

## ***Legend Hollow Homeowners Association***

***Managed by: All-In-One Community Management Inc.***

***Telephone: (678) 363-6479***

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Newsletter – February 2011

### **Annual Meeting**

The Annual Meeting was held on Tuesday, January 25, 2011 at the Powder Springs Public Library. 13 homes out of 126 were represented.

Since there was no quorum, the interim Board of Directors will remain in place. Volunteers were asked to join the board. Anyone wishing to volunteer must be current in paying their dues and not have any outstanding balances. Please contact All-In-One if interested.

### **Other Topics addressed:**

#### **BY-Laws & Covenants**

By-laws & Covenants can be downloaded from All-In-One's website. If you do not have access to a computer, please contact All-In-One and a copy will be provided.

#### **Annual Dues**

The dues for 2011 will be \$165. It is a \$5.00 increase from last year. Payment of dues is required by February 28, 2011. Late payment/lack of payment is subject to penalties and interest. Special payment arrangements can be made on a case by case basis approved by the HOA board of directors. Please make your request for special arrangements in writing and submit it to All-In-One.

#### **Architectural Control**

Please look to the covenants for ACC guidelines. ACC approval forms can be downloaded from All-In-One's website. All exterior modifications, roof repairs, house paint colors etc. must be submitted in writing for approval. Approval will be given in writing. Failure to abide by the approval process will result in ACC fines.

The guideline for house colors is dictated by the covenants as "Williamsburg Colors". Basically, the house color is a soft pastel with a light color for the trim and dark color shutters.

#### **Play Area**

Use of the play area is prohibited after dusk. Home owners living in the vicinity of the play area who are disturbed by loud music, ball playing & loitering are asked to report it to the police department. The non-emergency number is **770-499-4105**

#### **Speeding**

Home owners voiced their concern about the speeding in the subdivision. The speed limit throughout the subdivision is 25 miles per hour. Questions regarding the implementation of speed bumps were addressed. Please address your concerns regarding the speeding or road repairs to the Cobb County Department of Transportation.

#### **Subdivision Signs**

The signs in the subdivision are in need of painting. The board is asking for volunteers to help in painting the signs. Paint & supplies will be furnished by the HOA. Let's make this a community project. Please contact All-In-One. The date is to be decided.

#### **Pets**

Your pet is part of your family and should be cared as such. There is concern about pet owners not cleaning up after their pets, letting their pets run loose, chained but the animal is too close to the sidewalks, and barking. Please bring your pet in the house at night to alleviate excessive barking and disturbing your neighbors.

Remember Cobb County has a leash law and pets when out of doors need to be on a leash. This law is for the safety of the pet as well as individuals.

**Fence**

The board is receiving bids on replacing/repairing the fence at the front of the subdivision running from Legend Hollow Lane to Hobbit Glen.

**Board of Directors**

Kimetria Ford  
 Ebony James  
 Robert Scheid  
 Kathy Rottner

**Board Meeting**

An Executive Board Meeting will be held early March. No date has been decided. At this meeting there will be a discussion on when to have an open meeting.

**Important Numbers**

Police Department Emergency  
 911  
 Police Dept Non-Emergency  
 770-499-4105  
  
 Water & Sanitation  
 770-493-8000

**Easter Egg Hunt**

The HOA is looking for volunteers to coordinate and run an Easter Egg Hunt. Please call All-In-One.

**2011 Budget**

**Income**

Assessment (Dues) **\$20,790**

**Expenses**

**General & Administrative**

Management fees \$ 7,600  
 Legal & Accting 1,175  
 Insurance 1,600  
 Office & Admin. 750  
**Total General & Admin \$11,125**

**Community**

Social Activities **\$ 125**

**Utilities**

Electricity \$ 250  
 Water & Garbage 770  
**Total Utilities \$ 1,020**

**Maintenance**

Landscaping \$ 4,145  
 Improvements/Repairs 2,000  
**Total Maintenance \$ 6,140**

**Reserve**

**\$ 2,380**  
**Total Expenses \$20790**