

Hampshires Community HOA

CONTRACTORS:

- Landscaping - Santos Landscaping (770) 366-3160 / santoslandscaping7@gmail.com
- Pool Company - Advantage Pool, Bill - (404) 245-9396 / info@advantagepoolmanagement.com
- Pinestraw & Mulch - SMKJ Pinestraw, Rafael (770) 549-9031
- Grass/Weed Treatment - Barefoot Organics (770) 203-2755 / info@barefootorganicsllc.com
- Plumber - Elite Plumbing, Scott Donley (404) 421-7220 / elitepsga@gmail.com
- Garbage @ Pool - Republic Services (770) 271-3575
- Irrigation Company - Rezort Outdoors, Dan Reeves (770) 883-4305
- Handyman - Mark Lenfest (518) 577-4169 / lenfestmarc@icloud.com
- Pressure Washing - Miguel (770) 616-3092 or APS Cleaning (404) 538-3007
- Cleaning Company - Copeland Boyd (770) 558-6926 / copeland@corporateofficecleaning.net
- Tennis Courts - Signature Tennis, Mike Imbornone (404) 642-5002 / mike@signaturetennis.com
- Retention Ponds - Georgia Stormwater, Craig Belsole (678) 997-7497
craig@georgiastormwaterservices.com
- Fence Company - Fenceworks of GA, Bubba Smith (678) 717-7278
- Lawyer - Dorough & Dorough, Erin O'Connell (404) 693-9322 / emo@dorough.com (charge per hour)
- Insurance - Brown & Brown, LiAnna Fuller (678) 325-6773 / lianna.fuller@bbrown.com

HMS:

- Natalie Dunaway - oversees everything for our community (I CC Natalie on everything typically)
- Stacy Brannam - admin for the community (prints, sends violations, inputs PD water info, etc)
- Lisa Smith - Accounts Payable/Invoices Information
- Cassidy Smith - send the financials reports monthly
- **Private Drive Water Billing**
 - Stacy Brannam sends an updated quarterly meter readings (Jan, April, July, Oct) with charges broken out per home - background on this - we've had the city come out, I've walked the meter readings, we've had Milton come out and inspect what is currently going on. We've asked the homeowners if they'd be interested in paying for copper piping to each home on their own expense and 9/10 are not interested in the cost of this. This is a VERY complicated situation and may be easier to speak in person on this but what we are currently doing seems to be the only fair way to bill each homeowner.
- **Monthly Financials**
 - You'll receive this from Cassidy monthly - gives info on general operating account and reserve account. Shows all bills paid that month and I usually cross check each one. Check for our Fulton water bills (there are 3 of them) to make sure there isn't any leaks we notice).
- **Expense Reimbursement**
 - We've used this many times for paying contractors or just social event expenses/senior banner, etc. You can now submit expenses online via hms-inc.net easily
- **Budgeting**
 - HMS will ask for a preliminary budget to be created usually in September for the following year since they still follow the fiscal year of Jan-Dec. We changed our dues dates to March 1st and Sept 1st, so this makes looking at our financials slightly different for January & February.
- **Inspections**
 - HMS facilitates this usually January & May with the help of a Board member riding through the neighborhood. They are contracted for up to 4 inspections a year if needed.
 - They send out the initial "friendly reminder" letters first with the approval of the Board and then the Board checks these homes to ensure they rectify the situation within the 30 days. Usually 95% of homeowners will complete whatever needs to be done immediately, but you may have to follow with the process of escalated letters to some.

ACC COMMITTEE

- Kenneth Jones (678) 361-1025 / kjones@dynamigroup.com
- Michelle Eastman (678) 997-1616 / michelle.eastman@me.com
- Matt Wilson matt.wilson33@yahoo.com

LANDSCAPING

- Mulch 1x a year in May
- Pinestraw 2x a year - December after leaves fall & May (Rafael knows what we need & never cheats us on quantity)
- Flowers from Lady Slippers Nursery off Hickory Flat Highway (unless you change this to Santos)
- Planting of flower beds happens late April/early May & then again in October

SPRING

- Connect Pool Phone Mid April - Mid September (this must be complete before the County inspects pool)
 - Currently setup with AT&T Uverse Home Phone & Internet
 - Password: Hampshires1!
 - First 2 months free internet - only charged \$24.99 for phone/after 2 months charged additional \$85 for internet 1G (this can be lowered down to 350mbps to get \$10 off per month approximately)
- Playground could use new rubber mulch - I got this from Costco or Ace Hardware 5 years ago

SUMMER

- Resetting pool furniture as needed - I looked into previously but never purchased signs from Amazon that said something like "Please close all pool umbrellas before leaving" Gina helped with this too, but occasionally the pool furniture would get moved all over the place and no one was putting anything back in order.
- Summer Kickoff/Pool opener event - we have only done this once or twice but the social commits is welcome to do it as long as it stays within their budget. We designated the same budget for this year of \$1,200 but this can be changed as you see fit given we have a decent amount dedicated to transfer over to reserves at the end of the year.
- Checking the pool occasionally - being cleaned more than once a week - especially with the new plaster (I've had to text Bill about this occasionally)
- Sprinklers @ Pool Common Area - we have not turned sprinklers on at the poorhouse in 2-3 years... most of those shrubs are established enough that it was causing a big runoff down by the pool parking lot. We haven't noticed anything struggling as a result of this.
- Sprinklers @ Front Entrance - this needs to be turned on once new flowers go in... we have a schedule timed but sometimes the power goes out and this needs to be readjusted. They should go on at 5:30AM 3 days a week and then in the hot part of the summer (late June/July/August) we were also running then at 12:00PM on 2 days I believe.

FALL

- Pool phone shut off mid September - pool closes Sept 15th
- Checking pool area that "Pool Closed" sign has been added by pool company
- Checking pool area that everything is cleaned and put away - pool company stacks chairs
- Pool pump should be turned OFF for winter - this is an approximate \$300 a month in cost savings now that we have the pool cover.
- New flowers installed beginning of October
- Sprinkler system stays on
- Halloween event - pizza from Papaohns - social committee can help with this & submit receipts

WINTER

- Irrigation can be turned off at front entrance in November as winter flowers don't really require much water unless we have a really hot fall
- We used the deer repellent spray on the front flowers every 3-4 weeks approximately instead of the mesh netting this year - I just kept this in my trunk and sprayed as I was leaving the neighborhood.

- Pool house used to be winterized but since tennis uses it, we keep water on in the bathrooms now. Need to pay attention to freezing temps - usually only in January but we've had a pipe burst almost every year the last few years - May want to consider a ceiling temperature controlled heater like we have in the pump room to keep the Womens room warmer or look into heating that entire area (not sure if this is worth the expense before we try a heater)
- Christmas decorations go up usually mid November - we've posted this on facebook to ask for help for setup & breakdown (first week of Jan).
- We usually do Santa Visits just before Christmas & I was getting the Milton Fire Department involved the last two years - they've really enjoyed it and are so kind!

CAPITAL EXPENSES

- Pool - last completed summer 2023 - replastering, new tile, & new pool cover (every 7-12 years) - approximate cost \$18,000-\$20,000 for replastering
- Tennis Courts - last completed fall 2023 (every 3-5 years) - approximate cost \$12,000-\$15,000
- Retention Ponds - last completed Jan/Feb 2022 (every 2-3 years smaller clean out) - approximate cost \$2,500-\$5,000
- Pool House - paint refinishing, windows, roofing etc. - we just had the roof cleaned - this can be on an as needed schedule - approximate cost of soft roof cleaning \$300-\$500 with the smaller companies

SOCIAL

- Easter Egg Hunt
- Summer/Pool Opener
- Halloween Gathering
- Santa Visits - Santa Bruce (678) 520-1222 / bruce@warmbrod.com
- Brett Barrett said she'd be happy to handle social events - (678) 756-4300

MISC

- Security - I spoke with Flock Safety which was the company I mentioned at the annual meeting - they use large black solar powered posts to power their camera. There may be a cheaper way now that we have power at the front entrance on either side of the street. Pool house security would be the other location that would be nice. (Covenants, under Assessments 4.2 & Miscellaneous 11.17 mention this)
- Pool House Info -
 - Pump Room has electrical & timers for cabana lights, pool equipment, & the AT&T phone & wifi boxes
 - Storage rooms hosts all Christmas decorations & extra Christmas balls for refreshing garlands
 - Middle small storage closet in between bathrooms has paint cans, (3) yard signs for reminds for Annual Meeting, Spring yard cleanup, and fall yard cleanup reminders. I usually put these out a month in advance to give homeowners time to schedule any landscaping that needs to be done.
- Penny Dawson hosts most of the tennis groups at our courts. We currently charge \$25 per person, per season. She has all four seasons usually with groups on our courts 1x a week. Penny sends a check to HMS for their "dues". I've only ever communicated with her through Facebook.
- Whenever I setup anything at the pool - phone, internet, garbage - I always say its residential services, otherwise they charge 3x in price - the pool address is 1708 Horsham Trail
- Amendment of Covenants document - I've attached this. Feel free to move forward on this how you see fit. As a reminder, this would require 2/3 vote of the community.
- We currently have one homeowner leasing their property - 1765 Horsham Trail - we just sent them a letter asking for all appropriate information that was supposed to be furnished to HMS prior to leasing their home 6+ years ago - they never sent anything for approval, or application. This rental would be grandfathered in for now.
- I recently sent the City of Milton and Fulton County an email regarding the emergency 911 tower they have behind our neighborhood on Freemanville Rd & made note that this is becoming a dumping ground. I can forward this email.
- If you ever have a leak in the pool or water irrigation, there is a form online you can file to Fulton County asking for an exception & they will typically credit you a good portion of it.

CITY/COUNTY CONTRACTS:

- **City of Milton**
 - Ken Kagey - Retention Pond Inspector
 - Chris Williams - City of Milton Code Enforcement (678) 242-2551 / chris.williams@miltonga.gov
- **Fulton County**
 - Nick Ammons, Deputy Director Water System Maintenance (404) 612-2925 / nick.ammons@fultoncountyGA.gov
 - Alberto Bechara, Engineering Administrator (404) 612-5610 / alberto.bechara@fultoncountyGA.gov - this is who we had come out and do an extensive look at all the private drive water situation.
 - Rufus Ogbemudia, Water & Sewer Billing (404) 612-1106 / adjustment.request@fultoncountyga.gov - this is who helps with credits in the adjustments department.