

# ESL LEDGER

EAST SPRING LAKE COMMUNITY NEWSLETTER

FALL 2021



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## President's Corner

What a difference a year makes! This summer we were happy to be able to re-introduce and even add some fan favorite fun social events. If we missed you at the New Members' Social, the pool party at the beginning of the season, the 4th of July Bike Parade, the Labor Day BBQ, or picking up food from any number of food truck vendors who have visited us this year, we hope to catch you next time. Do keep an eye on your email for upcoming opportunities to come out and visit with your ESL neighbors.

On the business side of the HOA work, the executive board and supporting committees have been diligently planning and executing the ongoing maintenance and longer-term, higher-ticket necessary capital improvements of common areas. All of these were discussed at the [East Spring Lake](#) annual meeting in March.

### Grounds

When our previous grounds maintenance firm increased price and was becoming less responsive to our service requests, we solicited quotes and consulted with references of different companies. We also went and looked at a few HOA properties our preferred vendor was currently maintaining. We engaged Mayer mid-summer. After a brief service gap during the transition, we are in a good rhythm with the new company.

### Tennis Courts

Middle and lower tennis courts have been resurfaced as of early September. Work on the upper courts will be more extensive and will follow pool work. We have made this decision in order to properly manage cash flow from the reserves account.

**Docks, Gazebo and Spectator Benches at Tennis Courts** were fully stained and sealed in July.

### Pool Deck

Work to resurface the pool deck begins this year. It will kick-off during the first week of October. More information and detail can be found on page 2 of this newsletter. Main message: come next Spring our pool will sparkle brighter than ever.

### Lake Items

Siphons assist in managing risk of overtopping dam during storms. There have been some challenges keeping the siphons clear. The board, along with the lake management company, have been working on a variety of solutions to keep the siphons operating well.

Dredging is required for maintenance on all lakes. It is a very high ticket item. Over time, the committee, composed of legal, hydrology, civil engineering, financial and other professionals, has engaged with outside civil engineers, water management experts, attorneys, the county and upstream developer/builders in order to ensure that we fully understand our HOA rights and responsibilities. We are now confident that we must complete and pay for a dredge to appropriately maintain the function and form of the lake.

As is our responsibility, we are proceeding carefully with a professionally-led RFP and due diligence process. We sent the RFP out to more than ten firms and met with and received detailed responses from five firms with

Continued...

## President's Corner

### Lake Items - cont...

estimates ranging from \$250K-\$450K. We are further exploring their proposals, validating the methods they propose with appropriate professionals and evaluating their references, both client and banking.

We will be coming back to you later in the coming 4-6 weeks with our vendor recommendation, supported with plenty of detail and a request for a vote for a special assessment to fund this critical infrastructure item.

For your planning, it will likely be late 2021 or very early 2022 when the assessment will be due.

### Garbage

We know that many residents remain frustrated with the reduced and inconsistent recycling and trash collection services. We have done exhaustive research over the last year to identify alternatives and candidly, there really aren't any that we believe would materially improve what we're experiencing with American. We have spoken with Homeside and with American's representative directly to voice our concerns. They have explained that they are

struggling to adequately staff routes and this is the main reason for inconsistent service. Further, they have said that they have no plans to go back to the prior recycling pick-up schedule.

We hope you and your families enjoy pumpkin season and we look forward to welcoming all the trick-or-treaters and their parents in just a few weeks at our neighborhood Halloween Party, Costume Contest, and more. In the meantime, if you have any questions or concerns, please feel free to reach out to me or any member of the board.



Michelle Mulcahey  
President  
ESL HOA

## Pool Deck Renovation Update

By Doug Gibeaut—Capital Reserve Projects

ESL Neighbors,

Glad to report that the ESL pool deck renovation project is underway. In line with what was discussed at our HOA annual meeting in March, the project will impact the main level of the pool area and the upper level around the kiddie pool where the deck meets the back step to the clubhouse veranda.

The project is significant in scope and the work commenced October 1st and will wrap by January 15<sup>th</sup>. This is dependent mainly on weather this Fall, but the belief is this is a 3-month project from start-to-finish and we're managing to this.

The clubhouse will be accessible during construction, but only from the upper (main) entrance. Guests in the clubhouse will be able to use the veranda but there will be yellow tape warning to stay off the upper pool deck area.

On certain days there will be increased noise in the pool area due to demolition or other activity. This noise or the echo will certainly be heard by homes nearby or around the lake. But this should be just a handful of days during the project calendar.

We look forward to a very new and upgraded pool experience in 2022 and will update as needed during and at completion of the project.

Any questions, please reach out to Doug Gibeaut, Capital Reserve Projects, at [gibeauts@bellsouth.net](mailto:gibeauts@bellsouth.net)



**WE NEED  
YOUR HELP!**

- A dumpster will be placed in the pool parking lot for construction debris removal.
- Please do not deposit household trash or articles in this dumpster; dumpster is for construction debris only.
- Any additional dumpster loads due to unplanned use will cost the HOA significantly. Please help us avoid additional expense.

# Welcome to the Neighborhood!



Jodi Godfrey—Welcome Committee

## 2687 Spring Rock Court

Welcome Jamieson Vaughan and Klara Aminova

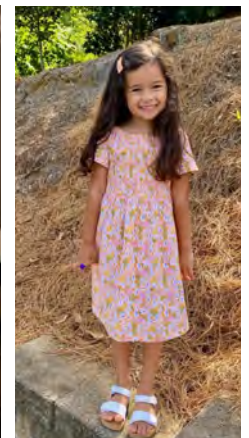
Jamieson and Klara are getting married next September! They absolutely fell in love with ESL community. Jamieson is a Partner Development Manager and Klara is a Registered Nurse. They both enjoy reading, but Jamieson likes watching movies and Klara prefers binge watching TV shows. Both cheer for the Atlanta Falcons, Braves and UGA Dawgs. Interesting facts include Jamieson spent time in Germany as a child and Klara moved to US from Uzbekistan in 1996. Please welcome them to the ESL community when you meet them.



## 1526 Stonebrook Place

Welcome Clark, Minda Crosby and family

Clark and Minda are proud parents of Asha and baby boy due in December. The Crosby family bought the home from the King family who they work with at Cornerstone Mortgage. Interesting fact about Clark and Minda is that they met in the 8<sup>th</sup> grade and reconnected after college. They had previously lived in Florida. Hobbies include reading, basketball, hiking and finding new restaurants. This family cheers for the Jacksonville Jaguars Football team. Please join me in giving this family a warm ESL welcome when you meet them.



Continued...

## Welcome Families

By Jodi Godfrey



### 2693 Long Lake Terrace

Welcome Tyler, Lowrey Elder & family

Tyler and Lowrey are the proud parents of Cole and Emma. The Elder family moved from Smyrna and choose ESL due to the amenities, great schools and location. Lowrey works as a Financial Analyst and enjoys baking, traveling and walking. Tyler works as a Senior Quality Specialist and enjoys golfing, fishing and being outdoors. This family is an Atlanta Braves fan. They also have a French Bulldog named "Ollie" which their backyard is perfect for! Please join me in giving this family a warm ESL welcome.

### 2700 Long Lake Terrace

Welcome Dr. Sharifa Simmons and family

Sharifa is the proud parent of Asher. Originally from San Francisco, she chose ESL due to the lovely look of the neighborhood and good school system. Sharifa works as an Educational Technology Consultant/Realtor and enjoys traveling, reading, and hiking/camping. Interesting fact is Sharifa is well traveled having visited 1/3 of the world's countries. Favorite sports include boxing and some track and field. Please join me in giving this family a warm ESL welcome when you meet them.



### 1503 Camp Point Court

Welcome Cody, Laura Jenkins & family

Cody and Laura are the proud parents of Weston. The Jenkins family choose ESL due to the beautiful neighborhood, schools, and neighbors. Cody works in Medical Device Sales and Laura is an Attorney. Their hobbies include running, walking, hiking, and traveling. Interesting fact is that they are high school sweethearts reunited. They cheer for the Dallas Cowboys and Texas Longhorns. Please join me in giving this family a warm ESL welcome when you see them.



# fall bucket list

Fall Color at Georgia State Parks  
 Explore a Georgia Pumpkin Patch  
 Scare Up Some Fun at a Haunted House

A Weekend Cabin Get-a-Way  
 Get Lost in a Corn Maze  
 Apple Picking in North Georgia

<https://exploregeorgia.org/things-to-do/blog/georgia-fall-bucket-list>



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 Mary.Wynkoop@CBrealty.com  
 Tim.Wynkoop@CBrealty.com  
 www.TheWynkoopGroup.com



## ESL Clubhouse Update

By Casey Hostetler



**Hi, neighbors!**

The clubhouse is open for your next event! Are you interested in hosting a event? I'd be happy to answer any questions!

**Please contact Casey at [eslclubhouse1@gmail.com](mailto:eslclubhouse1@gmail.com).**

**Note:** The clubhouse will be accessible during the pool deck construction, but only from the upper (main) entrance. Guests in the clubhouse will be able to use the veranda but there will be yellow tape warning to stay off the upper pool deck area.

## ESL Tennis Update

By Kirk Wilkerson and Jonathan Leach—Men's Tennis



Game, Set, Match!!

**Excellent News!!**

The resurfacing of the Center and Lower tennis courts was completed in early September.

Stay tuned for Upper court update. Our goal is to have it ready for use in 2022.



*Don't  
Forget!*

1. Watch for details on the upcoming ESL Family Adventure Decoration Scavenger Hunt.
2. Halloween Party, Costume Contest & Trick or Treat on Sunday, October 31st at 5:30 pm.
3. Willeo Road bridge opening has been delayed.
4. Pool deck renovation is underway.
5. Please help control costs by not putting any household trash or articles in construction dumpster by the pool.
6. Book your next event at the ESL Clubhouse.  
Email Casey Hostetler at [eslclubhouse1@gmail.com](mailto:eslclubhouse1@gmail.com)
7. Check out our ESL website - <http://eastspringlake.com>

Jodi Godfrey  
Your Neighbor and  
REALTOR®



Follow "JODI THE HOUSE CHICK" on social media:



**kw** NORTH  
ATLANTA  
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Contact me at:  
**678.467.0790**  
or 770.663.7291  
[jodigodfrey@kw.com](mailto:jodigodfrey@kw.com)

# 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**





EAST SPRING LAKE

# HALLOWEEN DECORATING CONTEST

JUDGING WILL TAKE PLACE A FEW  
DAYS BEFORE HALLOWEEN



PRIZES WILL BE AWARDED!

Also, watch for details on our new ESL Family  
Adventure Decoration Scavenger Hunt.



# IT'S TIME FOR THE ESL HALLOWEEN COSTUME PARTY!

**SUNDAY, OCTOBER 31ST AT 5:30 PM  
SPRING ROCK CT. CULDESAC**

Note: Please walk if you can, if not, park on Spring Rock Terrace. No cars allowed (unless you live there) in the culdesac for safety reasons.

*Start off the night with your goblins enjoying Pizza, Drinks and Costume Contest, followed by Trick or Treating!!*



Our sincere thanks to our Halloween sponsors, Jodi Godfrey—The House Chick and Mary and Tim Wynkoop—Coldwell Banker Realtors

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 1000 Johnson Ferry Road, Building G

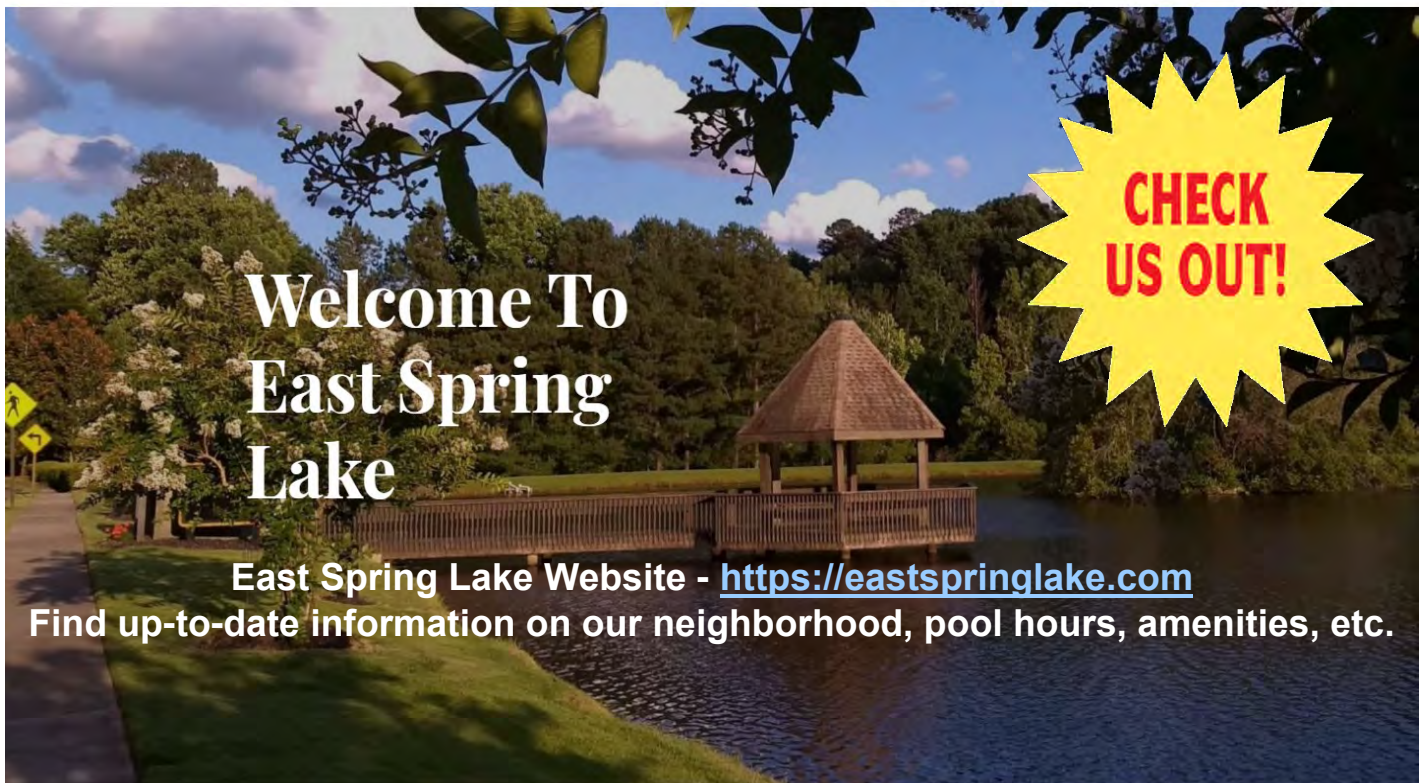
East Spring Lake

Home

ESL Street Map

New Residents

Current Residents ▾



## Welcome To East Spring Lake



East Spring Lake Website - <https://eastspringlake.com>

Find up-to-date information on our neighborhood, pool hours, amenities, etc.

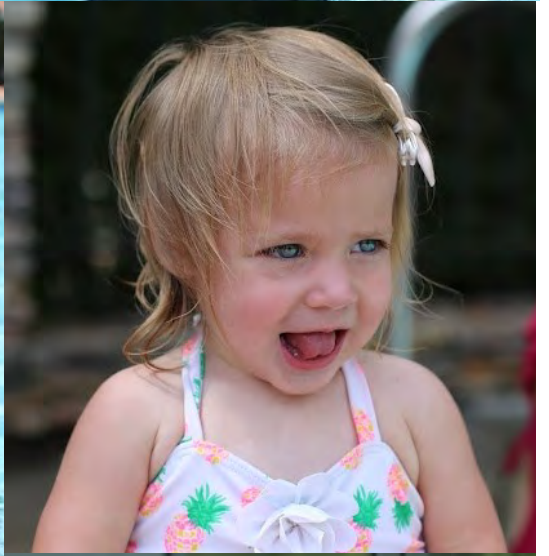
# 2021 LABOR DAY Pool Party

A huge Thank You to Chris, Allison Haldeman and family for manning the grill and making sure this Labor Day event was such a huge success.

Our ESL neighbors went through 50 burgers, 60 hot dogs, 100 bags of chips and 40 ice creams at the 2021 Labor Day Pool Party, in spite of iffy weather. What a great turn out for this end-of-season party. **Thank you again Haldeman Family!**

**We look forward to seeing everyone for the Memorial Day Bash 2022.**







# 2021 LABOR DAY Pool Party



# 2021 LABOR DAY Pool Party



## HELPFUL RECYCLING GUIDELINES

### Stop! You Can't Recycle That!

Submitted by Jason Marcus

Thanks to the folks at American Disposal being reliably late with their recycling pickups, I have had the opportunity to peek into many overflowing recycling bins in the neighborhood. And while I am encouraged by the community's desire to do good, more often than not, what I saw was rampant wishcycling.

Wishcycling is the act of putting something in your recycling bin that isn't recyclable, whether because you are guessing it is or you just think it should be. Wishcycling is actually **worse** for the environment than simply throwing it into the trash because non-recyclables can contaminate an entire batch of recycling so that none of it gets recycled. And this in turn drives up the costs of recycling, as recycling centers have to employ more time and people to filter out your garbage.

Waste Management estimates that as much as 25% of materials put into curbside

recycling bins aren't recyclable. One reason for this is that not all recycling programs are created equal. Things that you have long considered to be recyclable may not be.

Many of us have Waste Management bins that tell us exactly what is and isn't recyclable... except **they're wrong**. American Disposal does not accept the same recyclables that Waste Management did.

Here is a list of common (often surprising) materials that are **not** recyclable through American Disposal:

- Plastic bags – Do not put your recycling into trash bags. They will just get added to the trash.
- Glass – Put your jars and wine bottles in the trash.
- Greasy cardboard – Pizza grease contaminates the box. Cut around it or throw it away.
- Starbucks paper cups – They are coated with a plastic lining.
- Frozen food boxes – Also coated with plastic.

Receipts – Receipt paper is not the same as regular paper.

Most soft plastics – Only plastic that has 1, 2, or 5 is recyclable.

Black plastic – No black plastic, regardless of the number. Colored plastic is okay.

Plastic wrapping – A recyclable plastic container may have a soft plastic wrapping around it. You have to cut the plastic wrapping off to recycle the bottle.

Nobody said saving the Earth was easy! To take your recycling to the next level, check out the [Hefty EnergyBag program](#), which lets you recycle most other plastics.

You can always use the [Waste Wizard](#) feature on the American Disposal website to see if something can be recycled. Otherwise, as a rule of thumb, if you aren't sure whether something is recyclable, **put it in the trash**.



Many ESL families participated in the Kids Parade on July 4th that was led by members of the East Cobb Fire Station. Thank you to Jonna Rowe and Ally Bernstein for coordinating the Kid's Parade and to Tim Wynkoop for securing the firetruck.





# ENFORCEMENT OF ESL DECLARATIONS, BYLAWS, AND RULES AND REGULATIONS

Fall 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,

**Mary Weibel, Community Manager for East Spring Lake HOA**  
678-297-9566 | [MWeibel@homesideproperties.com](mailto:MWeibel@homesideproperties.com)

## ESL HOA Officers & Executive Board

President 2021-2023	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, caseyannah@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 - Mary Weibel
555 Westside Pkwy, Suite 600	Phone: 678-297-9566
Alpharetta, GA 30004	MWeibel@homesideproperties.com
Main Office Phone: 678-297-9566	

Account Questions: [myaccount@homesideproperties.com](mailto:myaccount@homesideproperties.com)  
 Closing/Information Letters: [cararchives@homesideproperties.com](mailto:cararchives@homesideproperties.com)

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



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