



Glenleigh HOA Newsletter

Fall, 2016



Glenleigh HOA Board of Directors

President: Steve Gigantiello
president@glenleigh.com

Vice-President: Lawrence Williams
vp@glenleigh.com

Treasurer: Laurie Bush
treasurer@glenleigh.com

Secretary: Merna Bailey
secretary@glenleigh.com

Posts & Committees

Modification Review Committee:
Michael Barnes, Megan Munster,
C.B. Statham
mrc@glenleigh.com

Pool Operations:
Bob Bush, Jason Lounsberry
pool@glenleigh.com

Grounds Committee:
Lawrence Williams
grounds@glenleigh.com

Tennis Committee :
Reese Barillari
tennis@glenleigh.com

Neighborhood Watch:
Derek Nowatzki
watch@glenleigh.com

Social Committee:
Joy Edwards, Melissa Lamm,
Adele Williams
social@glenleigh.com

Newsletter:
news@glenleigh.com

Pool Closing!

Sunday, October 2nd

Summer is officially over ... be sure to enjoy the last swim of the 2016 season before we close the pool 'til next year!

Glenleigh Fall Festival

Saturday, October 22nd

3:00pm—6:00pm



Photo Credit: Debby Meyer

Have an idea for an event or want to get involved with the Glenleigh Social Committee? Send an email to social@glenleigh.com

Glenleigh Website

Visit www.glenleigh.com where you'll find:

- ⇒ Downloads of the Covenants and By-Laws (PDF format)
- ⇒ HOA Board and Committee Listings
- ⇒ Minutes from past HOA meetings
- ⇒ Pool & Tennis Rules
- ⇒ Newsletter Archive
- ⇒ Useful links for local resources and community activities



Glenleigh Community Oversight: Home Maintenance & Avoiding Violations

When purchasing our homes in Glenleigh, we all signed a contract agreeing to adhere to the guidelines set forth in our Covenants by John Wieland Homes. ***The fundamental goal of the Covenants in our community is to provide a means by which homeowners preserve property values and keep our neighborhood attractive for ourselves, our neighbors and prospective home buyers.***

When we allow our lawns to become weedy or overgrown, gutters to remain clogged, or neglect to address unsightly mildew stains, faded paint and cobwebs on exterior surfaces, it not only makes your home look unkempt, it impacts your neighbors as well. Prospective buyers are looking at the neighborhood as a whole and if they see homes appear to be uncared for, property values depreciate for everyone.

Our Glenleigh homes are now over 30 years old. Roofs, siding, windows, exterior doors and shutters show their age over time, and maintenance of these areas is critically important not just to enhance curb appeal, but also to avoid costly repairs. If your siding is buckled or mildewed, gutters are clogged or your chimney cap is rusted, it's not just unsightly ... it's also an indication of water infiltration or other ongoing damage from the elements. These issues need to be taken care of as quickly as possible. An \$800 repair job today will be in the thousands if allowed to go unaddressed.

Neighborhood inspections are conducted monthly, and notices are issued for any observed violations.

First Violation Notice

If a violation is noted at your property, a notice is issued identifying the violation and the steps necessary to correct it. Homeowners have ten (10) days from receipt of this notice to correct the issue, or contact the Board to discuss the matter. Depending on the situation, an extension may be granted in order to correct the violation.

Second Notice (Fine Assessment)

If the noted violation is not corrected within ten (10) days from the receipt of the First Notice, a Fine Notification will then be issued. **Fines accrue at \$25 per day, per violation** until the issue is corrected, and are assessed as a lien on the property. When you go to sell your home or re-finance your mortgage, the process cannot be completed until the fines (lien) are paid in full to Glenleigh.

Avoid violation notices by keeping the exterior of your home maintained. This includes:

- ⇒ Regular lawn mowing, and addressing any bare or dead spots
- ⇒ Regular removal of weeds, pinecones, leaves, dead flowers or shrubs and other yard debris
- ⇒ Regular use of pinestraw or mulch in landscaping beds
- ⇒ Removal of cobwebs from the exterior of your home (these collect leaves and other debris and are very unsightly)
- ⇒ Storing trash cans so they aren't visible from the street
- ⇒ Regular maintenance of gutters and downspouts (if these are clogged, water is not properly being diverted from your home)
- ⇒ Addressing any issues with faded or chipped paint, especially on doors, dormers and window frames
- ⇒ Addressing any mildewed, buckled or damaged siding
- ⇒ Ensuring that siding and trim are uniform colors
- ⇒ Maintenance of fencing and retaining walls

A full list of these and other common violations can be found at www.glenleigh.com.

No one wants to be in the position of issuing violation notices or imposing fines, but it is the responsibility of the Board to enforce the Covenants so that Glenleigh remains a peaceful, well maintained community. This is what they were elected to do, and are working in everyone's best interest.

As homeowners, we each have a responsibility to the community to keep our properties maintained and to be respectful neighbors!



GLENLEIGH NEIGHBORHOOD WATCH

While we live in a relatively safe area of Cobb County, incidents do occur. It is especially important to be alert over the Spring and Summer months when neighbors are on vacation.

The Glenleigh Neighborhood Watch program is a network of Block Captains (Glenleigh homeowners) who have volunteered to be a point of contact on their particular street for any safety concerns their immediate neighbors may have. Block Captains, in turn, will keep the HOA Board informed of any incidents or concerns. Your Block Captain may reach out from time to time with updates on activities in the area, or general incidents to be aware of.

- **Trust your instincts: if you see any suspicious activity, notify Cobb County Police immediately by calling 911!** Officers have visited Glenleigh in the past to meet with residents and discuss these and other tips for keeping our homes and families safe. They also conduct random patrols of the neighborhood.
- Keep doors locked at all times. If you are working out back, keep your front door locked and your garage doors closed. Always lock your doors when you leave, even if you'll be gone for just a few minutes.
- Be aware of home improvement scams. Should an unknown contractor or salesperson show up at your door unannounced, let them know Glenleigh has a strict "No Solicitation" policy and that you will be contacting the police.
- Whenever possible, be sure to park in your garage. If you do park in your driveway, always remember to roll-up your windows, remove any valuables and lock your doors when exiting your car.
- Being an alert, watchful neighbor can be one of the best crime prevention tools. Take time to look out for each other when going out of town for any length of time. Make arrangements to pick up each other's mail, and remove newspapers from each other's driveways.

For a listing of Block Captains, or if you are interested in working with the Committee, please visit the "Safety" section at www.glenleigh.com

A Reminder from the MRC ...



Planning to replace your doors or windows? Have a question about allowed paint colors for your siding or shutters?

Any change a homeowner wishes to make to the exterior of their home that impacts the exterior appearance, architecture or structure must be in line with the Covenants and therefore will require approval of the Modification Review Committee (MRC).

The MRC is comprised of fellow homeowners who have volunteered to oversee the integrity of our neighborhood to ensure the value and charm of Glenleigh is preserved by having a consistent look. They are here to advise homeowners about Covenants guidelines for exterior improvement projects. Be sure to consult the MRC before beginning any work, and remember to fill out the Modification Request Form.

Both the Covenants and the Modification Request Form can be downloaded from the Glenleigh website by visiting www.glenleigh.com.