessions will be setup where people can purchase a hot dog, chips, and a soda for \$2.00. Water will be provided at no charge. This is a BYOB event and people are welcome to bring their beverage of choice.

Update on the Clubhouse

We have been in the process of renovating the kitchen and bathroom this Fall. We hope everyone will get an opportunity to enjoy the updates and improvements. These changes were made to make the facility more functional as well as aesthetically appealing.

The front steps, concrete and railing have all had some work done for the safety and enjoyment of every homeowner. The decking that was repaired earlier should soon be dry enough to be painted.

We also have a new Audio-Visual system being installed that will be easier to use. It will be controlled from a single key pad! This will make it easier to utilize the system for the following uses: looping videos, watching sports events and showing movies. The TV will be a 75-inch Smart TV with improved built-in speakers.

Please come take a look if you have not had the opportunity!

The clubhouse rental fee will be \$200 beginning January 1, 2020 with a \$250 security deposit.

We do believe these updates and improvements add value to our wonderful subdivision!

Happy Fall,

Sherri Godwin & Richard Lewis

Halloween Safety

Halloween has always been a fun night in Chestnut Hill. In order to ensure the safety of our neighborhood on Halloween evening, Thursday, October 31st, we will have 2 Cobb County police officers patrolling from 6-11pm.



Fall Beauty: The Neighborhood Landscaping Report

Here's a brief update on some of the projects completed over the long hot summer in Chestnut Hill:

- More seasonal color, pine straw and mulch at main Larkspur entrance
- Replaced brick pillar south end Delphinium entrance
- Removal of old bushes and installation of 40 boxwoods (20 each side), 20 loropetalum (10 each side), 20 azaleas (10 each side), 20 azaleas (10 each side) all at Delphinium entrance.
- Installed irrigation system, middle island Delphinium entrance, along with additional foliage including encore azaleas.
- Additional drainage issues fixed on back side court four. Sod installed. Gas line was reburied at deeper depth to avoid getting repeatedly hit!
- Additional erosion control completed south side of spillway from lower lake at Mistflower.
- New sod, groundcover and additional plants installed alongside walkway bordering playground.
- Clubhouse island project completed: sod, trees, gardenias installed.
- North side clubhouse common area project included clearing out of weeded, overgrown area, spreading ground cover, new sod and azaleas.



With record temperatures in the nineties continuing into early October, we are all looking forward to some cooler weather. It has been a constant challenge for our landscapers maintaining color and improved looks throughout our main common areas. Hopefully most of you have noticed some of these improvements; I appreciate those that have taken the time to provide input, which has been largely positive and complimentary of these changes. I also appreciate the valued input from residents regarding the Delphinium entrance. This input alone has resulted in additional unscheduled projects and an overall improved look.

Joe Murphy

CHHA Fall 2019 ACC

Fall days are approaching and that brings cooler temperatures, well eventually here in the South, and of course football is back! The only thing I don't like about Fall is the raking of leaves and the falling acorns on my driveway!

The Architectural Control Committee (ACC) is one of those Board committees that exists for a reason, but you hope to never hear from them. We have been having great response from our neighbors as they submit their modification requests, and also the continual work on their yards and homes. One item that we have been working on with some homeowners is the overgrown condition of their trees and shrubs. Chestnut Hill is over 35 years old, and some of the original trees and shrubs that may have been planted are overgrown and need major pruning or replacement.

With the cooler temperatures, it is a great time of year for sprucing up the outside of your home. As the leaves fall from the shrubs and trees, it gives greater access to your home which makes working on the outside of your home easier. We frequently receive Modification Requests for paint jobs, new roofs, or other modifications in the fall and we work to get them processed quickly. Please remember, that even if you are repainting your home with what you believe is the **same color**, a Modification Request is required to be submitted for approval. There is a possibility, especially if you are a new homeowner, that the color of the home you purchased was not an approved color in the past and it may not be approved now.

As mentioned in prior articles, the favorite job of the ACC inspection team is to award the **Yard of The Month**. The residents that won this past year are follows:

- ◇ January: Strevens, 5299 Purslane Way
- ◇ February: Mendes, 4942 Day Lily Way
- ◇ March: Upshaw, 614 Delphinium Blvd
- ◇ April: Shearin, 447 Gaillardia way
- ◇ May: Hay, 561 Delphinium Blvd
- ◇ June: Jones, 681 Wolfs Bane Drive
- ◇ July: Bissinger, 5174 Lupine Lane
- ◇ August: Poisson, 572 Delphinium Blvd
- ◇ September: Swift, 5118 Verbena Drive

Finally, I wanted to thank all of the residents of Chestnut Hill for making this a great place to raise a family. Irma and I raised our two wonderful children here, and it is a wonderful neighborhood. Irma has decided to retire from the ACC Inspection Team and also to give up the accounting for the Association. Irma will assist Homeside Properties in the transition of the accounting and ACC inspections.

If anyone has questions, concerns, or other items we may need to address, please drop the ACC a note at acc@chestnuthillonline.org

Bill O'Connell

And once again from our friends at UGA Extension, please find a good article on fall planting:



UNIVERSITY OF GEORGIA
EXTENSION

Planning Your Georgia Fall Vegetable Garden

Becky Griffin

UGA Extension

Although the thermometer is rising above ninety on a daily basis and our Georgia humidity is, well, the typical Georgia humidity, it is time to do some serious thinking about your fall garden.

Did you make notes on your summer garden? Making notes about which varieties performed well for you, what pests plagued you, and your overall satisfaction from your warm-season garden will be useful as you plan for 2020. Also, make note of plant arrangement so you can practice crop rotation next year.

Think Green. Fall is the time for lettuce, spinach, collards, mustard greens and kale. Your seed catalogs will show you that there are so many varieties of lettuce that you couldn't possibly grow them all. Do try a few new ones. They could make a real difference in the taste of your salads. I really enjoy the lettuce variety Drunken Woman!



Bush beans can be a part of your early fall garden. A planting of bush beans towards the end of summer may produce a nice crop for you if we don't get an early frost. Take note of the days until harvest count and look for something in the lower numbers. Look for varieties that are resistant to rusts and keep a close eye on them for pests like Mexican bean beetles.



Don't forget root crops. Short day onions and garlic are a MUST for any cool-season garden. Plant these root crops as sets and let them go until the spring. It is easy to grow all the garlic you will need for the year by careful planning. Make sure to mulch the crop.

Finally, if you don't plan to grow a cool-season crop consider growing a cover crop. Cover crops can hold down weeds while enriching your soil. At the very least please be courteous to your fellow community gardeners and clean out your plot, removing plant debris that could harbor pests and weeds that could produce seeds that you will deal with later.

Cooler weather is on the way! Contact your local UGA Cobb Extension Office at 770-528-4070 or visit www.cobbextension.com for more advice on your fall garden.

I will close by saying thanks to everyone here in Chestnut Hill for all your efforts to keep our neighborhood looking good. It's a collective effort and we live in a mature neighborhood...I believe these efforts have paid off and our neighborhood continues to shine.

Real Estate Report - Joe Knows Real Estate

As of this writing there are five houses for sale in Chestnut Hill. The peak of selling activity last spring and over the summer has subsided a bit, however listings that are priced right and are well-maintained are not lasting long. Prices for the five homes currently on the market range from \$317,500 to \$369,750. Activity throughout 2019 has been good. Recent trends of strong seller markets continue, due primarily to tight inventories and low interest rates.

Year to date, 25 Chestnut Hill homes have sold, with sale prices ranging from \$304,000 - \$450,000. The average price of these homes is \$347,085 (median price \$335,000). The average # of days on market: 39, which is an increase of ten days from this time last year, however this number is skewed a bit due primarily to a couple of houses that have been on the market for 125+ days each. The median days on market, a number that is cited often and tends to reflect a truer picture, is 13 – same as one year ago. Overall, these numbers may indicate a reflection of what we're seeing in most areas at this price range: a more discerning buyer pool...however lower inventories tend to be a significant plus for sellers, providing their homes are priced right, well-maintained and show well.

Over the past 90 days, 11 Chestnut Hill homes have sold; the median price: \$340,900. The old adage "location, location, location" has never been truer; proximity to the interstate is a big reason why our neighborhood continues to attract homebuyers, along with the amenities, upkeep of homes and overall great feel.

For most of us, our home is our greatest asset. If you're planning to sell your home within the next year, select a seasoned professional realtor who knows the market, knows what looks right and how to properly prepare a home for listing. There are some well-qualified realtors who are longstanding residents of Chestnut Hill. Keep it local! Contact one of us for a consultation. Develop a solid plan to optimize your home's value.

Thanks for your consideration!



Good Neighbor Reminders

We live in a great community with great neighbors. Let's show each other the kindness and respect we all deserve by doing the following:

- Please do not put out your garbage can until the evening prior to pick-up. Cobb County regulations require this, and our neighbors do not want to see or smell a garbage can on the beautiful fall afternoons we have here.
- Please keep your dogs on a leash. While your dogs may be friendly, we have other dogs and people in our community who feel uncomfortable or threatened when being approached by unleashed dogs.
- Please clean up after your dogs. We want to keep our neighborhood tidy for all residents.
- Please observe the speed limit of 25 mph, and if you have children who drive, talk to them about the importance of driving carefully on our streets. There are many adults, children, and animals who like to get out and enjoy the gorgeous weather we have, especially in the fall. Safety must be our top priority.
- Please avoid insulting or shaming neighbors (or anyone else, really) on social media. Often exercising patience and grace is a better choice than exercising free speech.

It takes all of us to make a great neighborhood. By practicing tolerance and courtesy, we have the power to create a wonderful, welcoming place we can all come home to.