

Issue 3
Spring 2019

HOA Update

Strathmore Homeowners Association
11 Strathmore Dr. Sharpsburg, GA 30277

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Annual Meeting Notes

New Board Members

Pool Dates

Management Company

Pay Your Dues

Pool Dates

Spring Pool Clean Up

May 5th from 2 pm

Pool Opening Date

May 11th

Pool Closing Date

Sept. 29th

Pool & Tennis Cards

If you are new or have

lost your card, please

email

contact@marquismgt.com

for

replacement cards.

Replacement cards are

\$50.00 each

Residents with unpaid

dues will find their cards

deactivated.



2019 Annual Homeowner Association Meeting

On January 22nd we held the annual homeowner meeting at Northgate High School. It was great to see so many people turn out and participate in the discussions. This is the only time during the year when we are able to sit down as a community and discuss matters that affect our neighborhood.

Meeting Results to Budget:

Set aside \$10,000 to begin the process of replacing aging street signs

Set aside \$5,000 to repair the nature trail bridge

Rebuild one tennis court and one multi-sport court – Capital account funded

Set aside \$8,000 to hire a community management company

For 28 years this subdivision has been managed by an all volunteer homeowner board. With 260 homes there is a good bit of work to be done. This is the first year that we were not able to find five volunteers to make up the HOA board. With that, the membership in attendance at the meeting voted to spend the money to hire an outside management company to handle the day-to-day business of the association. A representative homeowner board is still required to work with the management company, but the majority of the work will be handled by the company hired.

The selected provider is Marquis Management in Sharpsburg. The effective date will be April 1st. If you have unpaid dues at that time, then you will deal with the management company. Attached to this newsletter is a welcome letter from Marquis. You will receive instructions to set up an account on the new subdivision website.

Where to find us

www.strathmorehoaga.com

Find us on Facebook

Search 'Strathmore

Subdivision Sharpsburg, GA'

This is a closed group for
Strathmore families only

Join Nextdoor Strathmore

On Nextdoor Strathmore
neighbors share crime &
safety concerns, local events,
recommendations, items
for sale/free, ideas about
how to make Strathmore
better, and more.

www.nextdoor.com/join

CODE: BZKSND

VOLUNTEERS ARE AWESOME!

If you have time or a skill
that can improve our
neighborhood or our
social network or you are
willing to plan an event
(Easter Egg Hunt at the
Playground?) we would love
to have your help. Please
contact a board member.



Marquis Management, Inc.

Phone 770.599.6630

P.O. Box 639

contact@marquismgt.com

Sharpsburg, Georgia 30277

<http://marquismgt.com/>

Pool Clean Up Day Sunday May 5th

Looking for volunteers to help get the furniture out of storage and get the pool ready to open for the season. We will start at 2 pm.

Pool Party and Opening Day BBQ

Saturday, May 11th at noon.

Come join us for fun and food as we celebrate Pool Opening Day 2019!
The HOA will be grilling hamburgers and hotdogs. Please bring a dish or dessert to share with your neighbors.
Check our Facebook page for details.

HOA Board Members for 2019

President: Elizabeth Dent

strathmorepresident@gmail.com

Treasurer: Jack Schneiderman

treasurerstrathmore@gmail.com

Secretary: Michelle Brittingham

secretarystrathmore@gmail.com

VP Communications: Jerry Salzano

communicationsstrathmore@gmail.com

VP Grounds/Maintenance: Dustin Martin

groundsstrathmore@gmail.com

Strathmore HOA Proposed Budget 2019

Category Description	2019 Budget	2018 YE Balance
Income		
Dues	\$80,640.00	
Uncollected Dues 2019	(\$1,800.00)	
Uncollected Dues Prior	\$0.00	
Collections	\$0.00	
Late Fees	\$0.00	
Other Income	\$0.00	
Prepaid Dues 2019	\$0.00	
Interest	\$5.00	
Opening Balance - Checking	\$21,468.95	
Capital Savings (Asset Not Included in Budget) w/ interest	\$ -	\$64,510.12
Total Income	<u>\$100,313.95</u>	
Expenses		
B.O.D.		
Advertising	\$ 225.00	
Communications / News Letter / Website	\$ 1,000.00	
Community Management	\$ 8,000.00	
Revised Covenants	\$ 2,000.00	
Office Supplies	\$ 200.00	
Postage	\$ 300.00	
Insurance	\$ 4,200.00	
Legal	\$ 3,000.00	
Taxes/Licenses	\$ 500.00	
Association Meeting	\$ 1,200.00	
Corporation Fee	\$ 30.00	
Bank Expenses (i.e. Checks, Banking fees)	\$ 600.00	
Total B.O.D.	<u>\$ 21,255.00</u>	
Capital Repairs		
Rebuild Tennis Courts	\$0.00	
Total Capital Repairs	<u>\$0.00</u>	
Landscape Committee		
Landscape Maintenance	\$11,000.00	
Sprinkler/Lighting Maintenance	\$1,200.00	
Fence Maintenance	\$1,500.00	
Pine Straw/Mulch (2x per year)	\$3,000.00	
Nature Trail Maintenance	\$5,000.00	
Sign/Flag Maintenance	\$10,000.00	
Total Landscape	<u>\$31,700.00</u>	
Recreation Committee		
Pool Service	\$10,000.00	
Pool/Recreation Area Maintenance	\$2,000.00	
Pest Control	\$800.00	
Janitorial Service	\$5,500.00	
Cameras - Monitoring	\$2,500.00	
Pool Supplies and Furniture	\$2,000.00	
Total Recreation	<u>\$22,800.00</u>	
Social Committee		
Social Activities	\$1,000.00	
Total Social	<u>\$1,000.00</u>	
Utilities / Other		
Electricity	\$17,000.00	
Water	\$1,600.00	
Total Utilities	<u>\$18,600.00</u>	
Total Expenses	<u>\$95,355.00</u>	
Net Income / (Loss)	<u>\$4,958.95</u>	



Marquis
Management, Inc.

P.O. Box 639, Sharpsburg, Georgia
30277 770-599-6630

March 14, 2019

Strathmore Homeowners:

Marquis Management, Inc. has been chosen by your Board of Directors to manage your homeowners' association and we are excited to join you. You have a lovely community and I look forward to getting to know you.

Marquis Management, Inc. has managed associations since 1986 throughout the metropolitan Atlanta area. Our office is located near your community and I know we can respond quickly to your needs.

I will be your property manager and will respond to your emails addressed to Mary@MarquisMgt.com as quickly as possible. Our office phone number is 770-599-6630 and our fax is 770-599-6625. After hours, if there is an emergency, feel free to call the office number. We have a 24-hour answering service on call for your needs. If there is an emergency, they will reach me, and I will respond as quickly as possible. If the matter is routine, you can expect to hear from me the next business day. It is always helpful to identify your property address and phone number in both phone messages and emails.

When you are mailing association fees or other information, please use P. O. Box 639, Sharpsburg, Georgia 30277.

We will work with your Board to set up a website which you can utilize for community information that you will need from time to time. When that set-up is complete, you will be notified with passwords, etc. The Board has been good enough to furnish us with phone numbers and email addresses which we will load into an email directory. We will have occasion to communicate with all of you at once from time to time. If you have had recent changes to either your phone number/s or email address, please send that information to my email listed above.

Again, please feel free to reach out to me at any time with questions or problems.

Sincerely,

Mary C. Carroll

President