

# Hidden Springs Townhomes Monthly Newsletter

100 Spring Way Square  
Canton, GA 30114

January Volume 23 Issue 1



H.O.A OFFICE  
678-822-4918  
HOURS MONDAY-Thursday  
8:00 AM TO 5:00 PM  
Friday by phone or email

[WWW.HIDDENSPRINGSTOWNHOMES.COM](http://WWW.HIDDENSPRINGSTOWNHOMES.COM)

[COORDINATOR@HIDDENSPRINGSTOWNHOMES.COM](mailto:COORDINATOR@HIDDENSPRINGSTOWNHOMES.COM)

<https://instagram.com/hiddenspringsh.o.a?igshid=YmMyMTA2M2Y=https://www.facebook.com/groups/3342231312679229/?ref=share&mibextid=S66gvF>

JANUARY



February 9<sup>th</sup> at 6:30  
At clubhouse



Northwest will be doing Termite Control  
January 30<sup>th</sup> PLEASE keep your gate unlocked.

Please park in the clubhouse parking lot while waiting on the bus with your children. I am having complaints from residents not being able to enter or exit the community with cars parked at the end of Spring Way Square. Holly Springs PD is aware of this and will be doing ride throughs to monitor the parking situation.

## Trash Reminder

Trash receptacles are to be placed at the edge of driveways only on the designated trash day. Once trash has been picked up, these receptacles must be removed from driveways within 24 hours. When not on the street for trash pick-up, all trash receptacles are to be stored in the garage or "out of sight" behind a fence enclosure. All trash must be kept in bins at all times. Bags of trash or other household items being disposed of are never to be left outside bins. Accumulation of garbage and/or building material or of the like constitutes a nuisance.





# Neighborhood News

## MAKING CHANGES

### First Obtain Approval

Our governing documents require that the Association approve all proposed Architectural changes before any work is started. The value of your home is directly related to the condition, appearances and aesthetics of the community. No work can be completed until the Associate approves the request. A form can be found at [www.hiddenspringstownhomes.com](http://www.hiddenspringstownhomes.com) or contact the Coordinator.

### Covenants

**As an H.O.A. community, all homeowners and residents must abide by the covenants. For your copy of the H.O.A. covenants, guidelines and easements,**

**Please visit:**

[www.hiddenspringstownhome](http://www.hiddenspringstownhome)



Hidden Springs Townhomes is an H.O.A.

community, whereas every homeowner is responsible for paying their monthly assessment (dues) of \$95.00 by the first of each month. If assessments are not paid by the 10<sup>th</sup> of each month, a \$10.00 fine will be charged. Some homeowners are under the assumption that their mortgage company is paying the monthly assessment, however mortgage companies DO NOT pay H.O.A. dues. The assessments are used to maintain the community, common areas, and bookkeeping. To keep delinquent assessments at a minimum, we are aggressively pursuing collections through our attorneys, which could result in a judgement being filed against the homeowner, garnishment of wages, or a lien on your home. Attorney fees will be the responsibility of the homeowner. Also, if your account is delinquent, you are restricted access to the pool and tennis courts, and your passkeys will be deactivated. As an H.O.A. community, let's work together and be responsible for keeping our assessments (dues) paid and up to date.



I have had several complaints from residents and the Landscapers regarding pet owners not picking up after their pets. The landscapers have been informed not to maintain lawns fenced or unfenced if area is not picked up. He will send me details of the homes that he has not serviced because of this. HOA provides the bags and stations please be responsible and pick up after your pet.

# January EVENTS

Click the link below to find out the events in Cherokee County for the month.

<https://cherokeechamber.com/our-community/visitors/special-events/>

<https://patch.com/georgia/canton-ga/calendar>

<https://www.americantowns.com/canton-ga/events/>

## Cherokee County Animal Shelter

Check us out on  
Facebook

<http://cherokeega-animals.org/index.html>

## SAVE A LIFE!



## ADOPT A PET!



[Welcome to Holly Springs](#)

Learn more about our community by visiting:

Subscribe to [cantonsixes](#)  
[patch](#) for local news



 [Nextdoor](#)

Join Hidden Springs on  
Nextdoor.

<https://hiddenspringscanton.nextdoor.com/>

## Parks & Recreation

[J.J. Biello Park](#)

[Etowah River Park](#)

[J.B. Owens Park](#) [Old](#)

[Rope Mill Park](#)

## Classifieds

ESL Classes

Offered by

Judy Creamer at 139 Spring Way Square.  
Low fees. Placement test required. Interested  
persons may call her at  
770-363-8696.

FREE ROOF INSPECTIONS



ROOFING STORM GUTTERS

**CALL US TODAY! 404-615-6436**

