

Chestnut Creek
Homeowners Association
PO Box 670431, Marietta, GA 30066

March 4, 2024

Dear HOA Member,

Please review the Chestnut Creek Homeowners Association 2024 fiscal year assessment package included here:

1. The 2024 fiscal year budget (on the reverse of this page)
2. Your assessment invoice

Last year, every member paid their assessment in full. Our budget for 2024 assumes the same will happen this year.

The board made strides in other areas:

- The fiscal year has been changed to the calendar year making the Treasurer's job much easier and more appropriate for a volunteer Treasurer
- Our reserves increased to approximately \$80,000
- We have completed major repair work on the tennis court viewing deck
- We will be removing some trees by the courts as well as cleaning up some trees and the canopy around the pool
- We will improve the landscaping around our entrances
- This Spring, we will send a survey out to all recreational members about options for improving the pool house

There is no increase in assessments this year. Assessments must be paid in full by April 1st, 2024. If you have any questions about your assessment or the budget please contact Gillen Joachim, president@chestnutcreek.org.

This is a wonderful community to live in. Thank you for helping make your home part of our community.

Best regards,

Gillen Joachim, President
Mary Kubiak, Vice-President
Jenny Christoffersen, Treasurer
Alex Auxier, Secretary
Karina Diaz, Member-at-Large

Chestnut Creek Homeowners Association Budget
January 1, 2024 – December 31, 2024

INCOME

HOA Assessments

Recreational Members	\$ 68,750
Civic Members	\$ 2,775
Outside Members	\$ 8,625
Miscellaneous Income	\$ -

TOTAL INCOME \$ 80,150

EXPENSES

Operating Expenses

Pool Repair and Maintenance	\$ 5,000
Pool Service Contract	\$ 17,400
Pool Utilities	\$ 7,986
Tennis Repair and Maintenance	\$ 2,500
Trash Service	\$ 500
Landscape Repair and Maintenance	\$ 7,452
Insurance	\$ 7,500
Common Area Expenses	\$ 5,000
Pest Control	\$ 700
Social Committee	\$ 700

Total Operating Expenses \$ 54,738

Administrative Expenses

Check Fees	\$ 100
Legal and Professional fees	\$ 200
Accounting and Electronic Payment	\$ 370
Miscellaneous Supplies	\$ 100
Postal Supplies and Fees	\$ 450
Web Services (GoDaddy)	\$ 653

Total Administrative Expenses \$ 1,873

TOTAL EXPENSES \$ 56,611

Income over Expenses = Reserves \$ 23,539

Invoice

1/1/2024 – 12/31/2024 Assessment

Chestnut Creek Homeowner's Association, Inc.

PO Box 670431 Marietta, GA 30066

treasurer@chestnutcreek.org

Bill To:

Chestnut Creek HOA Recreation Homeowner

DESCRIPTION	AMOUNT
2024 Annual Assessment - Civic	\$ 185.00
Total	\$185 .00

Terms:

- Due April 1st, 2024
- Delinquent Assessments greater than 30 days are imposed a 10% late charge
- Assessments not paid within the current fiscal year are imposed an additional 10% late charge

Payment methods:

- Electronically by going to:
[https:// https://cchoa-2024-rec-outside-payment.cheddarup.com](https://cchoa-2024-rec-outside-payment.cheddarup.com)
- Mailing your check and waiver form to:
Chestnut Creek Homeowner's Association, Inc.
PO Box 670431 Marietta, GA 30066

For a copy of the CCHOA "Declaration of Protective Covenants and Membership" or "Bylaws", please visit <https://chestnutcreek.org/documents>