

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
3. The SAYOR waiver form
4. Swim at Your Own Risk (SAYOR) rules (save for handy reference)

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 are due April 1<sup>st</sup>, 2024. Dues must be paid in full and signed waivers received before Recreational members may use Association amenities. If you have any questions about your assessment or the budget please contact Gillen Joachim, [president@chestnutcreek.org](mailto: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	\$	-
<b>TOTAL INCOME</b>	<b>\$</b>	<b>80,150</b>

**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
<b>Total Operating Expenses</b>	<b>\$</b>	<b>54,738</b>

**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
<b>Total Administrative Expenses</b>	<b>\$</b>	<b>1,873</b>
<b>TOTAL EXPENSES</b>	<b>\$</b>	<b>56,611</b>

**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 - Recreation	\$ 550.00
Total	\$ 550.00

**Terms:**

- Due April 1<sup>st</sup>, 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>



**CHESTNUT CREEK HOA  
2024 WAIVER OF LIABILITY & ACKNOWLEDGEMENT  
OF ADHERENCE TO POOL/TENNIS/PLAYGROUND RULES**

**This form must be completed and returned prior to pool/tennis/playground use.** On behalf of my/our entire family, including all names listed below authorized to use the pool/tennis courts/playground under our 2024 Chestnut Creek HOA, I/we acknowledge that I/we have read, understand and will abide by the Chestnut Creek pool/tennis/playground rules. I/we further agree that I/we are responsible for ensuring that any guests I/we bring to the Chestnut Creek pool/tennis courts/playground will also abide by said rules.

I/we shall further indemnify, defend, and hold harmless the Chestnut Creek Homeowners Association and its officers, directors, volunteers, employees and agents from and against any and all demands, claims, damages to persons or property, losses and liabilities, including reasonable attorneys' fees (collectively, "Claims"), arising out of or caused by any member of my/our family's or our guest's acts, omissions, negligence or willful misconduct in connection with the provision and use of the Chestnut Creek pool/tennis courts/playground.

Listed below are the names of my family members who are included in this "Swim/Play at your Own Risk" agreement and may have use of the Chestnut Creek amenities during this period.

**Household Information**

(please print clearly)

Adult #1 Name:			
Street Address:		Phone:	
Email Address:			
Signature:			Date:
Adult #2 Name:	If applicable		
Signature:			Date:
Child's Name:			Age:
Child's Name:			Age:
Child's Name:			Age:
Child's Name:			Age:
Child's Name:			Age:

**Pool Key Information**

Pool key number (the only number printed on your card): \_\_\_\_\_

If you can't find your pool key, email: [pool@chestnutcreek.org](mailto:pool@chestnutcreek.org). There is a \$25 card replacement fee.

# CHESTNUT CREEK HOA

## 2024 POOL RULES

1. The lifeguard has complete authority and will enforce all Standard Red Cross safety rules.
2. During lifeguard hours, children under the age of twelve (12) must be accompanied by a guardian at least sixteen (16) years of age.
3. During Swim At Your Own Risk (SAYOR) hours, children under the age of 18 must be accompanied by a guardian 18 years of age or older.
4. The lifeguard will give qualification tests to allow a swimmer into the deep end.
5. Unqualified swimmers must stay in the shallow end unless accompanied by an adult in the deep end and at the lifeguard's discretion.
6. Only one person is allowed at a time on the diving board. The area under the board must be clear before diving.
7. After sunbathing, showers must be taken before entering the pool.
8. One ten-minute adult swim per hour. Pool will be cleared of all swimmers 17 years and younger.
9. People with communicable diseases, open sores, or infected eyes will be restricted from pool usage.
10. Proper bathing attire is required.
11. Non-potty-trained children must wear swim diapers while in the pool.
12. By law, the pool will be closed for no less than 24 hours following any accidents involving human or animal waste entering the swimming pool.
13. The gates to the pool will remain closed at all times – no propping them open or sharing keys.
14. No running or pushing.
15. No bicycles, skates, roller blades, skateboards, scooters, etc.
16. No pets allowed.
17. No glassware or smoking is permitted in the pool or pavilion areas.
18. Accessing the pool outside of posted pool hours may result in suspension from the pool.
19. **When a member is suspended from the pool his/her name will be posted on the bulletin board. When a member is suspended a second time, the member or parent will be notified in writing. A third suspension will result in expulsion from the pool for the remainder of the season with no refund in dues.**
20. Pool and pavilion areas must remain clean. Please dispose of food and drinks.

**Your cooperation is greatly appreciated!**