



May 2024

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[HTTPS://WWW.FACEBOOK.COM/PEOPLE/QUAIL-POINTE-HOA/100002642383501](https://www.facebook.com/PEOPLE/QUAIL-POINTE-HOA/100002642383501)

# QPHOA NEWSLETTER

## NEWS AND ANNOUNCEMENTS

**Pool Update:** **SUMMER IS HERE!!** The inside pool plaster repairs have been completed!!! The pool is now in the process of being filled. Plumbing repairs will be completed prior to pool inspection. The scheduled opening date is still on track for **June 1<sup>st</sup>** this season!

**Reminder:** Pool and Common area is open daily from 8:30 AM-8:30 PM. Please exit the area by or **before** 8:30 PM. Key cards active and working during open hours only.

### Friendly Reminder

**2024 HOA Dues:** For those homeowners that are current on their Dues and Assessments, your key card will be activated and you will have access to the Pool and Common Area. For those homeowners and landlords that are not current, your key card will be deactivated until your dues and assessments have been paid in full. The Board is willing to work with homeowners that need assistance getting caught up on their dues and assessments

**PAST DUE 2024 HOA DUES:** All late HOA Annual payments for **2024** must include a \$50.00 late fee. Key cards will be deactivated April 15th for past due annual assessments/fines and/or fees. Payments can be made via check payable to

**Quail Pointe HOA**, mail all check payments to:

Community Association Management, LLC  
PO BOX 143089, Fayetteville, GA 30214

Online payments can be made by visiting [www.camga.com](http://www.camga.com). If you are in need of a payment plan, please contact Katie Patterson via email at [kpatterson@camga.com](mailto:kpatterson@camga.com) or call **770-692-0152**.

\*\*\* Remember please mail all payments and correspondence regarding dues, fines, payment plans and ARC requests to Community Association Management, LLC (CAM) and email CAM for lost/stolen key cards. \*\*\*

# QPHOA FINANCIAL INFORMATION

**Financials:** Please email the board if you would like a copy of the Profit and Loss Statement.

- **Operating Account \$158,000**
- **Reserves \$20,400**

**VIOLATIONS:** Thank you to all homeowners that have complied with the violations process. The board would like to inform all homeowners that we are committed to continuing to improve the curb appeal of the subdivision in order to increase property values. ***Homeowners are required to submit a picture and any invoices related to correcting the violation. All violation related information is sent to the QP HOA Board and/or CAM in order to close the violation. Homeowners with unresolved violations, fines and past due assessments are sent to collections and reviewed for litigation.***

## **Violation process**

- First notice -Covenant Violation
- Second notice – Final Notice of Violation
- Third notice – Certified letter Notice of fines/violation \$25.00 a day
- Final notice- Demand letter to pay fines and correct violation
- Lien Process and/or court enforcement

Violations are issued monthly by a third-party nonresident. The board and management company appreciates everyone's assistance in reporting violations and community concerns that affect property value.

## **Community Improvements**

This QP HOA Board will continue to focus on the many items in our community that need replaced, repaired, improved upon and updated.

### **Still needed:**

Pressure wash sidewalks/retaining walls in common area  
\_To be completed before June 1st  
Playground area clean up -**To be completed before June 1st**  
New Common area and pool security system  
New pool furniture – **Purchased**  
Tennis court cleaning/repairs  
Common area playground equipment  
2<sup>nd</sup> QP entrance lighting replace/repair

## **2024 HOA BOARD**

**President:** Amy Crow

**Member at Large/Social:** Elizabeth Rainey

**Treasurer:** Amanda Jackson

**Member at Large:** Henry Petillo

**Member at Large:** Marty' Whitfield

Your input is always appreciated, please email us with your ideas and to learn about volunteer opportunities:

[Quailpointehoa@yahoo.com](mailto:Quailpointehoa@yahoo.com)  
[khershey@camga.com](mailto:khershey@camga.com)



### **Community Improvements**

The parking space stripes will be repainted by volunteers (Date to be determined). Please follow us on Facebook (Quail Pointe HOA) for more information and if you'd like to volunteer.



Sending a warm heartfelt  
**WELCOME**

to all of our  
New Neighbors

We are truly excited that you  
chose to call Quail Pointe  
your home!

# ATTENTION HOMEOWNERS

We appreciate all of the hard work that residents have put into keeping our community safe, clean and beautiful. As we continue to strive to improve our property values, we wanted to share additional meeting related items and a few quick reminders.

**Article V Section 1.** Authority and Enforcement of the Quail Pointe Bylaws states " The Board of Directors shall have the authority to make, modify, repeal and enforce reasonable rules and regulations governing the conduct, use, and enjoyment of Lots and the Common Area".

**PETS:** Per Cobb County code, all dogs must be on a leash. We are still receiving reports of dogs in the community without an owner or on a leash. If pets are walked in the other common areas, please make sure to clean up after them. A \$75.00 fine will be assessed to all homeowners seen not picking up after their pets.

**COMMON AREA:** Signage Please pay attention to the messages conveyed on signs in the common area and make sure you and any guests using the common area are complying.  
**Common Area Parking** As a reminder, homeowners/guests parked after 8:30 pm without HOA approval will be towed and impounded at the owner's expense.

**STREET PARKING:** Many homeowners and tenants are parking in the street. Please be courteous and park as close to the curb as possible. Also, please make sure you' are not blocking any driveways next to you or across the street from you. Another reminder is when you park directly across from another car on the street, you are preventing larger emergency vehicles (Ambulances & Fire Trucks) from getting down the street to your neighbor that called for help. The weather is getting warmer and there will be children outside running around, chasing after a ball that rolled into the street, riding bikes, etc. so watch your speed and keep your eyes moving. If you see a possible street hazard, please contact **Cobb County Police** QPHOA can only send out friendly reminders in the Newsletters.

**ARCHITECTURAL:** Exterior changes to your home or property require HOA approval. Please email [KHershey@camga.com](mailto:KHershey@camga.com) if you need a modification form or a copy of the covenant/ by-laws.

In order to preserve our investment, it is imperative that homeowners, children, and tenants care for the common area. With this matter, the HOA Board needs your help. Please report any vandalism and/or suspicious activities. When the board has to make unnecessary repairs because of damage due to misuse or abuse, the board has to redirect funds from other much needed projects in the subdivision.

The word "SOCIAL" is spelled out using six wooden blocks, each with a black letter. The blocks are arranged in a row on a dark surface. The letters are S, O, C, I, A, L.



## COMMUNITY CORNER..

The community corner is the place to celebrate and uplift the residents of Quail Pointe. If you would like to share a birth, birthday, business, graduation, or wedding announcement, please email the Board: [Quailpointehoa@yahoo.com](mailto:Quailpointehoa@yahoo.com)

**Victor Camacho**  
Home Protection Professional  
Home Security Systems  
404-509-9256

**Britney Soto**  
Baby Sitting Services  
770-866-0377  
*Experience with special needs children*

**RSS Weld, LLC**  
**770-334-7899**  
**Robert Scheer, Sr.**  
Mobile Certified Welding  
[rsweldllc@gmail.com](mailto:rsweldllc@gmail.com)  
Repair Fabrication Install

**Catherine Ray**  
**Photography**  
770-743-5541  
[catherinerayphoto@gmail.com](mailto:catherinerayphoto@gmail.com)

**Georg Klein Realty**  
Broker Owner  
770-256-5444  
[Georg@georgkleinrealty.com](mailto:Georg@georgkleinrealty.com)  
*Your neighborhood specialist !*

**Christopher Chambers**  
Lawn Mowing Service  
352-342-6697

**CHEF DJ**  
470-875-2863  
[atldsgb2680@gmail.com](mailto:atldsgb2680@gmail.com)

**Extra Mile Educational Services**  
Mrs.Stoudymire  
[extramileeducation@gmail.com](mailto:extramileeducation@gmail.com)  
770-744-0606

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[atlantalandscapesolutions.com](http://atlantalandscapesolutions.com)

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