

THE TOWNE CRIER

WINTER 2020

January • February • March

TOWNE LAKE
HILLS *South*

Providence Place
Township Place
Centennial Place

Dear Towne Lake Hills South Neighbor,

The Board is pleased with the progress that has been made in 2019, and is looking forward to even more improvements in 2020 to enhance the condition of our Community amenities. In early 2019 the pool was resurfaced and the waterline tile replaced, and currently the lower tennis courts are being resurfaced. In December, the monument signs were updated and painted! We look forward to presenting you with more details on our plans for 2020 and beyond at the Annual meeting in February.

The Association Board has finalized the 2020 budget and will maintain the same assessment level as 2019, \$530.00. This amount includes the Residential Owner's Association (ROA) assessment, which will remain unchanged as well, at \$52.64. The ROA primarily manages the landscaping along Towne Lake Parkway and Rose Creek Drive and is a separate legal entity, with its own Board of Directors and Management Company. The TLH South total annual assessment of \$530.00 (\$477.36 TLH South + \$52.64 ROA) is due and payable on January 1, 2020. There are three payment options available. You can pay by check, ACH debit, or credit card (a convenience fee is charged for all credit card payments). Information needed to make your payment online is included at the end of this letter. A late fee of \$53.00 (10%) will be assessed if payment is not received on or before March 1, 2020.

The Association looks forward to additional improvements in 2020! A few items of note are: sealcoating and striping the pool parking lot, as well as enhancements to the community landscaping.

There is a proxy included with this newsletter. It is important that you return your completed proxy with your assessment payment if you are not able or do not plan to attend the Annual meeting in person. There is also a request for anyone interested in serving as a volunteer and for a current e-mail address for each homeowner. Volunteers, community participation, and the ability to communicate in a timely and effective manner are all very important to our community.

There will be another notice mailed to you prior to the Annual meeting, but the meeting is scheduled for Tuesday, February 11, 2020 at 6:30 PM on the main level of the Towne Lake Hills Clubhouse at 1007 Towne Lake Hills East, Woodstock, GA 30189. If you have any questions, you may contact Sixes Management at (770) 575-0943 or info@sixesmanagement.com. Please feel free to share any ideas that you have relative to improving our community with us as well! I wish you and your family a safe and happy Holiday season!

Best Regards,
Cherise Osborne
President, T.L.H. South HOA

Friendly reminders...

Please try and avoid parking in the grass, over the curb or on the sidewalk.

This is a great time to enhance your curb appeal by cleaning up yard debris.



Control, Kill, Prevent Crabgrass!

Having trouble with crabgrass?
Click on the link above to learn
how to control it!

Neighborly Notes

TOWNE LAKE HILLS *South* Annual Meeting!



Join us for the annual meeting for
T.L.H. South Homeowners Association, Inc.
Tuesday, February 11, 2020 at 6:30 pm, at
1007 Towne Lake Hills East, Woodstock, GA 30189
(Towne Lake Hills HOA Clubhouse)
Refreshments will be served!

Your vote counts! If you are unable to attend the meeting,
please print and sign the proxy (page 7) and give it to a board
member or return it to Sixes Management.

Quick Reference

TLHS HOA BOARD OF DIRECTORS

President - Cherise Osborne
cosborne@tlhsouth.com

Vice President - Kathy Barlitt
kbarlitt@tlhsouth.com

Secretary - Robert Norman
rnorman@tlhsouth.com

Treasurer - Doris Dzirson
ddzirson@tlhsouth.com

Director - Marquaita Jordan
mjordan@tlhsouth.com

Reminder...

Your 2020 HOA dues are due! Please pay by March 1st to avoid a late fee. There are three payment options available. You can pay by check, ACH debit, or credit card (a convenience fee is charged for all credit card payments).

Online payment option:

- Payment website: mutualpaypropertypay.com
- Management Co ID: 0514
- Association ID: 0512

CHECK US OUT ON THE WEB!

If you have not had a chance to visit our website, please do so. This is the best way to keep up-to-date with what's happening. We have been compiling a document library (including downloadable ACC request forms, Pool Rules and Regulations, pool party request form, Pavilion rental forms, etc.), plus, we post upcoming activities. More enhancements are on the way!

Neighborhood Classifieds are back!

Are you a pet sitter? Babysitter? Tutor?

Send an email with your information

to newsletter@tlhsouth.com

to advertise in The Towne Crier!



SIXES MANAGEMENT GROUP

Portfolio Property Manager

Cristi Heck, CAM

cristi.heck@sixesmanagement.com

770-575-0943

ONLINE & SOCIAL MEDIA

Community website:

tlhsouth.com

Facebook:

facebook.com/townelakehillsouth/

REMINDER...

TLHS HOA board meetings are held on the 1st Tuesday of each month @ 6:30 pm at the Property Management office. (Please call the office to verify)

All residents are welcome!

Neighborly Notes

Update Your Email!

Homeowners, please send your email address and/or updated contact information to **info@sixesmanagement.com** to stay up to date with newsletters and current information.



Mailboxes...

Mailboxes should be painted with black satin paint and the numbers in silver (hint: a paint pen works well on the numbers). Don't forget to paint the flag red.* Replacement parts can be ordered from **Global Home Products** by emailing **ghp.csr@gmail.com** or calling **770-409-8292**.

**See our Classified section if you'd like to hire someone to paint your mailbox for you!*



Join FLAGS for KIDS!

This unique Towne Lake Optimist Club's Flags for Kids subscription service provides a U.S. flag placed in the ground at residences for six flag days: Presidents, Memorial, Flag, Independence, Labor and Veterans Days. Flags are typically placed a day or two before the commemorative date and are retrieved a day or two afterward. The fee is just \$40 a year for all six flags. See site www.townelakeoptimists.com for enrollment form, to be mailed with a check or contact Bob Richie, Providence Place resident and member of the Optimist Club at brichie@comcast.net or 404-202-6061. Proceeds support programs for children of Cherokee County, like Christmas Shop-With-a-Cop, Goshen Valley Boys Ranch, Teach 1 to Lead 1 for juveniles in legal trouble, Boy Scout Troop 6410, Champion of Choices, and national golf & oratorical competitions for high school seniors.

STREET SIGNS

Please **DO NOT** tape anything to our **street signs**. The community spent several thousands dollars replacing our signs. When homeowners tape information to the signs it peels off the paint. Anyone who decides to use tape will incur the cost of repairing or replacing the post or sign.

**PLEASE REMEMBER
THE COMMUNITY
SPEED LIMIT AND
DRIVE SAFELY!**



**Planning an exterior
modification or update
to your home?** See page 9.



**SKATEBOARDING
IS NOT ALLOWED IN
COMMON AREAS!**

Please Pick it Up!

Walking your dog keeps them, and you, happy and healthy. **Please be a considerate neighbor and pick-up after your pet.** That keeps everyone happy!



CLASSIFIEDS

AT YOUR SERVICE

Advertise in your neighborhood classifieds!

Send an email with your information to newsletter@tlhsouth.com.

Deadline for the April newsletter is March 1st.



MAILBOX PAINTING

Max's Mailbox Painting - \$25 - Towne Lake Hills South resident, Max, will paint your mailbox according to community guidelines. Call or text him at **770-853-9470** to set up an appointment. Endorsed by Sixes Management Group HOA.

BABY SITTING / DAYCARE

Selena Collins, 18, Student at KSU. CPR/First Aid Certified and able to drive to you. Currently also works at a local daycare provider. Girl Scout volunteer. References available upon request. Please text as she may not be able to answer. **404-775-2217** (cell phone).

Kaitlyn Collins, 17, Senior at WHS. CPR/First Aid trained/certified, and able to drive. Currently a trainer at a local riding barn. Registered Girl Scout, Safesitter Certified. References available upon request. Please text as she may not be able to answer the phone. **678-296-8469** (cell phone).

These ads are available to the residents of THLS community who are in good standing and do not have outstanding covenant violations. Availability is on a first-come, first-serve basis and is subject to space limitations. Advertising in future issues could be subject to additional fees. The Towne Crier and its staff are not responsible for the accuracy or content of the advertisements. We retain the right to edit or exclude any and all ads. Inclusion of these ads does not indicate endorsement by The Towne Crier, TLH South Association, or Sixes Property Management.

PET SITTING

Selena and **Kaitlyn Collins**, Both love animals! See contact information above in babysitting. References available upon request.

REAL ESTATE

Lisa Schudel, can help you buy, sell, or invest in Real Estate. LMT, Realtor, The Premier Group, Keller Williams. **678-361-2580**



The TLHS tennis courts are for resident use only, and tennis is the only sport permitted on the courts. Full court rules are posted on the upper and lower courts. Questions or concerns regarding courts and court use can be addressed to sixes@sixesmanagement.com.

We are looking for a new Tennis Committee Chairperson. Contact sixes@sixesmanagement.com if you are interested!

Court Reservations

TLHS tennis courts can be reserved for team or individual league play only (ALTA, USTA, KSwiss, T-2, etc). Reservations are only accepted for TLHS residents who are in good standing.

To reserve courts:

Visit: www.holdmycourt.com/reserve2/tlhs

Click on: **Sign in or Register** (upper left of page)

Click on: **New Registration**

You will receive your login credentials via email. Once registered, you will be able to reserve the courts. Reserved time will be shaded in "blue."

Matches: Approved teams may reserve The TLHS Upper Courts and one lower court for home matches. One court must remain open for resident use. Reserved time will include the beginning warm-up period.

Practices: Approved teams may reserve the TLHS Upper Courts for one practice session per week during the current season of play. While two courts can be used, common sense and courtesy are requested when other residents wish to use the courts at the same time.

Residents: At this time, we do not accept resident court reservations for a friendly match with your friends. Courts are available on a first come, first served basis when teams are not using them for league games or practice.

Coaches

Coaching may only be provided for TLHS Residents or Sanctioned TLHS Teams.

Additions to Existing Rosters

Every effort needs to be made to include any interested TLHS resident who wishes to join a team. TLHS residents take priority over non-residents when adding members to teams. Considerations include current roster size and level of play.



T.L.H. South Homeowners Association, Inc.

Notice of Annual Meeting

Tuesday, February 11, 2020 at 6:30 PM

1007 Towne Lake Hills East, Woodstock, GA 30189 (Towne Lake Hills HOA Clubhouse)

Annual Meeting Agenda

- Call to Order
- President’s Report
- Election of Directors
- Financial Report
- Member Questions and Answers

Board of Directors 2019

- Cherise Osborne, President
- Doris Dzirson, Vice-President
- Marquaita Jordan, Secretary
- Robert Norman, Treasurer
- Kathy Barlitt, Director

REQUEST FOR VOLUNTEERS

Three Board positions are being elected in 2020, with Cherise Osborne, Doris Dzirson, and Robert Norman completing their full terms. Please contact any existing Board Member or Sixes Management Group at (770) 575-0943 or info@sixesmanagement.com if you are interested in serving our community as a Board member, as a committee member, or in any other capacity in 2020.

PROXY



Your attendance in person or by submitting your proxy is important for quorum purposes



I, the undersigned, do hereby appoint _____ or Marquaita Jordan, the Association Secretary, if no one is assigned as my legal representative to conduct all business as it pertains to the T.L.H. South Homeowners Association, Inc. 2020 Annual Meeting to be held at the offices of Sixes Management Group, 1007 Towne Lake Hills East, Woodstock, GA 30189, in the Towne Lake Hills HOA Clubhouse, on the 11th day of February, 2020, at 6:30 p.m. or any adjournments thereof. The undersigned hereby gives and grants unto said proxy full power of substitution and revocation, hereby confirming all that said proxy shall do by virtue hereof. This document must be returned to the Association or presented at the door prior to the start of the Annual Meeting. It is further understood to that the homeowner may rescind this proxy by attending in person or presenting a replacement proxy.

IN WITNESS WHEREOF, the undersigned has executed the Proxy this ____ day of _____, 20_____.

X _____
Printed Name of Owner

X _____
Signature of Owner

X _____
Street Address

Email Address _____

**Return to: T.L.H. South Homeowners Association, Inc.
% Sixes Management Group
1007 Towne Lake Hills East
Woodstock, GA 30189**

(770) 575-0943 • (770) 591-1444 fax • info@sixesmanagement.com

APPLICATION FOR APPROVAL OF MODIFICATION



Homeowners Association
Application for Approval of Modification

- Please read the instructions before completing this application
• Return completed form below to:

Towne Lake Hills South Homeowners Association
c/o Sixes Management Group
1007 Towne Lake Hills East
Woodstock, GA 30189
(770) 591-1444 facsimile
modifications@sixesmanagement.com

Member in Good Standing: YES / NO
Date Received
Site Inspection
Approved
Conditional Approval
Denied
Log Number

Date: _____

Property Owner Name: _____

Street Address: _____

Home Phone: _____ Cell Phone: _____ Email: _____

Estimated Start Date for Work: _____ Estimated Completion Date for Work: _____

Type of Modification Being Requested

MINOR Modifications (circle one):

For Minor Modifications, please see #1 in attached Instructions for Modifications

Play Equipment Painting (exterior) Roof Statuary Landscaping Tree Removal Other: _____

MODERATE Modifications (circle one):

For Moderate Modifications, please see #2 in attached Instructions for Modifications

Deck/Screened Porch Retaining Wall Gazebo/Out Building Fence Stairs Other: _____

MAJOR Modifications (circle one):

For Major Modifications, please see #2 in attached Instructions for Modifications

Room Addition Swimming Pool Other: _____

The Towne Lake Hills South HOA Architectural Control Committee and Association representatives are authorized to enter onto my lot in connection with the review and/or approval of the requested modification and completed project. By submitting this application, Applicant covenants that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware of, by the Applicant, and shall comply with applicable Association and ACC requirements, including the Declaration and of these procedures and guidelines. I understand that any deviation from plans approved by the ACC shall be in violation of the Declaration and subject to removal at my expense upon direction from the Association, in addition to other sanctions.

I have discussed this modification with my neighbors who will be directly impacted by the proposed modification.

Homeowner Signature: _____

Instructions for Request for Modification

- Requests will be answered within ten (10) days unless investigation or additional information is required. Involved or non-routine requests may take up to forty-five (45) days for a response.
 - All approved work must be started within 90 days and completed within one year or the Request for Modification must be resubmitted for approval.
 - All Applicants are responsible for any required State or County permits or variances
1. For **MINOR Modifications** submit the following if applicable:
 - a. Description of the planned addition or change with any drawings or product brochures that are applicable
 - b. Painting requests must complete the Paint Modification Information Form below
 - c. Tree removal requests should state the number, approximate size, and type of tree(s) (pine, hardwood, etc). Tree removal requests require Neighbor signatures.
 2. For **MODERATE or MAJOR Modifications** submit **TWO** copies of the following if applicable:
 - a. A site plan, to scale, illustrating the exact location of modification being requested in relation to your property lines. The preferred document is a State of Georgia registered survey plat clearly showing property lines, existing improvements, and proposed modification(s). Please show exact location of dimensions of modification(s) being requested in relation to your property lines. Existing fences, decks, walkways, driveways, etc., should also be indicated.
 - b. A brief description of the modification, drawings, exterior elevations, floor plan, detail of material to be used, pictures, catalog pages, brochures, or color samples **MUST** be included,
 - c. It is recommended that homeowners check with Cherokee County to obtain necessary permits and building code information. More information may be found at:
 - Cherokee County Building Department:
 - <http://www.cherokeega.com/Building-Inspections/>
 - (678) 493-6225
 - d. Please print legibly in black ink
 - e. Give your complete name
 - f. Give the address, e-mail, or fax number to which your response should be sent
 - g. Complete the entire application; please note the section regarding discussion with neighbors. Sign and date the form and forward to Towne Lake Hills HOA c/o Sixes Management Group
 - h. Neighbor signatures are required for all Moderate and Major Modifications. Signatures indicate notification only, not approval of project. In the event neighbor signatures are not able to be obtained, please note the name and address of neighbor in question.

Paint Modification Information Form

Complete the Modification Request form and include the following information along with the application. Paint chips must be submitted for each color. Please provide the committee with the address of a nearby home with the exact color(s) requested, if you are making a significant change to the exterior colors. If not, the committee may request larger samples of the color painted on the house.

Please indicate the color you are requesting to paint for all of the following features on the exterior of the home:

Stucco (# of sides): _____

Stucco Trim Features: _____

Keystones (must match house or trim): _____

Siding (# of sides): _____

Trim (i.e. Fascia, brick mould): _____

Window Sashes: _____

Window Trim: _____

Gutters and downspouts: _____

Shutters: _____

Entry door: _____

Garage Doors (body color): _____

Railings: _____

Columns: _____

Metal Roofing: _____

Attach paint chips here: