

NEWSLETTER

From your East Spring Lake neighbors



East Spring Lake Ladies Celebrate the Holidays with a Tacky Sweater Party

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In September, the Board launched a follow-up survey to gauge neighborhood sentiment for proposed long-term lease caps. The results of the survey concluded that 87% of the results were in favor of a long-term lease cap of 10% or less. The results were:

- 30%: No additional long-term leases
- 27%: 5% cap (~5 additional rentals)
- 20%: 3% cap (~2 additional rentals)
- 11%: 10% cap (~15 additional rentals)
- 9%: No cap on long-term leases
- 3%: Various proposals

After discussion with our attorney, the Board will be moving forward with a bylaw amendment vote to include a **5% long-term lease cap**. The other key items of the bylaw amendment will include:

- No short-term leases allowed; 1 year (12 months) is the minimum lease duration.
- 2 years minimum occupancy before submitting a lease application to HOA.
- Board must have copies of all leases and tenant contact information.
- Homeowners wishing to lease their house must pay a \$250 Annual Lease Fee OR 33% of the Annual Dues, whichever is higher.
- Hardship applications due to job transfer out of the Metro Atlanta area, temporary job relocation, loss of job, health/medical reasons necessitating moving from the home (i.e., assisted care, long-term medical care, etc.) may be accepted with Board approval.

The Board will follow up with next steps on the bylaw amendment voting process.

Thank you for all of your support!
Ray Andersen



Social Updates

We have had a busy fall of ESL social events! Thank you to everyone who attended, volunteered, or otherwise supported our activities this fall.

Stay tuned to the ESL Newsletter and ESL Facebook and Instagram pages for more upcoming ESL Social Events!

We are looking forward to seeing our neighbors at the ESL Holiday Party on Saturday, December 9 from 9 am - 11 am, where we will parade in our pajamas, take photos with Santa, decorate holiday cookies, and play Dreidel.



Here are some ways you can stay connected to your ESL neighbors:

- Follow our [ESL Facebook Page](#)
- Join [ESL Women Facebook Group](#)
- Follow ESL on [Instagram](#)
- Register as an ESL resident on the [Homeside Properties site](#)
- Visit the [ESL Website](#)

Pickleball Thursdays

If you are interested in learning or playing pickleball, please join us on Thursdays at 7 pm on the upper courts.

No previous experience with pickleball is required! Your neighbors will help you learn how to play and have extra equipment. No need to sign up.

See you there!

Lake Updates

We are going through the final planning for Zulu Discovery to do our lake dredging. We are finalizing permits and Zulu is getting their equipment and supplies ready for our project. The process should start this month, December, and will cover all three lakes in ESL.

Here is what to expect:

- There will be equipment and trucks located primarily near the playground area and next to our two smaller lakes.
- We will be utilizing SOX erosion control systems for the sediment for the main big lake.
- The SOX technology helps with erosion control and will be placed around the bend of the lake near the playground back towards the pier and lake's edge.
- The SOX will remain exposed until March-April timeframe when Zulu will come back out and place sod on top of the SOX.
- Once we confirm the actual dates of service, we will send out a notice to the community to bring awareness of the trucks and traffic impacts we may face.

Thanks,
Don Lewis, Grounds & Lake Chair

Public Safety

Announcements

Storm Sewer Pollution and Dumping

Neighbors have observed ESL community members blowing or raking leaves down our storm sewers which is not in accordance with Cobb County law and not good for our environment.

Please refrain from this activity.



Stop Signs

This has been an ongoing issue with our own community members and the Riverbirch Glen neighbors.

It has been observed that many drivers are not fully stopping or driving through stop signs to get out of the community quicker.

This is a danger to other drivers, neighbors walking or jogging, kids playing, and our pets. Failure to comply could result in an unnecessary accident or fatality.

Please help us keep our neighborhood safe for all.

Welcome Neighbors!

Please join us in welcoming our newest East Spring Lake neighbors:

5056 Spring Rock Terrace
Daniel and Courtney Mesa

1506 Stonebrook Place
Andrew and Dawn Vargo

Welcome to ESL, we are looking forward to meeting you!





**THANK YOU TO ALL WHO HELPED US
HAVE A GREAT ESL HALLOWEEN!**

**Congratulations to the winners of our
Yard Decoration Contest:**

Best Overall: The Andersons

Spookiest: The Stewarts

Most Kid-Friendly: The Van Sants

Most Creative: The Needles

**Thank you to prize sponsors Tim and
Mary Wynkoop, Grace Lanier, and
Jessica Shay.**

