

ESL LEDGER

EAST SPRING LAKE COMMUNITY NEWSLETTER

SPRING 2021



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Monday, May 31, 2021

President's Corner

Happy Spring!

I love this time of year when everything is blooming and new growth abounds. I feel a little that way this year myself. After a year of COVID hibernation, I am emerging and finding new opportunities for growth, one of which includes volunteering to be the President of the HOA for 2021-2023.

I, along with Dave, my husband of 24 years, and our 18 and 17 year old, have lived in ESL for 10 years. We love living here and over the years have admired the myriad of volunteers who take care of our vibrant, strong and well-maintained neighborhood. I am so pleased to join this dedicated, thoughtful, caring team of neighbors. I have already learned a lot and look forward to learning more.

Over the next two years, I plan to focus on what I believe are the three primary responsibilities of an HOA:

1. Maintaining shared spaces and amenities, cost effectively and with as much transparency as possible
2. Protecting home values by ensuring that the covenants and by-laws are upheld by all HOA members
3. Building and supporting a connected community among ESL neighbors and in the greater East Cobb area generally

Much good work is underway in all of these areas, a lot of which you'll hear about in the pages that follow.

Watch for upcoming news on planned pool deck enhancements, tennis court improvements, and new paint and stain on the tennis bleachers and the lake docks.

Later this summer, expect to hear more about lake dredging and other lake maintenance items planned for later this fall.

To ensure that our property values remain well-supported and to provide a well-maintained community, we ask our property management company to help us monitor the condition of properties and to send reminders to homeowners if something on the exterior of a property is not in keeping with the covenants. If you get a notice, please know that it is not personal. Not sure what the covenants require? They're available on the ESL Website. Having trouble complying and need help finding a way to do so? Please reach out to any of your board members. We'll certainly do what we can to help.

Social activities are being planned regularly for adults and for kids. And the good news is that the clubhouse is available again for rental and for HOA social activities too. Watch the website for calendars and social media and email for announcements.

We are continually looking to improve our ways of working and to strengthen connections with our neighbors. If you have suggestions or comments, you're always welcome to call, text or send a message in whatever way works for you. And, of course, if you would like to contribute time and talents, we'd love to have you join us on a committee or other volunteer role.

Here's to a season of great growth for us all!

-Michelle

Michelle Mulcahey
President
ESL HOA

ESL Pool News

By Chris Haldeman

We are gearing up for another great ESL Pool Season! Based on current state guidelines we are happy to announce a return to the existing Pre-Covid guest policy.

Our pool will open on Monday 5/10 SAYOR only with lifeguard coverage beginning Wednesday 5/26. We will continue to encourage distancing by spacing out furniture and providing disinfectants for residents to use at their seating areas as they see fit. Lifeguards will continue to wipe down common surfaces a few times a day.

Please note a change this year as lifeguard coverage will go till 10pm on Friday and Saturday based on resident feedback. 2021 hours are below:

ESL POOL SCHEDULE

5/26 - 7/2

Mon-Thu	6:30a - 8a SAYOR / 8a - 12p Swim Team / 12 - 9p Lifeguard
Friday	6:30a - 8a SAYOR / 8a - 12p Swim Team / 12 - 10p Lifeguard
Saturday	6:30a - 12p SAYOR / 12 - 10p Lifeguard
Sunday	6:30a - 12p SAYOR / 12 - 9p Lifeguard

7/3 - 8/1

Sun-Thu	6:30a - 12p SAYOR / 12 - 9p Lifeguard
Fri-Sat	6:30a - 12p SAYOR / 12 - 10p Lifeguard

8/2 - 9/6

Mon-Thu	6:30a - 9p SAYOR
Friday	6:30a - 10p SAYOR
Saturday	6:30a - 12p SAYOR / 12 - 10p Lifeguard
Sunday	6:30a - 12p SAYOR / 12 - 9p Lifeguard
Labor Day	6:30a - 12p SAYOR / 12 - 9p Lifeguard

Swim Meets

Tue 6/8	6:30a - 2p SAYOR / 2p - 10p Swim Meet
Tue 6/15	6:30a - 2p SAYOR / 2p - 10p Swim Meet

Jodi Godfrey
Your Neighbor and
REALTOR®



kw NORTH
ATLANTA
KELLERWILLIAMS®
Each office is Independently Owned and Operated

Contact me at:
678.467.0790
or 770.663.7291
jodigodfrey@kw.com

Follow "JODI THE HOUSE
CHICK" on social media:



KIDS' GROUP SWIM CLASS

Ages 4 - 10/12

Days / Dates to be determined
Parents drop off & pick up
Lesson Time: 4:00 - 4:45pm

\$90 for 4 weeks (\$22.50/wk)
**Goggles appreciated but
not required

For more information, please contact Ally Bernstein,
acdrape01@gmail.com

ESL Swim Team News!

By Tracy Elliott & Jennifer Riker



ESL Swim Team is BACK!

After a forced hiatus last year due to COVID, we are happy to say the ESL Blue Dolphins are back for the 2021 season!

Registration is still open for children ages 4-18 - - all swimming levels are welcome.

Ages 5 and up are eligible to participate in meets. Meets are encouraged, but not mandatory. If your child just wants to do 1 or 2 meets to see what it's like, that's ok!

How much does it cost?

Fees for swimmers:

- One Swimmer: \$110
- Second Swimmer: \$100
- Third Swimmer: \$90
- Fourth Swimmer: \$50

In addition, swimmers that are not residents of the East Spring Lake subdivision will pay an additional \$10/per swimmer.

Swimmers in our 15-18 year old age group are only \$10, ESL residents and non-residents!! We hope this will encourage some of our older swimmers to participate in the swim team. Additionally, families with only a 15-18 year old swimmer have **NO** volunteer requirements!

Interested? See our website for more info: <https://esldolphins.swimtopia.com>

Questions? Email us at eslswimteam@gmail.com

TO ALL RESIDENTS:

We have 2 home meets this year, June 8 and June 15. Please be aware that beginning at 4pm on these nights, cars will be parked on the right-hand side of the street. We understand that this is an inconvenience and appreciate your patience and understanding.

Thank you!

Tracy Elliott and Jennifer Riker, Team Coordinators



Become an East Spring Lake Blue Dolphin Sponsor!

Your donation goes a long way to support the young swimmers in our wonderful East Cobb neighborhood.

The East Spring Lake Blue Dolphins swim team is run solely on parent funds. With community donations like yours, our team is able to purchase and maintain necessary equipment like lane lines, backstroke flags, kickboards and much more.

Sponsors will receive recognition in a variety of ways!

Sponsor Benefits	Brnze Level	Silver Level	Gold Level
Featured on Team Website and Facebook Page	✓	✓	✓
Featured on Team Heat Sheets		✓	✓
Announcement Made at Home Meets			✓
Business banner hung at pool for entire swim team season (banner to be provided by business)			✓
Sponsorship Fee	\$75	\$125	\$200

Interested? Contact our Team Coordinators @ eslswimteam@gmail.com

Thank you for your consideration in becoming a part of our team! The financial support of our sponsors is crucial to a successful season. We appreciate your support!

- Tracy Elliott and Jennifer Riker, Team Coordinators



HOW CAN WE REACH YOU? LET US COUNT THE WAYS.

- **FACEBOOK**
- **INSTAGRAM**
- **NEXTDOOR**
- **ESL WEBSITE**
- **EMAIL**
- **SNAIL MAIL**

PLEASE CHECK
YOUR ACCOUNTS
REGULARLY FOR
IMPORTANT MESSAGES
FROM ESL.

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



ESL Clubhouse Update

By Casey Hostetler



Hi, neighbors!

The clubhouse is back and open for business!

Are you interested in hosting a event?
I'd be happy to answer any questions!

Please contact Casey at eslclubhouse1@gmail.com.

ESL Tennis Update

By Casey Hostetler—Women's Tennis

The ESL women's spring ALTA league is finished for the season after making it to the second round of playoffs. **Congratulations, ladies!**

We plan on having a women's ALTA team again in the fall. If you're interested in learning more about joining the team, please contact Kathy Asher at kathyasher@yahoo.com for more information.

ESL kids group tennis lessons have begun for the spring and the kids are having a blast! We hope to continue these on into the summer.

If your kids are interested in joining group lessons right here in the neighborhood, please reach out to Casey Hostetler at caseyannah@gmail.com for more information. We are already starting to plan the summer lesson schedule!

ESL Adult Social

By Ally Bernstein

We are excited to be able to have more events this year!

First on the agenda, we hosted a New Neighbor Family Social on May 20th. This event was for the new ESL members from 2020 and 2021 to gather and meet other new neighbors before the end of the school year party. Look for a few photos later in this newsletter.

Next, we invite you to fill out our **quick survey** to help us plan the 2021 calendar. Please feel free to add any additional ideas and suggestions you may have on the survey.

We look forward to gathering this year and hope to see you at the next ESL social event.

Your Opinion Matters



**Take Our
Quick Survey!**

<https://forms.gle/TPX53j9fnt7TBsPM7>

(Cut & Paste this address into your browser.)

HI, NEW NEIGHBORS!



WELCOME TO *East Spring Lake*

Who?

**Jodi Godfrey
Welcome
Committee**

How?

678-467-0790 call/text

When?

**Happy to
schedule to
meet you &
discuss ESL**

Want more info?

EASTSPRINGLAKE.COM



Mary & Tim Wynkoop

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Tim.Wynkoop@CBrealty.com

www.TheWynkoopGroup.com



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REALTY



**CONGRATULATIONS
CLASS OF 2021**

<p>HIGH SCHOOL GRADUATES</p> <p>Evan Anderson Emma Baumgartner Min Brookshire Ben Cater Gabriel Dillon Witt Lanier Brynn Morabito James Mulcahey Angela Schwerin</p>	<p>COLLEGE GRADUATES</p> <p>Eliza-Lee Barnes Mia Garbarino Lindsay Hodge Matthew Johnson Caroline Lackey Amelia McGinnis Sarah Mott Nate Summers</p>
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Lawn Care Tips

Submitted by Mary Schoppman and the World Wide Web

Spring is definitely here and summer is on the way. My neighbor recently asked me, "What height is your mower blade set for mowing?" Being so inspired, I offer the following information I found on the ever present web:

Maintaining your lawn

Start off by pulling any weeds that may be detracting from your yard and home's appeal. Weeds can be unsightly, and they can harm the health of your lawn. If it's early enough in the year, apply a pre-emergent herbicide to kill weeds before they are able to grow. If weeds have started to sprout in your lawn, use a post-emergent herbicide to eliminate weeds. A healthy, weedless yard looks great and will even help increase your home's value. **Note:** Be sure to check guidelines in our area when it is best to apply pre-emergent, etc.

Next, bust out the lawn mower. After all, what's the point of a weed-free lawn if your grass is six inches tall! Make sure you're mowing your lawn once a week to keep it maintained and healthy. You may even want to get fancy with some lawn patterns to make your lawn really stand out!

Recommended Mowing Heights for Grasses

The following chart gives general guidelines for grass cutting height: (If you're growing bent grass in your yard, put in a putting green and host a putting contest 🤪)

Grass Type	Mowing Height
Bahia grass	2" – 3"
Bentgrass	¼" – ¾"
Bermuda	½" – 1½"
Buffalograss	2" – 3"
Centipede	1½" – 2½"
Fine fescue	1½" – 2½"
Kentucky Bluegrass	1½" – 2½"
Ryegrass	1½" – 2½"
St. Augustine	2" – 4"
Tall fescue	2" – 3"
Zoysia	½" – 1½"

Mowing Pro Tip: Wait until the weather is warm and your grass is approximately two inches tall before [mowing for the first time](#). (I think we've reached that temperature)

Pointers for Setting Mower Cutting Height

- Shady grasses grow better if mowed a little higher.
- Raise the blade to the top of the cutting range for your type of grass during drought conditions in summer to reduce the stress on your lawn.
- Cut warm-season grasses at the lower end of the cutting range in early spring to remove dead blades.
- In general, cool-season grasses do best when cut as high as possible.
- Different varieties within the same grass type may vary as to the best cutting height, so try to identify the specific variety you have (such as 'Zenith' zoysia or 'Empire' zoysia), then check with a sod or seed supplier for cutting recommendations.



What About Watering?

Once a week is what you are aiming for. By watering your lawn deeply and less often, it promotes healthy root growth. This is important for preventing disease and weeds. The Georgia clay absorbs water slowly, so divide your watering time in half with an hour of space each time to ensure it is absorbed. Also, avoid watering during the hottest time of the day. Early morning or evening is a good option.

I hope this has provided helpful information to you. Our neighborhood is lovely with many planned improvements coming over the next few months. Working together, our neighborhood will only be enhanced by our attention to our homes and landscapes. Thank you for doing your part.

If you have information you feel would be helpful to our neighbors please email to mares0754@gmail.com. I'm always looking for new and inspiring content for our newsletter.

Have you been looking for a good book?

By Kimberly Reingold



Join the ESL Book Club. Meetings take place on the Club House porch at 7:00 p.m. on the following dates:

- June 16th:** "News of the World" by Paulette Jiles (led by Ivy)
July 21st : OPEN
August 18th: "Prince of Tides" by Pat Conroy (led by Barb)

Interested in attending? Contact Kimberly Reingold, kreingold@bellsouth.net, to be included on the book club email list.



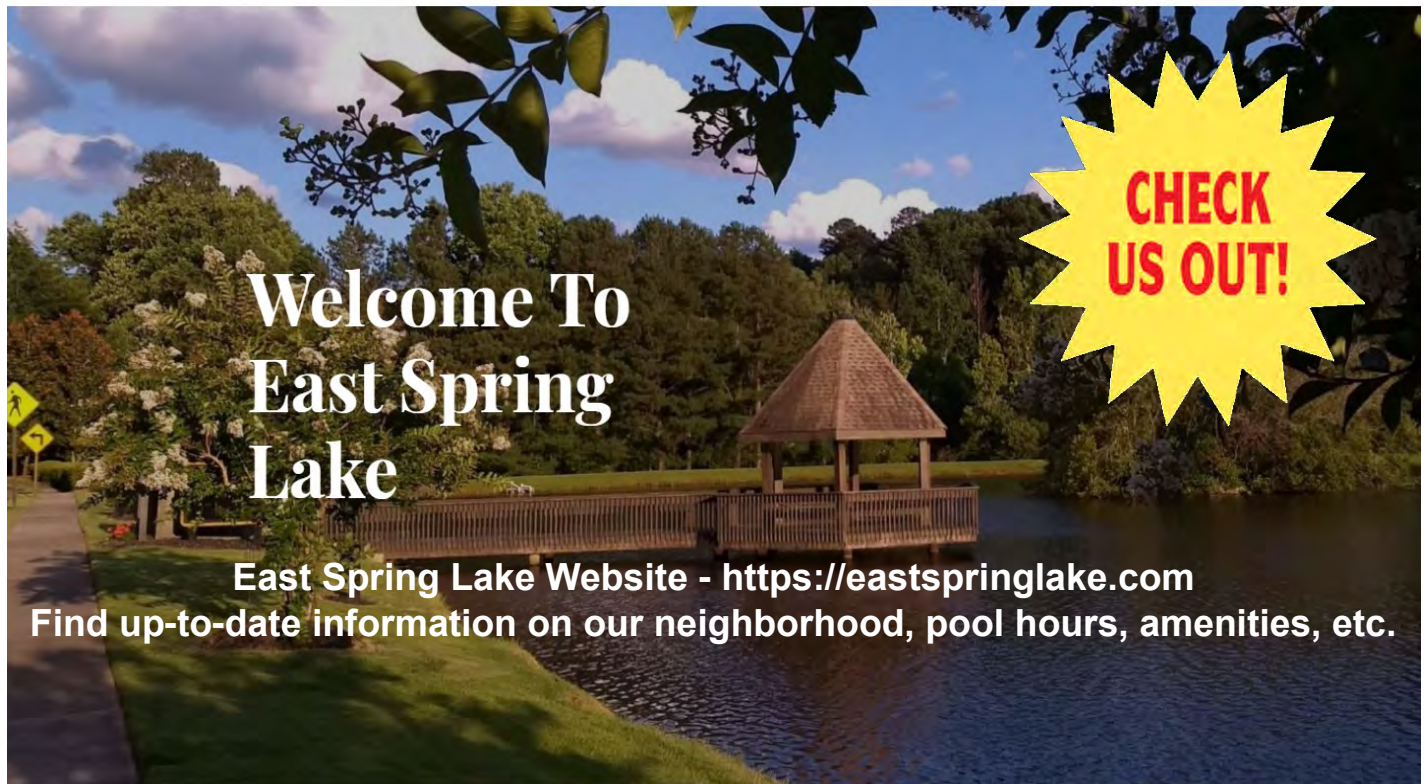
American Disposal agreed to the following rate package for ESL residents for the remainder of this year.

1. Trash collection only monthly \$17.95
2. Trash Collection and Recycle Service - \$21.90 per month
3. Trash is picked up each week and if you choose recycle that is every other week
4. This rate includes fuel surcharges and any environmental fees.
5. Services include a 96-gallon trash cart and 64-gallon recycling cart for new customers.
6. Additionally, all customers are billed a \$1.50 administration fee monthly.

American Disposal will not check each individual account to confirm you are receiving the agreed rate as stated above. **If your bill is not accurate, please contact their Customer Service line at 678-720-0500.**



1. Willeo Road Closed June 1st for bridge repair
2. Pool Closed for Home Swim Meets : Tuesday, 6/8 and 6/15 - 2 -10 pm
3. Food Truck Dates: June 10th & July 8th
4. Be a Swim Team Sponsor - [Go Dolphins](#)
5. Complete the Adult Social Event Survey - <https://forms.gle/TPX53j9fnt7TBsPM7>
6. Book your next event at the ESL Clubhouse. Email Casey Hostetler at eslclubhouse1@gmail.com
7. Check out our ESL website - <http://eastspringlake.com>



New Family Social - May 2021

Thank you Ally for coordinating this fun and casual get together with treats for our new families. Also, a big thank you to Janet for the amazingly delicious chocolate chip cookies!

Photo 1 - Jonathan and Michelle Miller with son, Asher (James not shown) and ESL Treasurer, Janet Freeman.

Photo 2 - James and Ally Bernstein (Ally is Social Chair), Jake and Callie Barron, and Casey Hostetler (Clubhouse Chair)

Photo 3 - Eli Bernstein and Lydia Barron



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 September and beyond as long as they continue to be supported with lots of your orders.

We'll be sending another survey to learn who you loved and didn't love so much.

Thank you again,

The Food Truck Brigade

Questions?

Please email

Mary at mares0754@gmail.com or

SAVE THE DATES

Thursday, June 10th - AF7 BBQ
5 - 8:30 p.m.

Award-winning menu offers heavenly, mouth-watering smoked meat, seafood, grilled veggies and desserts

Thursday, July 15th - BENTO BUS
5 - 8:30 p.m.

Think creative & healthy Japanese-fusion-style with a twist. Teriyaki Chicken Tacos, and Asian BBQ Steak Nachos using many organic and local ingredients.

Watch your email and social media for ordering details for each truck a few days before they are scheduled at ESL.



East Spring Lake Neighbor Recommendations

Child Care

DAYCARES

PRIMROSE @ LASSITER (BEHIND TRITT ELEMENTRY)

BABYSITTERS IN NEIGHBORHOOD

- CHARLOTTE- (404) 618-8007
- CATHERINE- (470) 504-2554
- GRACE- (404) 268-2195
- CHLOE- (404) 710-3993

Home Maintenance

HEATING AND AC

- BOB'S HEATING AND AC (ESL NEIGHBOR)- (404) 606-0548
- SCOTT- EXTREME COMFORT HVAC RELIANCE- (770) 617-3090

PLUMBING

- CRAIG WHITTAKER- RIGHT CHOICE PLUMBING- (770) 480-3835
- PETE MYERS- INDEPENDENT PLUMBING- (770) 789-3224
- PANACEA PLUMBING- (404) 644-7549

PEST CONTROL

- STEVE ROACH- PEST CONTROL KENN-WORTH PEST (678) 464-8121

DECK REPAIR & PRESSURE WASH

- JUAN GUEVARA @ JVG VISIONS- (678) 232-7951

CLEANING SERVICE

- EDNEIA-(678) 315-9902

Lawn Services

TREE REMOVAL

- RUCKER TREE REMOVAL- TERRY RUCKER- (770) 578-8894
- SCOTT WOLKOF- TREE WORK- (404) 445-9509

LAWN CARE

- VIN LANDSCAPING- (404) 955-6616
- ANDRES ARANGO @ A&A LANDSCAPING- (770) 329-4861

IRRIGATION

- ELMER @ AMIGOS LAND CARE-(404)409-7894

WEED CONTROL SERVICE

- DAVE @ARBOR AND TURF- (404) 557-3456

Get Connected

FOLLOW ESL ON INSTAGRAM

@EASTSPRINGLAKE

JOIN ESL MOM'S FACEBOOK GROUP

REQUEST TO JOIN ON FACEBOOK OR REACH OUT TO ALLY BERNSTEIN TO BE ADDED (770) 355-3370

ESL HOA Officers & Executive Board

President 2020-2022	Michelle Mulcahey, Eastspringlakehoabod@gmail.com
Vice President	Mark Needle, mark.needle@gmail.com
Treasurer 2021-2023	Janet Freeman, janetmfreeman@att.net
Secretary 2021-2023	Kimberly Reingold, kreingold@bellsouth.net
Membership 2020-2022	Mary Schoppman, mares0754@gmail.com
Tennis	John Leach, jonathanleach103@gmail.com
Grounds	Jay Dondero, jaydondero@hotmail.com
Pool	Chris Haldeman, ChrisHman@gmail.com
Adult Social	Ally Bernstein, acdrake01@gmail.com

ESL HOA Committee Chairs

Board Advisor/CRA	Doug Gibeau, gibeauts@bellsouth.net
Board Advisor/CRA	Kirk Wilkerson, kirkwilkerson@gmail.com
Children's Social	Jonna Rowe, southernbelleroswell@gmail.com
Clubhouse	Casey Hostetler, caseyanneh@gmail.com
Dam Project Lead	Eric Schoppman, eric@schoppman.com
Swim Team	Jennifer Riker, rikerjls@gmail.com
Newsletter	Mary Schoppman, mares0754@gmail.com
Security	Kirk Wilkerson, kirkwilkerson@gmail.com
Social Media	Erin Secor, erin.secor@gmail.com
Website	Kyle Johnson, eslwebsitemanager@gmail.com
Welcome	Jodi Godfrey, jodigodfrey@kw.com

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



Advertise in the next ESL online newsletter!!

If you and/or your company would like to place an ad in our next newsletter please contact mares0754@gmail.com. Our rates are most reasonable and we would love to share your company and/or services with our ESL residents. All proceeds from advertising sales will benefit landscaping at the ESL entrance.



Online Payments through Townsq.io

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. For online and technical assistance/support, please contact Homeside Properties.

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 registration via the email you receive.

***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.

Community Website one-time Credit Card** (Transaction fee may apply)

Submit payments through TownSq.io website or mobile app. *(Transaction fee may apply)*

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 and one-time Credit Card payments and fees.

ENFORCEMENT OF ESL DECLARATIONS, BYLAWS, AND RULES AND REGULATIONS

May 2021

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