

Dear Hamby Place Homeowners,

Welcome to winter! We hope you all had a wonderful summer and autumn season.

We have had a lot of changes this year, all for the better.

We had a few hiccups with this pool this summer, we hired a new pool company that was able to get the algae issues under control, he also power washed and re-grouted the tiles so it will be sparkling for next season.

We had a study done by Cobb County Department of Transportation to see if our neighborhood qualifies for speed humps. At this time we did not qualify, please remember our speed limit is 25MPH, this is to help keep everyone safe. We plan on having another study done in 2 years.

We had some issues with the previous accountant, Dan Koerner. We let him go and hired a wonderful new accountant Lisa Barnes, she works in conjunction with our attorneys. Lisa has painstakingly gone through all of the accounts, deposits, fines etc. Due to insufficient records and a change in the warning/fining process, the Board voted to wipe all fines from property violations to zero and start fresh. If you have outstanding dues, those have not been cleared. Included with this letter is a sample of the new warning and fine letter. The fine has gone up to \$25/day and the fines must be sent by the board via certified mail. These forms have been updated by our attorneys, so they now comply with the laws.

We hired someone to take over the care of our website. It is going to be updated and refreshed. Also, we will make sure that the minutes every month will be kept up to date along with any other announcements. We also have a Facebook page that you can check for updated on the community.

The board is happy that over the past few months we have had several home owners and renters attend meetings. We would love to see you at a meeting. They typically take place on the first Monday of each month at 6:30. While it is still warm out we hold them at the pool area, once it gets cold out we will have it at a board members home. If you would like to attend the meeting feel free to email us at hambyboard@hambyplace.com so we can let you know where the meeting will be.

Please keep in mind, if you are having work done to your home, it must be approved by the board. We are a group of volunteers that want the absolute best for our community, we count on the homeowners and tenants to help us by following the covenants of the community.

Attached with this letter is a proxy form for the Annual 2019 board meeting. It will take place on January 14 2019 at 6:30 pm at Summit Baptist Church. We would love it if you can attend, if you are not able to please send back your proxy form via email or to 4791 Windrush Lane Acworth Ga 30102.

Have a wonderful winter season.

Hamby Place HOA