



SPRINGMONT LIVING

September 2026 Edition

Striving for a better quality of life and stronger property values.



— FROM THE BOARD —

Preparing Springmont for the Future

A strong community does not happen by accident. It takes homeowners who care for their properties, volunteers who give their time, and an Association that maintains the common property and plans responsibly for the future.

Over the past several years, your Board of Directors has focused on both visible improvements and the less visible work necessary to keep Springmont HOA financially and operationally sound. Improvements to the recreation area, landscaping, security, parking lot, pool, and other common property are easy to see. Behind those improvements are budgets, contracts, insurance, maintenance planning, financial controls, and governing documents that help the Association operate effectively.

That work is especially important as our community matures. Springmont HOA was established more than three decades ago. Buildings, amenities, equipment, laws, and community needs have all changed during that time. Good stewardship means taking care of what we have today while preparing responsibly for what comes next.

One area the Board has been reviewing is the Association's governing documents. Some provisions were written many years ago and can benefit from clearer language and updates that better reflect how the Association operates today. The objective is not to change the character of Springmont HOA but to provide clearer guidance for homeowners and future Boards while keeping the Association aligned with current laws and standards.

You will hear more about this work in upcoming editions of Springmont Living. Before any matter requiring homeowner approval is presented for a vote, we want owners to understand what is being proposed, why it is being recommended, and how it affects the community.

Good communication is part of good stewardship. We appreciate your involvement as we continue working together to preserve Springmont and prepare it for the future.

— Your Board of Directors

The Work You Don't Always See

When residents drive through Springmont, they naturally notice things such as landscaping, playgrounds, parking lots, fencing, and recreational facilities. Other responsibilities are not as visible, but they are equally important.

Two examples are insurance and financial stewardship:



The recreation area is one of the community assets protected through careful stewardship.

Protecting the Community Through Insurance

The Association owns and maintains common property used by hundreds of residents and guests. That includes the recreation area, swimming pool, tennis and pickleball courts, playground, parking areas, natural areas, fencing, and other community assets.

Insurance helps protect the Association against unexpected losses and helps safeguard community resources. Coverage is reviewed periodically to ensure that the Association remains appropriately protected as conditions and replacement costs change.

Insurance is not something residents see when driving through the neighborhood, but it is an essential part of protecting the community.

Financial Stewardship

Association dues support much more than ordinary monthly expenses. They help maintain common property, fund repairs, improve amenities, and prepare for future needs.

Good stewardship requires balancing several priorities:

- Paying operating expenses
- Maintaining insurance coverage
- Preserving common property
- Planning for future repairs
- Maintaining financial reserves
- Carefully evaluating major expenditures

The goal is simple: Use Association resources responsibly today while preparing wisely for tomorrow.



Springmont Spotlight

Another Example of Springmont Community Pride

This month's spotlight recognizes another property that reflects the pride and care that homeowners invest in their homes. Beautiful landscaping, careful maintenance, and attention to detail benefit not only individual homeowners but also the community as a whole.

HELPFUL REMINDERS

Preparing Your Home for Fall

September is an excellent time to prepare homes and landscapes for cooler weather. Helpful suggestions include:

- Continue mowing while lawns are actively growing.
- Remove weeds before they spread.
- Trim shrubs and ornamental grasses.
- Remove dead branches.
- Clean gutters and downspouts.
- Inspect exterior lighting.
- Refresh mulch or pine straw.
- Inspect roofs and siding.

Small efforts today often prevent larger problems later.

Use the Website

The Association is expanding the use of our website and informational emails to keep homeowners better informed. *Springmont Living* helps ensure that every resident and property owner receives important community news, while the website provides **more information, more resources, and more timely updates**.

Visit www.springmont.org to:

- Community Information
- Read current and past newsletters
- Find guidelines, documents and forms
- Review policies and restrictions
- View the community event calendar
- Your Association Account
- Sign up for email notifications
- Access your property account
- Pay Association dues, assessments and fees
- Contact the Association

Thank You for Helping Keep Our Streets Safe

Parking remains one of the concerns most frequently raised by residents. In August, twenty-nine (29) residences were sent letters about repeated parking offences. The \$25 overhead cost for this enforcement was added to the property account. Please continue to:

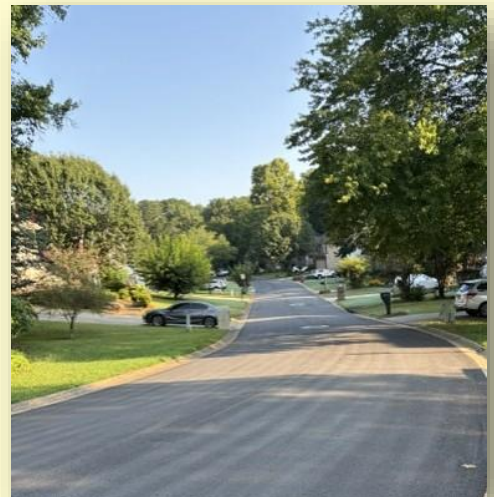
- Use garages and driveways whenever possible.
- Encourage guests to avoid street parking when space is available.
- Keep vehicles off lawns and landscaped areas.
- Help maintain clear access for emergency vehicles.

Keep those Yards Clean

Most properties throughout the Springmont Community are well maintained, and that makes a difference in how our entire neighborhood looks. Sometimes, however, everyday items gradually accumulate outside.

Take a quick look around your property for containers, construction materials, car parts, unused equipment, or other items that don't belong in the yard. Removing or properly storing these items is a simple way to improve the appearance of your property and the surrounding block.

Thank you for helping keep the Springmont Community attractive, safe, and accessible.



SPRINGMONT COMMUNITY INFORMATION

Stay informed. Stay involved. Stay connected.

Website: www.springmont.org (information, forms, documents, calendar)
Facebook: facebook.com/groups/springmonthoa/ (discussion, recent events)
Email: info@springmont.org (private correspondence)
Electronic Communication: Sign up to receive electronic communications in the Contact Us section of the website. Check the box to sign up for the email list.



Annual Community Events

Community cleanup day Second Saturday in October (10th)
Pool season Closes Sunday September 13th

Did You Know?

What are governing documents?
Declaration — Establishes the rights and responsibilities attached to the property.
Bylaws — Establish the structure and operation of the Association itself.
Policies and guidelines — Provide additional direction regarding architectural standards, recreational facilities, and day-to-day operations.

Coming in the Next Edition

- Community accomplishments
- Spotlight properties
- The history of Springmont
- Governing document updates
- Frequently asked questions

Springmont Homeowners Association
PO Box 1895
Lawrenceville, GA 30046