

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

March 11, 2026

Dear HOA Member,

You are holding the Chestnut Creek Homeowners Association 2026 fiscal year assessment package. It includes:

1. The 2026 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)

This assessment provides continued financial stability to maintain the recreational and common areas of our community.

The board actions from 2025 and current actions for 2026:

- Our reserves are currently \$94,224 for the 2026-2027 season.
- The tennis courts were resurfaced to maintain the quality of the facility.
- The resurfacing created the opportunity to add pickle ball lines to a court.
- New pickle ball nets were purchased along with new furniture for the courts.
- The pool required unplanned capital expenses with the following:
 - Two filters were purchased to replace the old ones, which provided 40 years of service.
 - A pool pump was purchased to replace pump #2.
 - The pool pumps power supply was updated with GFCI breakers in the main panel due to safety concerns and power surges.
- The pool lounge chairs were refurbished with new paint/coating on the frames along with new straps.
- Umbrellas were purchased for the tennis facility and to replace weathered awnings at the pool.
- Goals at outset of 2026 – Continue improved communications, add homes to the HOA, increase reserves, complete reserve study, plan improvements.
- We are looking to improve the landscaping around our main entrances. We are reviewing the options and the associated costs.

There is a 5% increase in assessments this year. Assessments are due April 1st, 2026. 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.

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

Best regards,

Jeremy Holt, President
Alex Auxier, Vice-President
Tom Griffith, Treasurer
Karina Diaz, Secretary
Michael Connors, Member-at-Large

Chestnut Creek Homeowners Association Budget
April 1, 2026 – March 31, 2027

INCOME

HOA Assessments

Recreational Members	\$	75,000
Civic Members	\$	3,060
Outside Members	\$	12,000
Miscellaneous Income	\$	-

TOTAL INCOME \$ **90,060**

EXPENSES

Operating Expenses

Pool Repair and Maintenance	\$	5,000
Pool Service Contract	\$	19,800
Pool Utilities	\$	8,250
Tennis Repair and Maintenance	\$	3,000
Trash Service	\$	400
Landscape Repair and Maintenance	\$	15,000
Insurance	\$	8,500
Common Area Expenses	\$	5,000
Pest Control	\$	700
Social Committee	\$	1,000

Total Operating Expenses \$ **66,650**

Capital Expenses

Repairs of Structural Assets	\$	14,000
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Total Capital Expenses \$ **14,000**

Administrative Expenses

Check Fees	\$	100
Legal and Professional fees	\$	200
Accounting and Electronic Payment	\$	420
Miscellaneous Supplies	\$	300
Postal Supplies and Fees	\$	350
Web Services (GoDaddy)	\$	950

Total Administrative Expenses \$ **2,320**

TOTAL EXPENSES \$ **82,970**

Income over Expenses = Reserves \$ **7,090**

Invoice

4/1/2026 – 3/31/2027 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
2026 Annual Assessment - Recreation	\$ 600.00
Total	\$ 600.00

Terms:

- Due April 1st, 2026
- 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 \$22.95 and the E-Check is a little more than the cost of a stamp at \$.95 cents.
- To file electronically go to:
<https://2026-chestnut-creek-rec-and-outside-assessments-91459.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
2026 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 2026 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. There is a \$25 card replacement fee.

CHESTNUT CREEK HOA

2026 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!