  
Chestnut Creek  
Homeowner’s Association Inc.  
PO Box 670431, Marietta, GA 30066

March 5, 2025

Dear HOA Member,

You’re holding the Chestnut Creek Homeowners Association 2025 fiscal year assessment package. It includes:

1. The 2025 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)

During this past year, everyone paid their assessments. This provides continued financial stability for our community. Thank you so much!

The board actions from 2024 and current actions for 2025:

* Our reserves increased to approximately $105,000 (eff 01/01/2025)
* Major repair work has been completed at the tennis courts with a new retaining wall at the entrance.
* We are looking to improve the landscaping around our main entrances. We are reviewing the options and the associated costs.
* Goals at outset of 2025 – Continue improved communications, add homes to the HOA, increase reserves, complete reserve study, plan improvements.
* Pool survey completed. Board has contacted county officials to determine if we can get our pool structure “grandfathered” in for the redesign.
* The pool lounge chairs will be refurbished with new paint/coating on the frames along with new straps. The frames are in good condition and the chairs will last for many years with these updates.
* This Spring, we will send a survey out to all recreational members about options for improving the pool house.

There is a 5% increase in assessments this year. Assessments are due April 1st, 2025. 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 Jeremy Holt, [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,

Jeremy Holt, President

Mary Kubiak, Vice-President

Tom Griffith, Treasurer

Alex Auxier, Secretary

Karina Diaz, Member-at-Large

|  |
| --- |
| **Chestnut Creek Homeowners Association Budget** |
| January 1, 2025 – December 31, 2025 |

|  |  |
| --- | --- |
| **INCOME** |  |
| **HOA Assessments** |  |
| Recreational Members | $ 71,875 |
| Civic Members | $ 2,910 |
| Outside Members | $ 9,000 |
| Miscellaneous Income | $ - |
| **TOTAL INCOME** | **$ 83,785** |
|  |  |
| **EXPENSES** |  |
| **Operating Expenses** |  |
| Pool Repair and Maintenance | $ 5,000 |
| Pool Service Contract | $ 18,400 |
| Pool Utilities | $ 8,250 |
| Tennis Repair and Maintenance | $ 3,000 |
| Trash Service | $ 500 |
| Landscape Repair and Maintenance | $ 7,800 |
| Insurance | $ 7,500 |
| Common Area Expenses | $ 5,000 |
| Pest Control | $ 700 |
| Social Committee | $ 1,000 |
| **Total Operating Expenses** | $ **57,150** |
| **Capital Expenses** |  |
| Repairs of Structural Assets | $ 14,000 |
| **Total Capital Expenses** | $ **14,000** |
| **Administrative Expenses** |  |
| Check Fees | $ 100 |
| Legal and Professional fees | $ 200 |
| Accounting and Electronic Payment | $ 420 |
| Miscellaneous Supplies | $ 100 |
| Postal Supplies and Fees | $ 550 |
| Web Services (GoDaddy) | $ 871 |
| **Total Administrative Expenses** | $ **2,241** |
| **TOTAL EXPENSES** | $ **73,391** |
|  |  |
| **Income over Expenses = Reserves** | $ **10,394** |

Invoice

1/1/2025 – 12/31/2025 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 |
| 2025 Annual Assessment - Recreation | $ 575.00 |
|  |  |
| Total | $ 575.00 |

**Terms:**

* Due April 1st, 2025
* 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**:

* Please note: If you are filing electronically, the two options are Credit Card and E-Check. The Credit Card will have an additional charge of approximately $23 and the E-Check is less than the cost of a stamp at .59 Cents.
* To file electronically go to:  
  <https://2025-chestnut-creek-rec-and-outside.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/hoa-documents>

Chestnut Creek HOA | P.O. Box 670431 | Marietta, GA 30066 | www.chestnutcreek.org

**CHESTNUT CREEK HOA**

**2025** **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 2025 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**

**2025 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 infectious 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 key with non-members.
14. No running or pushing.
15. No bicycles, skates, roller blades, skateboards, scooters, etc.
16. No pets allowed.
17. No smoking and no glassware is permitted in the pool or pavilion areas.
18. The pool should only be accessed during posted pool hours. Accessing the pool outside of posted pool hours could 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!**