



Glenleigh HOA Newsletter

Summer, 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

IT Security (Vacant):
web@glenleigh.com

Neighborhood Watch:
Derek Nowatzki
watch@glenleigh.com

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

Newsletter:
news@glenleigh.com

Bring on Summer - Your Pool Is Now Open!

Grab your bathing suits and sunscreen ... the Glenleigh pool is open for the season! If you need a pool key card, or if your old one isn't working, send an email to Laurie Bush at treasurer@glenleigh.com to have it re-activated or get a replacement.

The annual Pool Opening Party will be held
4:00pm—6:00pm on Saturday, June 4th

POOL RULES

1. Glenleigh is a *swim at your own risk* pool. There are no lifeguards on duty. Adult members are responsible for keeping an eye on children in both pools, and adults are not permitted to swim alone when no one else is around.
2. Children 3 years old and younger, as well as any child not yet potty trained, must wear snug fitting plastic pants or a water resistant swim diaper. A diaper changing station is located inside the Women's restroom of the pool house.
3. No glass articles are allowed in or around the pool.
4. No food, drink or wrappers are permitted within 10 feet of the large pool or baby pool.
5. No running or rough play is allowed.
6. No spitting, spouting of water or blowing noses in the pool.
7. No "cut-offs" are allowed in the pool.
8. No swimming is allowed during heavy rain or when thunder and lightning can be seen or heard.
9. Smoking is not permitted inside the pool area.

These rules are posted on the big sign at the Pool House, and are Cobb County ordinances which the HOA must abide by for insurance purposes. Make sure your family and any guests are familiar with the posted Pool Rules so that everyone can enjoy safe fun!

For more information on the pool, please visit the "Pool & Tennis" page at www.glenleigh.com.



P.O. Box 916
Mableton, GA 30126
www.glenleigh.com



Carolyn Reilly has served on the Glenleigh Board for several years, and was most recently the HOA President. During her tenure, Carolyn has worked tirelessly to ensure our neighborhood is a safe and pleasant environment for all. She has been instrumental in planning improvements to the common grounds, tennis courts and swimming pool.

A big **THANK YOU** to Carolyn for all she has done on behalf of Glenleigh!

Staying Connected

Glenleigh Website

Looking for a copy of the Covenants or what time the pool closes? Just go to 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

Social Media

Nextdoor Mableton is a free, private social network for you and your neighbors in the surrounding community. It's the easiest way to stay connected on what's going on in the area.

It's accessible via the web (www.nextdoor.com/mableton-ga) or as a free downloadable mobile app (Android and iOS).

Facebook

The Glenleigh Facebook page is a residents-only group and is a great way to keep up with what's going on in the neighborhood. Send a request to join the group today!



Pool Opening Party!
Saturday, June 4
4:00pm—6:00pm

Mid-Summer Movie Night
Saturday, July 16
7:30pm—10:00pm

End Of Summer Pool Party
Saturday, August 20
4:00pm—6:00pm

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

GHOA Annual Meeting

Thanks to everyone who came out for the Annual GHOA Meeting on April 29th. New Board members were elected, and there was plenty of good information and interaction from fellow residents.

If you were unable to attend, you can [click here](#) to read the Meeting Minutes or download them by going to www.glenleigh.com and clicking on the "GHOA Annual Meeting Archive" link on the right side of any page.

For more information on the HOA Board and Committees, please visit the "GHOA Board" page at www.glenleigh.com.

Glenleigh Community Oversight

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. For the past several years, Glenleigh has employed Community Management Specialists (CMS) to conduct inspections of the neighborhood to ensure homeowners adhere to the upkeep, maintenance and architectural guidelines outlined in these Covenants.

Many homeowners have expressed dissatisfaction with CMS as they've received incorrect letters, or letters for issues that were already addressed. As a result, the Glenleigh Board has decided to operate our own neighborhood inspection system. An anonymous volunteer group of residents will now assume the role of CMS. Any observed violations of the Covenants will be reviewed with the Glenleigh Board, who will then issue the appropriate action notices.

Neighborhood inspections will be conducted randomly several times over the course of each month. Violations will be recorded, and the list will be updated with each subsequent inspection. On the final inspection of the month, items that are still on the list will result in a homeowner notification.

For example, a homeowner has left their trash cans out for several days and it is noted during the first round of inspections. The trash cans are then removed. On the subsequent inspection, this is now crossed off the list and a notification is no longer necessary.

Common Violations

- Cars parked on the street.
- Boats, trailers, play equipment or trash/debris/construction materials visible in driveways or front yards.
- Mailboxes and/or posts in disrepair.
- Dogs and cats wandering freely.
- Yards in desperate need of maintenance: overgrown bushes, lawns without proper mowing and/or edging, yard debris left in the street, weeds growing in cracks of sidewalks and driveways.
- Lack of landscaping bed refurbishing (mulch or pine straw).
- Front doors in need of a fresh coat of paint.
- Siding and/or fences in disrepair or in need of pressure washing (mildew).
- Garbage cans visible from the street.

If you receive a violation notice, don't panic! No one is exempt ... even HOA Board members receive them. The citation letter will outline the steps necessary to correct the issue and list any fines or penalties due to non-compliance.

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. Residents are welcome to contact the Board to address any issues, and you may even get an extension to correct the problem due to certain circumstances.

Remember to keep your property up, be a good neighbor, and enjoy all that Glenleigh has to offer!



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 at www.glenleigh.com.



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

History in Your Backyard—Heritage Park Trail

Heritage Park Trail is located at the corner of Nickajack and Fontaine Roads. The Trail is 1.9 miles, and winds through a pleasant wooded area along the banks of Nickajack Creek. It connects with the Silver Comet Trail near the pedestrian bridge across the East-West Connector.

Along the way, you'll come across the ruins of the Concord Woolen Mill. The mill opened in 1847 and was one of the first industrial employers in Cobb County. During the Civil War, the mill produced Confederate uniforms. It was burned by General Sherman's troops on July 4, 1864 as the Union Army swept through the area on their way to capture Atlanta. After the war the mill was rebuilt and prospered until 1889, when fire again destroyed most of the facility. Although it was rebuilt a second time, the mill's heyday had passed. By 1916 it had ceased operation and was abandoned.

Today, the Mill is being overtaken by its natural surroundings. The steel bracing was installed to support structure during construction of the East-West Connector to keep it collapsing further.

