

SHILLINGS CHASE GAZETTE

Happy New Year!

Sweet things are happening in Shillings Chase!



A Note From The HOA President

Hello Neighbors,

As we prepare for the upcoming elections, I would like to say thank you for allowing me to serve this fine neighborhood. I want to see the neighborhood thrive, unite, and be an example of how a vibrant neighborhood should be. Being able to serve the community you live in can be a satisfying endeavor. I want to thank and commend the board for their service. Being a member of the board is a voluntary position and it often comes with criticism, thankless hours, undue stress and very little gratitude. Thank you for the opportunity once again to serve the association.

You are encouraged to attend HOA meetings to stay informed. I look forward to seeing you at the annual meeting in March 2019. We have had a good year at Shillings Chase. Most homes paid their dues, several homes have sold, and several homeowners have been making improvements! Any questions, concerns or information you would like to pass along, please post it to our Facebook group or email me at bentley4878@gmail.com. Looking forward to seeing you at the annual HOA meeting.

Thank you all,
Jack Bentley

Contact

Please contact us with your feedback, suggestions, ideas, and concerns. If you see something that needs attention, please speak up. Let us know what you like, what you don't like and upgrades or improvements you would like to see happen.

Check out our new website!

www.Shillingschase.net

Facebook-Please join us on our Facebook page to stay connected with the most up to date news.

<https://www.facebook.com/groups/shillingschase/>

President

Jack Bentley

bentley4878@gmail.com

Vice President

Jenni Wilson

vicepresident@shillingschase.net

Treasurer

Williams Holmes

treasurer@shillingschase.net

Secretary

Angelena Washington Adams

amwash7912@gmail.com

*Newsletters will be placed on mailboxes. If you prefer to have your newsletter mailed, or to receive it digitally please notify Angelena Washington Adams.

For Our New Neighbors!

Welcome! We look forward to meeting you. To get connected with your HOA visit us on our **Facebook group** or visit us at our website **www.shillingschase.net** to stay up-to-date on what's going on in our neighborhood.

Selling Your Home?

If you are considering putting your home on the market please let the HOA know. This will help the HOA to welcome any new home buyers to the neighborhood.

Shillings Chase Homeowner LTD Mission Statement

To provide leadership for the residents of Shillings Chase as the homeowner association can operate so it was structured in the original Covenants and By Laws from 1986 and 1994.

Our goal for the neighborhood are as follows:

- Safe neighborhood
- Neat & clean neighborhood
- Considerate of fellow neighbors
- Keep our property values up
- Get to know each other through neighborhood functions
- Resident involvement



Yard Of The Quarter

Congratulations to the Yard of the Quarter Winner!

2128 Shillings Chase Dr

Annual HOA Fees

The annual HOA fees are due by April 1st. You can bring your check or money order to the meeting on March 20th or you can drop off your check or money order in the black box at 2127 Shillings Way. Annual HOA fees are \$65. Please write a check or send a money order (NO CASH PLEASE) and include your name and address in the memo of the check. Please make checks payable to Shillings Chase Homeowners Assoc. This year HOA statements will be mailed out to each home, and a **\$25 late fee will be added to all payments made after April 1st.**

Upcoming Elections & Annual HOA meeting

The annual HOA meeting is coming up! The Shillings Chase Annual HOA meeting this year will be held on Wednesday, March 20th at 6pm. It will be held at Kennesaw Mountain High School in the cafeteria. We will be giving away a gift card to one lucky person that attends! At the March meeting we will have our elections for new board officers. A list of responsibilities for each office is attached to this newsletter as well as a voting proxy form. If you are excited about volunteering and becoming more involved in your

Shillings Chase HOA Annual Meeting Agenda

**March 27, 2017
6pm-7:30pm**

- ◆ MINUTES OF LAST MEETING
- ◆ TREASURER'S REPORT
- ◆ OLD BUSINESS
 - ◆ Late HOA Dues/late fees
- ◆ NEW BUSINESS
 - ◆ Shillings Chase Road Project
 - ◆ Neighborhood clean up & Garage Sale
- ◆ July 4th event
- ◆ ADJOURNED

neighborhood, you should run for a Board position. Being a part of the HOA board is a great opportunity to get to know your neighbors and help support our community. This is your opportunity to make a difference and get involved in the decisions that affect this wonderful community that we live in. We hope you will take the time to carefully consider representing your neighborhood on the board. If you or someone you know would be a good candidate, talk to him/her about becoming a board member. You may nominate yourself or someone else who has agreed to be a candidate by emailing the HOA secretary at amwash7912@gmail.com by March 1st. In order to hold elections we must meet quorum! **If a quorum is not met, (10% of homeowners) the association business will be discussed, but no votes or elections will take place.**

Neighborhood Garage Sale & Clean Up Day

We are considering holding a Neighborhood Garage Sale either in May or June! We are also considering holding a neighborhood clean up for the park area. In the past lack of participation and rain have been an issue. We will discuss if either of these events are of interest to the neighborhood and select dates at the HOA meeting. Please make sure to attend the meeting.

Final Reminder:

Parking on the street has been an ongoing reported issue as well. The streets are owned by the city and they can ticket or even tow in certain circumstances. If you are being affected by those parking on the street please contact the police.

Shillings Chase Open Officer Positions & Responsibilities

President

- Oversee each meeting
- Work with all vendors on contracts ie. landscaping/weed control
- Responsible for proposals of any new vendors or major upgrades
- Receive and respond to closing attorney's, banks, property management if dues are current or not
- Respond to homeowners concerns/issues
- Register Association with Secretary of State

Vice President

- Back up President as noted above
- Responsible for researching, sending/following up violations

Treasurers

- Prepare and send dues invoices
- Receive all annual dues and apply payments
- Receive all bills and submit payments
- Responsible for all liens and late notices
- Responsible for applying fees to homeowners accounts
- Responsible for bank reconciliations

Secretary

- Responsible for taking minutes at all meetings
- Responsible for researching/sending/ following up of violations
- Distribute By-Laws and Covenants to new home owners

Each position generally hold office for a two year term. All offices are volunteer positions and take around 3 hours a month to perform, which includes meetings. We look forward to new officers and volunteers for the upcoming year. If you would like to volunteer for an office, or if you would like to be nominated for any of the offices, please contact Angelena Washington Adams through email at amwash7912@gmail.com.

Shillings Chase Homeowner Association LTD PROXY

Cobb County

State of Georgia

The undersigned represents that he/ she is a member of the Shillings Chase Homeowners Association Ltd. and is entitled to vote at any and all meetings of the Association. The undersigned does hereby appoint _____ (please print), or if left blank the current President of the Shillings Chase Homeowners Associations, LTD, with full powers of substitution, as proxy holder of the undersigned to represent the undersigned and to vote all interests which the undersigned as a member of the Association would be entitled to vote if personally present at the **Annual Meeting held at Kennesaw Mountain High School on March 20, 2019 at 6:00 pm** including authorization to vote in his/ her discretion on any matters properly brought before the meeting for which the undersigned has given no directions. In the event I did not instruct the proxy holder on matters to be voted on at the Annual Meeting,

I hereby instruct the within names proxy holder to votes as he/she thinks best. I hereby revokes and cancel any other proxy and power of attorney which may have heretofore been given by me to vote my interests, or any of them, at the Annual Meeting of the Association described herein. Any other undated proxy given by me is also hereby revoked.

Signature of Owner

Date

Printed Name of Owner

Address