



Glenridge Oaks

General Association Guidelines

Trash Disposal

All trash receptacles and recycle bins are picked up on Thursdays, at separate times. If there is a holiday, the pick-ups are one day later, i.e. on Fridays. The bins should be placed for easy access in front of each home or near the garage doors or mailboxes on Wednesday evening and should be removed by the end of the day on Thursday. If you are out of town, please ask a neighbor to retrieve the bins for you.

Visitor Parking

Each unit has two designated parking spaces. Visitor spaces are marked on the curbs. If a homeowner is hosting an event or expects visitors, i.e. that there will be more cars than there are spaces, please have your visitors use the St. Anne's side lot and ask them to walk over.

Pets

Pets are welcome at Glenridge Oaks. However, not more than two pets per household are allowed according to the Association's Bylaws. Dogs should be kept on a leash and picked up after.

Exterior

The exterior of each unit and the common grounds are common to the property and modifications are not permitted per Bylaws. Repairs to the exterior are covered by the Association and this includes roofing, siding, flashing, gutters, downspouts but not doors or windows. Cosmetic improvements, as in the case with landscape proposals, should have written approval of the Board and are the responsibility of the homeowner.

Landscape

The Association has signed a contract with Unique Environmental Landscaping beginning October 1, 2020 for complete landscaping services in addition to mowing and blowing. A specific service day has not yet been determined and will be communicated to the homeowners in due time.

Trees are also inspected and taken care of on a regular basis with pruning or trimming. Mark Lawson at 977 (678-778-3532) is in charge of landscaping and may be contacted for any questions.

Lighting

The Association maintains the street, house and mailbox lighting and replaces bulbs as necessary.

Board Resolutions

(voted on and adopted by the Board of Directors at different times to change or add to the Covenants and/or Bylaws)

Parking Restrictions

According to Article VII Section 4. 'the Association through its Board of Directors may make and enforce reasonable rules and regulations governing the use of the Lots and of the Common Area which rules and regulations shall be consistent with the rights and duties establishes by the Declaration. Enforcement may include the imposition of reasonable monetary fines which, if not paid when due, shall constitute a lien as provided for in Article VIII'. See also Article XI Section 1.

In March of 2009, the Board adopted the following resolution:

- Homeowners are asked to park in their assigned spaces.
- Visitors cannot park in the designated Visitor spaces for more than 24 hours at a time.
- The Board can impose a fine of \$50 for each violation which is to be paid by the homeowner who is responsible for the visitor space violation.

Voting Rights for Officers

Per the Bylaws Article III Section I, the affairs of the Association shall be governed, i.e. voted on, by... the President, Treasurer and VP. They also mention Officers to perform duties prescribed by the Board. However, on April 2012, the Board voted unanimously to give Officers voting privileges as well. Board resolutions thus require 5 votes: President, Treasurer, Landscape Officer, Secretary, VP Hospitality.

Monthly Maintenance Fee Delinquencies

On May 11, 2013, the Board voted unanimously to impose a fine if a homeowner owes more than three months of their assessment fees. An interest charge plus an additional \$50 fine will be charged each month the account is in arrears three months or more.

'FOR SALE' Signs

The Board voted on March 24, 2014 to allow the display of real estate "FOR SALE" signs advertising a home for sale. In addition to real estate agents' own signs, a generic 'Home for Sale' sign is available and is kept by the current Board president and may be displayed at the entrance.

Exterior / Roof / Interior Damage Repairs

Three estimates are required for necessary repairs and are to be submitted to the Board for approval.

However, in order to avoid further damage to roofs or the interior, once a roof leak has been detected, the Board decided in 2015 that it will not be necessary to get three repair estimates. The affected homeowners may call the recommended roofing company (see Services Directory) directly for an estimate which should then be submitted to the Board for their approval. Unless specified otherwise in association covenants, interior repairs from roof leaks are the homeowner's responsibility. This was confirmed by the GOHA insurance company to be common practice.

Mullion Requirements

On September 14, 2015, due to overwhelming homeowners' response, the Board voted that mullion compliance will only be required on front and sides of homes that are visible from the street or inside our community.

Meeting Minutes

Also on September 14, 2015, the Board voted that all Board meeting minutes should be communicated to all homeowners for information and updates. Previously, minutes were not made public.

Closing Fee to be paid to the Association

The Board voted in 2016 that when a home is sold there will be a closing fee charge equivalent to two months of the current maintenance fee to be credited to the Association.

Water Billing

Water and sewer bills are sent to the Association's management company and are paid by the property management company. The homeowners pay their bills to the meter reading company. The meter reading company remits those amounts received from the homeowners in a reimbursement check to the management company each month. Since the cycles do not match, the treasurer of the Association checks/matches billing versus reimbursement amounts quarterly via the financial statements sent out by the property management company.

The water billing cycle is 30 days but the meters are NOT read every month. Bills are averaged. Actual reading is every third month. Charges are per cubic feet. The base charge is \$6.56 whether or not water is used. The sewer charges are based on water usage.

Property Management Consultants is the water meter reading company. Their meters are read on the 17th so the City's billing and meter's reading do not match. They charge \$5.50 per month per meter. They send out a delinquency report to the Board and the Board decided that water would be cut off after 60 days if payment is not received at that time plus a cut-off/turn-on charge of \$100 and a fine of \$50.

Directories

A Homeowners' Directory and a Services/Vendors Directory is updated by the VP Hospitality and sent out to all new homeowners plus updated copies are distributed at the Homeowners' Meetings every year.

The current Board information is as follows:

Ruth Marston, President

Sabine Sugarman, Treasurer

Judy Shorter, Secretary

Mark Lawson, Landscape VP

John O'Connor, Hospitality VP