

ESL LEDGER

EAST SPRING LAKE COMMUNITY NEWSLETTER

SPRING 2020



In This Edition:

Dam Committee & Pool Update	Pg. 2,3
Food Truck Update	Pg. 6-7
Food For Thought	Pg. 8
Spring 2020 in ESL	Pg. 10-12
ESL Board & Committees	Pg. 14
Homeside Contact Info	Pg. 14
Town Square	Pg. 15
ESL Bylaws & Regulations	Pg. 16

Clubhouse Update:

In light of the current pandemic, the ESL Lackey Clubhouse is currently **closed**. It will reopen pending guidance from government and public health officials.

All residents who currently have a reservation on the calendar have been contacted, and will be updated as more information becomes available.

If you would like to make a reservation or learn more about our clubhouse, please feel free to contact: eslclubhouse1@gmail.com

President's Corner

I'm baaaaack!!!

Happy Spring to all of the amazing neighbors in East Spring Lake. Yes, that's right, I said **happy**. The past few months have been a challenge to all here in ESL, the South, the nation, and the world. I know most have gone through many different emotions of fear, anger, anxiety, and of the unknown. For Stephanie, myself, and our family, we have good days and not so good days, but we know there is a silver lining in the craziness our world is experiencing. I truly believe Mother Earth is breathing new life into our world. I personally do not remember a Spring with such beautiful and crisp weather. We see so many neighbors out on walks every day and everyone always gives a wave as they go by our house. Some we recognize, some we do not. Let's not be afraid to say hello if we don't recognize each other. Introduce yourself. Expand your network.

Many kids are out riding bikes. Many of those kids just learned how to ride. The time at home is allowing for families to go on walks, go on bike rides, observe a gorgeous piece of art, walk down to our beautiful lake, and wait at home for your Instacart order to show up. Our world is changing. Our world will be different. One thing that will remain the same is the blessing we have all received to call East Spring Lake our home.

Many thanks to the numerous volunteers that have done some spring sprucing up work, as well as those organizing food trucks coming into the neighborhood every few weeks. Please watch out for more children and their families on our roads. The need to be mindful of traffic laws is even more important now. Slow down, spell S...T...O...P when you come to a stop sign.

If quarantine has taught us nothing else, it should teach us to slow down. In life and on the roads. What is the rush? We **will** go back to some semblance of normalcy. We **will** head back to the beaches, back to Disney, back to our Anniversary trips, and summer camps. It will take time, but in the grand story of life, this is a small chapter between many others. It is a memorable chapter no doubt, so let's choose to make memories. Focus on the positive. Drown out the negative. Look to a bright future for us and all our families.

As I have said before, my phone is always on, my (virtual) deck is always open, and my beer is always cold.

Mark

Mark Needle
President
East Spring Lake Homeowners
Association

ESL Dam Committee Report

By Eric Schoppman

Phase one for the large lake is nearing completion. The new siphon has been installed and repairs to the concrete spillway have been completed. We are waiting on protective screening for the siphons to be installed and that will complete the work approved to date.

This is the first of many activities that will take place over the next few years. We will be addressing cutting of trees encroaching on the toe of our dams, dredging of all 3 lakes, addressing an aging standpipe, repairing the main dam seepage and coming up with an ongoing maintenance schedule to keep our lake safe and beautiful for years to come.

We thank you all for your support and patience.

Your ESL Dam Committee

Social Media

By Erin Secor

Hello ESL Neighbors! I want to bring your attention to important information about our ESL [Facebook](#) page so you'll know how to find our account and the groups important to you.

Attached to our neighborhood [Facebook](#) page, **East Spring Lake Community**, you will also find our three (3) ESL neighborhood social groups:

1. **ESL Moms** is a group to chat about all things "mom". A great place to post about giving away kid's items, local school questions or planning play dates.
2. **ESL Gamers** is the page to stay in touch with the goings on of our monthly gamer meetings which are currently suspended due to Covid-19.
3. **ESL Book Club** is the place to stay in touch with all the book club members.

You will find all these pages attached to our ESL Facebook page, **East Spring Lake Community**. If you have any trouble accessing, or if you wish to add a special interest group, please contact Erin Secor by messaging East Spring Lake Community on [Facebook](#).

Stay Connected



Pool Update

Chris Haldeman

We thank everyone for their patience on information regarding the pool opening in ESL for 2020. We've had a lot of unique situations to handle.

Here is a brief summary as of now.

Pool Equipment & Repair:

In April when our pool management company went to turn on the system for the season, they experienced a problem. An existing small crack in the filtration system malfunctioned. The 25+ year old, single tank, filtration system had been patched multiple times. Once the water pressure started running through the system again, it created a large hole that was not repairable.

The ESL board immediately requested 3 repair quotes and put a vote out through a Homeside email survey to all current residents to use existing rollover funds to support replacement of the pump room with a more modular based system. The vote had 99% approval and repairs began the following week. As of May 6th the existing tank has been removed, new plumbing installed and a 4 micro tank system installed to match our needs. We are on track for the management company to complete the install and schedule our county inspection for the middle of May.

Pool Opening Guidelines:

Governor Kemp's guidelines released on April 30th state that all public pools be closed until May 13th, when the current guidelines expire. ESL's HOA pool is considered public

from what we understand. We are doing everything we can to ensure the pool has passed all county inspections and, if so, we will wait for the Governor's additional guidelines for pool opening after May 13th and communicate that to our residents.

Pool Opening:

We cannot provide an official pool opening for both SAYOR (swim at your own risk) and lifeguard at this time and we appreciate your patience while we wait for official state and county guidelines. We encourage anyone who is not setup with the Homeside email notification system to do so as it is the best way to communicate with you all.

Pool Keys:

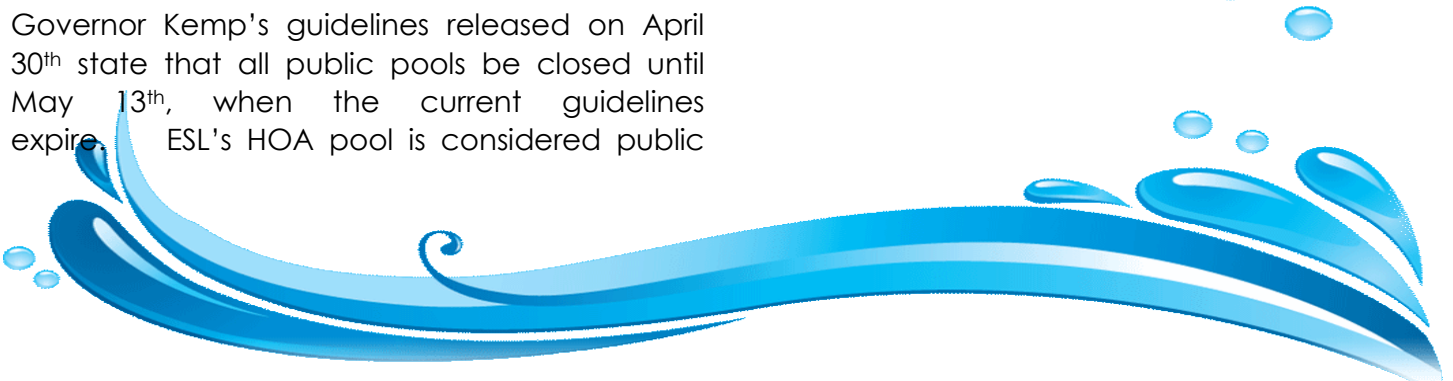
To pick up your pool key at the ESL clubhouse for the 2020 pool season, please note the following dates:

Wednesday, 5/13, 5-7pm

Saturday, 5/16, 10am-12pm

**TBD - @ Homeside Properties
2555 Westside Parkway, Suite 600,
Alpharetta, GA 30004**

Chris Haldeman
Pool Chairman



Swim Team Update

Jennifer Riker and Tracey Elliott

We hope this note finds you all well!

It is with a heavy heart that we must inform you that the Cobb Summer Swim League Executive Board has decided to cancel the 2020 season. We are saddened by the news and had hoped for some sort of normalcy this summer, as I am sure most of you were as well. Unfortunately, due to the safety and social distancing requirements outlined it would have been difficult for the county to move forward.

Tracy and I will work towards reimbursing all those that have registered - - we will have to reimburse by check. Another email will come out once reimbursement has begun so you know when and how to look for it.



Please let us know if you have any questions, eslswimteam@gmail.com.

We will miss seeing you all this summer and hope to have the team back together again in 2021.

All the best,

ESL Swim Team Coordinators:
Jennifer Riker and Tracy Elliott
eslswimteam@gmail.com

DORSEY ALSTON

REALTORS®
LYNDA HALL

- Original ESL resident and your neighbor since 1984
- Dedicated to increasing our home values
- Consultation with you on how to optimize your sale
- Expertise in East Cobb and Roswell market
- Familiar with area schools and services

Call, email, or stop by for a market analysis consultation.

770.365.2245 lyndahall@dorseyalston.com

1000 Johnson Ferry Road, Building G



A Fond Farewell...

Janet Freeman, Vice President ESL Board

Farewell to The Bailey - Goldberg Family, with great appreciation from your East Spring Lake Community. We will so miss you!!!!

I am sure most of you have noticed the Sold Sign on the beautiful southern style brick home, on the right side of the lake, as you drive into our community. This has been the home of Barbara Bailey and Joel Goldberg since July of 2011. Barbara joined the ESL HOA Board as Grounds Chairperson in the spring of 2012.. It was at that time the entire Board realized what a hardworking and committed person Barbara was. She quickly stepped up and volunteered to help whenever needed to help improve everything about East Spring Lake.

Barbara's first project as Grounds Chairperson was to take on the mission of replacing our old and no longer safe, playground equipment with a new playground – meeting all public play-ground safety requirements while ensuring it was also aesthetically pleasing to our residents and guests passing through ESL. Once the playground was in place, Barbara, with help from her always willing husband, Joel, went on to add a children's garden, a new park bench, and a new picnic table. As Barbara shared with the Board, *"I [have] loved our landscape as my own and hope to see a few residents take on the playground and keep*

an eye on it. For those of you that have enjoyed our beautiful playground and lake area, I want to encourage you to consider volunteering to carry on the Bailey-Goldberg legacy. We currently have the **Grounds Chairperson position OPEN** on the HOA Board. We are looking for someone to keep their loving eyes and heart on it!!! You can let anyone on the board (see page 14 for a list and emails) know if you would be willing to step up.

It takes more heart and passion than skill and knowledge. To our advantage, Homeside Properties has been great in assisting with any of our Board members' needs.

Barbara and her family are leaving ESL to move to a new home they are building in downtown Woodstock. They love their inner city roots, and are still very young at heart and ready to be "where the action is" in up and coming Woodstock. They hope to be invited back for future events and will keep up with our happenings on ESL's social media!!!

Coming Soon!!!

In appreciation for all that Barbara and Joel have done for ESL, the Board will be placing a plaque of appreciation on the playground equipment to allow everyone to remember the love the Bailey-Goldberg family has given to ESL.



FOOD TRUCK UPDATE...

Hello ESL families!

Thank you for your great support of the many food trucks that have come to our lovely neighborhood.

It is our intention to continue the food trucks in ESL through the end of May and beyond as long as they continue to be supported with lots of your orders.

Thank you again,

The Food Truck Brigade

Questions?

Please email

Mary at mares0754@gmail.com or
Windsor at windsor123@bellsouth.net

SAVE THE DATES

Saturday, May 16th - Queso Truck
12 - 2:30 p.m.

Queso, Tacos, Salads, Quesadillas

Friday, May 22nd - Lo-Co Motion
4:30 - 7:30 p.m.

Farm-to-table Sandwiches & Sides

Friday, May 29th - 5 - 7p.m.

Henri's Bakery & Café
Poor Boy Sandwiches, Sides and
King of Pops Popsicles

Watch for ordering details for each truck a few days before they are scheduled.

*Remember social distancing
when picking up your order.*





YUMBII FOOD TRUCK



HENRI'S FOOD TRUCK



**DOMINIC'S FOOD TRUCK
& CREW**



Saturday, May 16th
Queso Food Truck

Friday, May 22nd
Lo-Co Motion Food Truck

Friday, May 29th
Henri's Bakery & Café & King Pops

Food for Thought

By Terry Dockery

12 Personal Habits That Insure Unhappiness During COVID-19

Folks, these are the times that try people's souls (seems like someone famous already said that...). Knowing how to be happy and resilient is more important than ever in times of crisis because the stakes are higher.

Here are 12 surefire personal habits to handle this crisis ineffectively followed by surefire antidotes that are better habits:

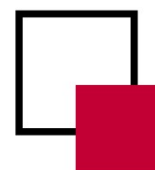
- 1. Criticize yourself:** if you beat yourself down all day you'll feel bad, and if you encourage yourself all day you'll feel good
- 2. Think negative thoughts & catastrophize:** think about negative things all day and you'll feel bad, think about positive things all day and you'll feel good
- 3. Try to control things you can't control:** resign as Master of the Universe, focus on the things you can control, and let go of the rest
- 4. Don't create a focused plan & update it regularly:** the best way to predict the future is to create it by making an effective plan to control the things you can
- 5. Set superhuman goals:** try to fly and you'll only fall and hurt yourself, so set realistic goals you can actually achieve
- 6. Don't get enough rest:** you can't beat physics and homeostasis, so if you work 110% for a while, then you'll need to work at 90% for a while to recover
- 7. Use artificial substances for most of your energy:** you'll feel really good temporarily, but you'll feel horrible in the longer run so use these with caution
- 8. Make money the most important thing in your life:** while money is important, it's only one of the 4 major sources of happiness that you need to keep balanced
- 9. Go it alone:** we're "tribe" animals and going it alone doesn't work for being happy or effective, so create a positive tribe of family, friends, (and therapist if needed)
- 10. Be with chronically unhappy "energy vampires":** we absorb the energy of the people around us be it positive or negative, so choose carefully
- 11. Try to please everybody:** you can only please some of the folks some of the time, but that's all you need to be happy and successful
- 12. Hurt others with your anger & frustration:** be more artful with your anger by using it to create an effective plan to succeed



Terry "Doc" Dockery, Ph.D.

Business Scaling Coach who helps small business CEOs and Owners have more fun, make more money, and do more good.

tdockery@theresolvefirm.com



The Resolve Firm
Business Conundrums Resolved.™

Children's Social News!

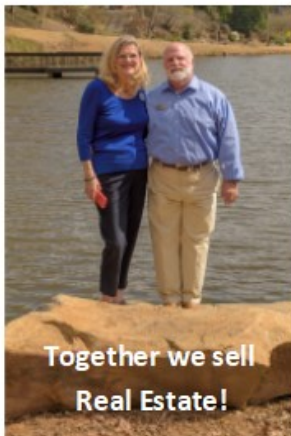
By Ally Bernstein

Don't forget to check out ESL Moms, attached to our East Spring Lake Community page. I'll be posting ESL Children's Social News and Updates as they happen to this FB account.

Also, if you have a favorite activity for our committee once we're cleared to socialize, please let me know, acdrake01@gmail.com.

I can't wait to hear from you!

Ally Bernstein
ESL Children's Social Chair



Mary & Tim Wynkoop

Realtors, Members of the Atlanta REALTORS Association

Coldwell Banker Residential Brokerage

#1 Sales Team for Roswell Office for GCI and Units Sold 2015, 2016, 2017, 2018

Top 5 Small Sales Team for Coldwell Banker Atlanta - GCI and Units Sold 2016, 2017, 2018

International Diamond Society Award 2007, 2011, 2015, 2016, 2017

Coldwell Banker Sterling Society Award 2018

Designated Global Luxury Property Market and Relocation Agents

Mary: 770-642-3661

Tim: 770-642-3667

Mary.Wynkoop@ColdwellBankerAtlanta.com

Tim.Wynkoop@ColdwellBankerAtlanta.com



RESIDENTIAL BROKERAGE



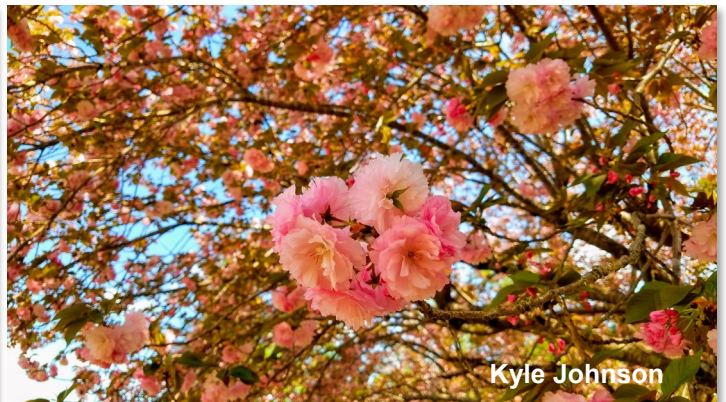
Spring 2020 in ESL



Kyle Johnson



Eric Schoppman



Kyle Johnson



Kyle Johnson

Thank you to our neighborhood
photographers! Send your ESL images to
mares0754@gmail.com for our next newsletter.



Eric Schoppman



Geoff Seguin



Reprint from the CBS news broadcast

Thank You

To Ford Smith....

Thank you for sharing your fabulous artwork with our neighborhood and providing ESL with our own art walk. It's always a pleasure to see what you've displayed each day.

<https://fordsmithfineart.com>

<https://fordsmithfineart.com/blogs/news/ford-on-cbs-46-news-broadcast>



by

JONES REMODELING

I have been remodeling homes for over 35 years and I am trained in all trades. I've been in your neighborhood and other nearby neighborhoods for over 15 years.

If you are looking for good workmanship at a reasonable price, please call

RALPH JONES

404-936-1771

Licensed & Insured

ESL HOA Officers

President 2020-2022	Mark Needle	mark. Nedle@gmail.com
Vice President 2019-2021	Janet Freeman	janetmfreeman@att.net
Treasurer: 2019-2021	OPEN	
Secretary 2019-2021	Jennifer Riker	rikerjls@gmail.com
Membership 2020-2022	Mary Schoppman	mares0754@gmail.com

ESL HOA Committee Chair

Children's Social	Ally Bernstein
Clubhouse	Jessica Kalina
CRA Committee	Doug Gibeaut, Eric Schoppman, Kirk Wilkerson (Tennis Courts)
Dam Committee	Eric Schoppman, Geoff Seguin, Dan Holland, Carolyn Seabolt, Chad Lanier, Doug Gibeaut , Mark Needle, Mick Chiofalo, Tim Wynkoop, and David Hostetler
Grounds	Jay Dondero
Newsletter	Mary Schoppman
Security	Kirk Wilkerson
Social	Jodi Godfrey
Social Media	Erin Secor
Swim Team	Jennifer Riker and Tracey Elliott
Tennis 2019- 2021	Kirk Wilkerson
Website	Kyle Johnson

ESL Management Company

Homeside Properties, Inc. Community Manager - Christy Barber
 555 Westside Pkwy, Suite 600 Phone: 678-248-8821
 Alpharetta, GA 30004 cbarber@homesideproperties.com
 Main Office Phone: 678-297-9566

Account Questions: myaccount@homesideproperties.com
 Closing/Information Letters: cararchives@homesideproperties.com

Main Office Phone: 678-297-9566
 Regular Hours: M-F 8:30am-5:00pm
 Main Office Fax: 678-297-9491



What is TownSq and Why do I Need to Register for it?

Homeside, our Property Management Company, is using **TownSq** to manage our homeowner accounts and payments. In the future, TownSq will be rolling out other features. If you plan on making a payment electronically via the community website offered by Homeside (echeck, debit card, credit card), or you want to view your transaction history, you need to register for TownSq.io access (yes that's a web address). There is no fee to register with **TownSq.io**, just follow the onboarding steps below.

To Register*:

1. Find your Homeside account number. If you can't find it, contact anyone at the **Homeside Properties office, 678.297.9566**. They can easily provide you this information by searching your address. Alternatively, you can contact our community manager, **Christy Barber, cbarber@homesideproperties.com**.
2. Go to **townsq.io**, click on "Sign in Now", then "Need to Register"
3. Complete the short form, including account number, email address, and property zip code
4. You should receive an immediate welcome email confirming your registration. You will then be prompted to confirm your registration via the email you receive.



Annual 2020 dues and the special assessment \$150 payment are due for anyone who has still not paid. The due date was April 30th.

***Note:** For those who have been receiving TownSq announcement emails, you have been pre-registered. You simply need to visit **townsq.io** and select "forgot password", enter your email, and you'll be sent a reset password link to the email you provided.

To Pay:**

[Please read through all options, as fees are incurred with some payment methods**]

Mail Payments via Postal Mail – No change to the process, **no fee incurred**. Mail your payment to: **East Spring Lake HOA, c/o Homeside Properties, PO Box 907, Commerce, GA 30529** Allow 7-10 days transit time.

Bank Online Bill Pay – No change to the process, **no fee incurred**. Direct your bank to mail payment to: **East Spring Lake HOA, c/o Homeside Properties, PO Box 907, Commerce, GA 30529**. Allow 7-10 days transit time.

Office Drop off payments – No change to the process, **no fee incurred**, **Homeside Properties, 2555 Westside Parkway, Suite 600, Alpharetta, GA 30004**

Community Website one-time E-Check Payment** – Submit payments through TownSq.io website or mobile app. **No transaction fee through March 30, 2020, thereafter \$2.95/per transaction.**

Community Website one-time Credit Card**
Submit payments through TownSq.io website or mobile app. **No transaction fee through March 30, 2020, thereafter \$2.95/per transaction, plus a 3.5% surcharge fee already in place.**

Recurring/Auto Payments** – Submit payments through TownSq.io website or mobile app. See description above for Community Website one-time E-Check and Community Website one-time Credit Card payments and fees.

ENFORCEMENT OF ESL DECLARATIONS, BYLAWS, AND RULES AND REGULATIONS

May 2020

RE: Enforcement of East Spring Lake Declarations, Bylaws, and Rules and Regulations

Dear East Spring Lake Homeowners,

Keeping the neighborhood attractive has an impact on every property owner and the community as a whole. Even the little things, such as the timely retrieval of garbage cans and the mowing and weeding of our yards make a big impact on the way a community is seen by its residents, as well as its visitors and potential homeowners.

Our ESLHOA bylaws were established to keep East Spring Lake's homes, common grounds, and amenities in excellent condition. This requires the enforcement of our rules and regulations, including the imposing of fines for violations. Our management company, Homeside Properties, will be sending a representative to drive through our community on a regular basis, and will send homeowner violations to the Board for approval/action. The process is explained below.

Violation notices will be issued in the following manner:

- First notice will be sent, and depending on violation, will allow 10 to 30 days to correct the condition.
- Second notice will be sent 30 days after the date first notice was sent, if the violation still exists or has not been addressed.
- Third notice, which includes a fine (listed below), will be sent 60 days after the date first notice was sent, if the violation still exists or has not been addressed.
- Fines will continue to accrue each month until the violation is remedied.

Violation fines approved by the ESLHOA Board on June 1, 2012:

- \$25 per month for violations including but not limited to: the maintenance of a home's exterior structure, driveway, lawn, landscape, and mailboxes; and the placement of garbage cans, trailers and vehicles.
- \$250 per month if a homeowner makes any architectural change requiring architectural control committee review (ACC/ACR) without prior approval from the ACC/ARC. These include but are not limited to roof replacement, house paint color, driveway replacement/repair, structure additions, and fences.

If you have a question about a notice you have received, if you feel a notice is incorrect or unfair, or if you cannot correct a violation in the time indicated, please do not wait for the second or third notices, call or email me immediately. We are here to help you understand and abide by the community's bylaws, and rules and regulations. You will find all ESL's governing documents by logging in at: <https://homeside.cincwebaxis.com>. Once logged in, click on:

[About Us/Documents/Governing Documents](#).

Regards,

Christy Barber, Community Manager for East Spring Lake HOA

678-248-8821 cbarber@homesideproperties.com

Welcome

Michelle Barnes and Jodi Godfrey