

Fall 2022

NEWSLETTER

EAST SPRING LAKE

PRESIDENT'S CORNER

Michelle Mulcahey - ESL HOA President

As fall takes hold and we look forward to the upcoming holidays, I am thankful for so many things, not the least of which is the support East Spring Lake receives from its homeowners. Happily, the board can report that more than 85% of households have contributed all or a portion of the \$3300 special assessment allowing us to make commitments and progress on the lake dredge plan and some other capital projects discussed at our April 2022 annual and the subsequent May 2022 special meeting.

In September, the upper tennis court repair was completed. We now have three full courts in excellent repair. Also, we are excited to have been able to add two pickleball courts on the top court. For new neighbors, or those who may not have used the courts recently, we do have a reservation system. You can connect with Jonathan Leach at jonathanleach103@gmail.com for further instructions for making court reservations and for accessing the pickleball equipment if needed.

The board has engaged an engineering firm to complete required studies for dredge permits for the main lake. Currently, it is unclear how long the permitting process will take. We do still expect to be dredging in the late Spring/early Summer 2023. As firmer timing comes into focus, we will certainly share with everyone.

Overall, we hope you agree that our common amenities and shared areas are getting the attention they need to maintain the beauty and value of our neighborhood. Lots of private homes are getting spruced up too. It is fun to see the updates. Thank you to all who have filed ACC requests and who keep us posted on the work, particularly when it goes longer than anticipated. We certainly appreciate the challenges.

Speaking of challenges, I know many have wondered what is going on with the home that burned down a year ago at 2833 Long Lake Drive. It has been sold to a developer. We have sent a letter to this new owner requesting immediate clearing of the lot. We will continue to follow up and take appropriate action. It is our hope that very soon we will have a beautiful new home that replaces the carcass there now.

Our social committee has been busy planning a number of fun fall activities including the recent community Garage Sale, Halloween festivities, the Annual East Spring Lake 5K and more. This is a little less social, but we also provided a shared dumpster for the neighborhood. Watch email and Facebook for updates.

Happy fall y'all!

Michelle



www.eastspringlake.com

Fall 2022

ESL BOARD ELECTIONS ARE COMING

The BOARD ELECTIONS ARE COMING

Time flies when you're having fun!

We encourage all neighbors, newer and longer-term alike, to volunteer for a board or committee position. All positions are open to new candidates annually. And, per our bylaws, executive board members can only serve a maximum of two consecutive 1-year terms in any one position. That means the following board and/or committee positions must be filled with new people:

- President
- Vice President
- Treasurer
- Pool
- Grounds
- Tennis Chairs (Men's and Women's)

We are also looking for a new Capital Reserves Committee lead to take over from our neighbor Doug Gibeaut who needs to turn his attention elsewhere after serving for three years as the committee lead.

For most positions, the time commitment is typically 6-8 hours per month with some heavier seasonal efforts for positions like pool and tennis. Nominations are open now for the fiscal 2023 term which begins April 1, 2023.

Please reach out to the board at EastSpringLakeHOABOD@gmail.com and let us know how you'd be interested in helping.

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



www.eastspringlake.com

Fall 2022

TENNIS NEWS

Jonathan Leach, Tennis Co-Chair

After more than three years of general disuse and exploring many potential solutions, the repairs and installation of the ProCushion surface on the upper tennis court were completed in early September. So far, the reviews on the new playing surface have been very positive. It is nice to be back to three usable tennis courts for the neighborhood.

Additionally, the upper court is lined for two pickleball courts. We have two portable pickleball nets which will be stored in the closet in the clubhouse in the short term. The nets require some assembly, but it's pretty easy to do.

SAVE THE DATE: Pickleball Clinic | Saturday, November 12th, 1PM (weather permitting)

We will be hosting a Pickleball Clinic on Saturday, November 12th beginning at 1 p.m. with Danny Alea, weather permitting. Danny is an ex-tennis professional who has played on the ESL ALTA team in the past and is now exclusively a pickleball player who also coaches the sport. The format of the event will be determined based on number of participants and general skill level.

We plan to have a tennis social next Spring before the regular ALTA seasons start. Please contact me if you are interested in attending the pickleball event or for any questions related to the pickleball nets or about tennis in the neighborhood and the East Cobb/North Atlanta area. jonathanleach103@gmail.com or (678) 910-4942.



Mary & Tim Wynkoop

Realtors, Members of the Atlanta REALTORS Association

Coldwell Banker Realty

#1 Sales Team for Roswell Office for AGCI and Units Sold 2015 to 2020

Top 5 Small Sales Team for Coldwell Banker Atlanta - AGCI and Units Sold 2016 to 2020

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

Coldwell Banker Sterling Society Award 2018

Designated Global Luxury Property Market and Relocation Agents

Mary: 770-757-1640 Tim: 770-757-1639

Mary.Wynkoop@CBrealty.com

Tim.Wynkoop@CBrealty.com

www.TheWynkoopGroup.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'S
TRICK OR TREAT

JOIN US MONDAY,
OCTOBER 31ST FOR A
PRE-TRICK OR TREATING
PARTY

COSTUME CONTEST
AND PIZZA

5:30PM IN SPRING ROCK
COURT CULDESAC



R U N
2022
E S L

OCTOBER 29TH, 2022
1k 8:30am & 5k 9am

Register today @
www.tinyurl.com/esl5krun22

VOLUNTEERS NEEDED

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:



Fall 2022

COMING SOON!



GOOD TASTE

*from the kitchens of
ESL*

We are looking for your favorite recipes to share in our next Newsletter.
Please send your recipe to: mares0754@gmail.com.

The included categories will be:

Easy & Amazing Appetizers

Lunch, Brunch & Fun

Easy Dinners & Holiday Favorites

BBQ Extraordinaire

Dazzling Desserts

Happy Hour Favorites (Beverages & More)

Love cooking and entertaining?

I'd love your help with this fun addition to the ESL Newsletter.
Please contact Mary Schoppman, mares0754@gmail.com



ESL HOA Presents

HALLOWEEN YARD DECORATING CONTEST

IT'S THAT TIME OF YEAR AGAIN

**IF YOU WISH TO PARTICIPATE,
HAVE YOUR DECORATIONS UP BY
THE 28TH**

**IF YOU ARE INTERESTED IN
SPONSORING THE HALLOWEEN
DECORATING CONTEST PLEASE
CONTACT**

EASTSPRINGLAKEHOABOARD@GMAIL.COM



ESL HOA Officers & Executive Board

President 2021-2022
Vice President
Treasurer 2021-2023
Secretary 2022-2024
Membership 2022-2024
Tennis
Grounds
Pool
Adult Social

Michelle Mulcahey, Eastspringlakehoabod@gmail.com
Mark Needle, mark.needle@gmail.com
Janet Freeman, janetmfreeman@att.net
Kathleen Anderson, kathleenandersen13@gmail.com
Susan Lynch, susanlynch13@hotmail.com
John Leach, jonathanleach103@gmail.com
Jay Dondero, jaydondero@hotmail.com
Chris Haldeman, ChrisHman@gmail.com
Ally Bernstein, acdrake01@gmail.com

ESL HOA Committee Chairs

Board Advisor/CRA
Board Advisor/CRA
Children's Social
Clubhouse
Dam Project Lead
Swim Team
Newsletter
Security
Social Media
Website
Welcome

Doug Gibeau, gibeauts@bellsouth.net
Kirk Wilkerson, kirkwilkerson@gmail.com
Jonna Rowe, southernbelleroswell@gmail.com
Casey Hostetler, caseyanneh@gmail.com
Eric Schoppman, eric@schoppman.com
Allison Halde man, eslswimteam@gmail.com
Mary Schoppman, mares0754@gmail.com
Kirk Wilkerson, kirkwilkerson@gmail.com
Erin Secor, erin.secor@gmail.com
Kyle Johnson, eslwebsitemanager@gmail.com
Jodi Godfrey, jodigodfrey@kw.com

ESL Management Company



Homeside Properties, Inc.
900 North Point Parkway, Ste. 325
Alpharetta, GA 30005
Main Office Phone: 678-297-9566

Charmaine Key, Community Manager
Phone: 678-248-8818
ckey@homesideproperties.com

Account Questions: myaccount@homesideproperties.com
Closing Information: carchives@homesideproperties.com

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



PAYMENT OPTIONS

OPTION 1: To make online payments by e-check or credit card, either one-time or on a recurring basis:

1. Go to <https://app.townsq.io>
 - Enter your credentials and click "Login" (if this is your first time logging in, please visit <https://app.townsq.io/ais/sign-up> and use your name, zip code and account number to complete the registration process.)
2. Click on "Make a payment" located under the Accounts section.
3. Follow the prompts to make either a one-time or recurring payment:
 - Each online payment transaction will be charged \$2.95 convenience fee for processing
 - Credit card payment transactions will be charged \$2.95 convenience fee in addition to the 3.5% merchant fee surcharge.

IMPORTANT NOTE: All recurring payments process on the 5th of the month. If you have a recurring payment setup currently in place through another website or banking system, please remember to delete this once you have completed your setup through TownSq to avoid duplicate payments.

OPTION 2: Use YOUR BANK'S online bill pay service:

1. Payments must be made payable to East Spring Lake Homeowners Association (not Homeside Properties).
2. If there is a change to your assessment amount, log into your bank account and edit your payment amount.
3. Include your full account number and the property address to which the payment should be applied.
4. Payment address: East Spring Lake Homeowners Association, c/o Homeside Properties, P.O. Box 907, Commerce, Georgia 30529-0017.

OPTION 3: Payment by check via Postal Mail:

1. Make check payable to East Spring Lake Homeowners Association and include your full account number on the check.
2. Include the payment stub or coupon with your check. If the payment stub or coupon is not included, it will cause a delay in processing the payment.
3. Please allow 7 to 10 mailing days to reach the Processing Center.
 - Late payments will have a late charge automatically generated and added to your account.
4. Mail your payment to: East Spring Lake Homeowners Association, c/o Homeside Properties, P.O. Box 907, Commerce, Georgia 30529-0017.

VERY HELPFUL INFORMATION:

Cash payments are not accepted, and we do not take payments over the phone.

Do not include written correspondence of any type with the payment – it will not be forwarded to our office.

If you own additional homes in other communities that are managed by Homeside Properties, you may add those to your online registration. Simply login to your account, click on "Account Info" located at the top of the page on the task bar, select "My Profile" from the drop-down menu, then scroll to the bottom of the screen and click the "Register an Additional Property" button. Once your other property(s) have been added, you may go to "My Profile" to view your other properties. Payments will not automatically split between multiple accounts. You will have to go into each account to make your payment.

ATTENTION OWNERS: Upon the sale of property in your community, Homeside Properties, Inc. typically charges two settlement fees in exchange for services performed relating to the sale: a processing fee and an account setup fee. The processing fee reimburses Homeside Properties, Inc. for information that is provided to title agents, buyers, and sellers upon request prior to settlement, including the current balance of any fees and/or assessments due to the association, general assessment information (amount, frequency, due date, and identification of any late fees and/or special assessments), information regarding utilities, and disclosure of any pending litigation involving the association. Additional information may also be provided upon request, such as the association's governing documents, budget and annual financial report, insurance information, and other general information related to the association. The amount of the processing fee varies depending upon the information requested and the turnaround time for the order. The account setup fee reimburses Homeside Properties, Inc. for services that are provided after the settlement, including closing the seller's account, updating the records to reflect new ownership, preparing and providing a welcome package to the new owner, and providing keys, passcodes, and other devices for access to common areas, where applicable.

Fall 2022

ENFORCEMENT OF ESL DECLARATIONS, BYLAWS, AND RULES AND REGULATIONS

Fall 2022

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,

Charmaine Kay
Community Association Manager Homeside Properties
678-248-8818 | ckey@homesideproperties.com