

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

March 11, 2026

Dear HOA Member,

Please review the Chestnut Creek Homeowners Association 2026 fiscal year assessment package included here:

1. The 2026 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 2026 assumes the same will happen this year.

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 the assessment this year. Assessments must be paid in full by April 1st, 2026. 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 Civic Homeowner

DESCRIPTION	AMOUNT
2026 Annual Assessment - Civic	\$204.00
Total	\$204.00

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 \$8.21 and the E-Check is less than the cost of a stamp at \$.95 Cents.
- To file electronically go to:
<https://2026-chestnut-creek-civic-membership.cheddarup.com>
- If by mailing, send 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>