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

March 5, 2025

Dear HOA Member,

Please review the Chestnut Creek Homeowners Association 2025 fiscal year assessment package included here:

1. The 2025 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 2025 assumes the same will happen this year.

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 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 the assessment this year. Assessments must be paid in full by April 1st, 2025. 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

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

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| --- | --- |
| **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 Civic Homeowner

|  |  |
| --- | --- |
| DESCRIPTION | AMOUNT |
| 2025 Annual Assessment - Civic | $194.00 |
|  |  |
| Total | $194.00 |

**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 $8 and the E-Check is less than the cost of a stamp at .59 Cents.
* To file electronically go to:

<https://2025-chestnut-creek-civic-member.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>