

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

Dear HOA Member,

You're holding the Chestnut Creek Homeowners Association 2022/2023 fiscal year assessment package. It includes:

1. The 2022/2023 fiscal year budget (on the back of this letter)
2. Your assessment invoice
3. Swim at Your Own Risk (SAYOR) rules
4. The SAYOR waiver form (on the back of the rules)

During the past year, the board has made significant progress in collecting assessments in arrears and completing a major capital expenditure in the form of a new bridge over the creek. We also had a successful work day, pool season and swim team. Our active pool committee is working hard as well as a Long-Range Planning committee. It was a good year!

We're working hard to build reserves to cover expenses beyond the routine and to stabilize our finances. This year's budget includes a 5% increase in assessments to help cover increases in our overall expenses. Recreation dues are \$525 and Civic dues are \$178.50 for 2022-23. If you have any questions about your assessment or the budget please contact Gillen Joachim, president@chestnutcreek.org.

HOA dues are due by April 1 and late after April 30. For Recreation members to be eligible to use the pool and other association amenities, dues must be paid in full and the SAYOR waiver form signed and delivered via USPS to the PO Box above. Another option is to email a scan or image of your signed form to treasurer@chestnutcreek.org. Please note, key card activation to get into the pool can take up to five (5) business days once we received your dues and signed waiver.

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

Best regards,

Gillen Joachim, President
Ryan Bobbitt, Vice-President
Jennifer Gritsavage, Treasure
Jenny Christoffersen, Secretary
Rodney Stone, Member-at-Large

CHESTNUT CREEK HOMEOWNERS ASSOCIATION, INC.

OPERATING & RESERVE BUDGET

Fiscal Year 2022

OPERATING BUDGET

Revenue

Recreation Annual Dues	\$64,050.00
Civic Annual Dues	\$2,856.00
Miscellaneous Revenue	\$0.00

Total Operating Revenues	\$66,906.00
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Expenses

Operating Expenses

Pool Repair & Maintenance	\$6,915.00
Pool Service Contract	\$16,530.00
Pool Utilities	\$7,400.00
Tennis Repair & Maintenance	\$4,000.00
Trash Service	\$0.00
Landscape Repair & Maintenance	\$7,020.00
Insurance	\$11,675.00
General Common Area Maintenance - Minor	\$2,000.00
Pest Control	\$500.00

Total Operating Expenses	\$56,040.00
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Administrative Expenses

Check Fees	\$40.00
Legal & Professional Fees	\$30.00
Accounting & Tax Prep	\$1,238.00
Postal Supplies & Fees	\$681.00
Miscellaneous Supplies	\$250.00
Website	\$645.00

Total Administrative Expenses	\$2,884.00
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Total Expenses	\$58,924.00
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Reserve Contribution	\$7,982.00
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TOTAL EXPENSES & RESERVE CONTRIBUTION	\$66,906.00
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Invoice

Chestnut Creek Homeowners Association, Inc.
PO Box 670431
Marietta, GA 30066
treasurer@chestnutcreek.org

March 1, 2022

Bill To:
Recreation Membership Homeowner

DESCRIPTION	AMOUNT
2022-2023 Annual Dues - Recreation	\$ 525.00
Total Due April 1, 2022	\$ 525.00

THANK YOU FOR YOUR TIMELY PAYMENT!

***Delinquent Assessments greater than 30 days are imposed a 10% late charge. Assessemnts not paid within the current fiscal year are imposed a 10% interest charge as outlined in the "Declaration of Protective Covenants and Membership" and "Georgia Porperty Owners'Assocaition Act, O.C.G.A. Section 44-3-232."**

****For a copy of the CCHOA "Declaration of Protective Covenants and Membership" or "Bylaws", please visit chestnutcreek.org/hoa-documents.**

Reminder: During lifeguard hours, children under the age of 12 must be accompanied by a guardian at least 16 years of age. No children under the age of 18 are allowed in the pool area during Swim At Your Own Risk (SAYOR) hours. An Outside User or responsible adult 18 years of age or older must be present supervising family members.

CHESTNUT CREEK HOA

2022 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. 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.
14. No running or pushing.
15. No bicycles, skates, roller blades, skateboards, scooters, etc.
16. No pets allowed.
17. No glassware is permitted.
18. No smoking is permitted in the pool or pavilion areas.
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!

CHESTNUT CREEK HOA 2022 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 2022-2023 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.

Adult Name: (please print neatly)			
Signature:		Date:	

Adult Name: (if applicable)			
Signature:		Date:	

Street Address:		Phone:	
Email Address:			

Child's Name:		Age:	
Child's Name:		Age:	
Child's Name:		Age:	
Child's Name:		Age:	
Child's Name:		Age:	