

## *STEWART'S MILL HOA*

Greetings Stewart Mill Community,

Happy Spring and Summer to everyone and wishing you the best as we approach the summer with great excitement in our community. The Board wanted to take this time to update the community on a few changes, reminders, and upcoming events as we move into what we hope to be an exciting summer for everyone.

### **Changes:**

As most of you know has Aubrianna Strickland left Premier Management. In the interim Suzanne Travitz is the community's Assistant Manager. Please be reminded to contact Premier Management with any questions or concerns. Suzanne's contact information is: [stravitz@premierassociationmanagement.com](mailto:stravitz@premierassociationmanagement.com) 770-949- 6536 ext. 306.

Philip White has resigned from the Board, the community and board thanks Philip for his service to the community and wishes him well.

Stewart's Mill HOA is now in ownership and control of the community website. Please submit any suggestions and ideas of what you would like to see with the new interactive website that will be coming soon. More information is forthcoming. You can access Board meeting minutes, Board meeting dates, social committee events and other information on our current website. If you have trouble logging in, please contact Premier Management offices.

The pool will open as scheduled over Memorial Day weekend. Due to graduations, the Community Pool/Block party will be postponed until a later date, but it will happen!

The Board has identified a vendor to resurface and repair the tennis and basketball courts, however, due to summer and end of school fast approaching, the Board is reviewing and requesting input from the community on whether it would be better to wait until September to have the repairs completed. This will prevent closing and interrupting the community's access to these amenities over the summer. Please reach out and let the board know your thoughts.

Please submit information regarding your business to [2021annualmeeting1@gmail.com](mailto:2021annualmeeting1@gmail.com). All solicitations regarding work within the community will be begin with our community homeowners who own businesses.

Please watch out for the newsletter coming within the next few days. It will be full of information including upcoming board meeting dates, businesses, and resources within the community. The Board encourages the community to continue to participate and email ideas and suggestions to the Board. We represent you and thank you for your continued support.

### **Happenings:**

Congratulations to all of our 2022 graduates. Please submit names, photos to: [info@stewartsmillhoa.com](mailto:info@stewartsmillhoa.com) or to [2021annualmeeting1@gmail.com](mailto:2021annualmeeting1@gmail.com)

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### **Reminders:**

As we move into summer vacation, there are a few reminders and a few dos and don'ts the Board and Management wishes to share with the community to avoid violations and fines.

1. Premier Management conducts inspections of the subdivisions. Please respond to letters of warnings and or violations as soon as they are received in order to avoid additional violations or fines.
2. ARC forms must be submitted for all exterior work to your house, painting, tree removal, fencing and any type of structural changes. You can find the form on the website or contact Premier Management for one.
3. Please keep all pets on a leash and please clean up after your pet.
4. Please do not allow children to play in other neighbor's yard without permission.
5. Please do not dump trash on other's property, in vacant spots or behind fences. This is a violation. In addition, dumping is illegal in Douglas County.
6. Please be respectful and mindful of others, when playing loud music, parties, or social gatherings. Please contact Douglas County Sheriff's office if there is a problem. There is a noise ordinance in Douglas County.
7. **Please be reminded that there is no overnight parking on the street and that this is a violation.** Management has been lenient due to COVID; however, violation notices and fines will be issued.
8. Please keep in mind that all the above restrictions are listed in the covenant. If you do not have a copy, please contact Premier Management for a copy.
9. Please contact Premier Management if you need assistance with submission of ARC, rekey of your pool card or any other concerns regarding your property.

### **The Board needs your assistance:**

The Board is exploring seeking a refund and reimbursement for monies spent by the community due to the Breach of Contract from our previous Pool Company Aquatics for 2021. The Board will be sending an email blast out over the next couple of weeks and letters asking for you to respond with a simple "Yes" or "No" if we should pursue legal actions against this company. The community will seek full reimbursement for monies paid to the company due to the company's breach of contract and failure to render services as outlined in our contract. Listed below are a few of the violations:

1. Lack of proper cleaning and resurfacing of the pool, bathrooms, and pool area.
2. Failure to clean and maintain proper chemical levels and required treatments of the pool.
3. Failure to provide proper coverage of the pool, pool monitoring and opening and closing of the pool on a daily basis. Early pool closures, or pool closures due to inadequate staffing.
4. Abandonment of contract and duties causing HOA to have to hire and pay pool monitors for the remainder of the summer. The Association is seeking full reimbursement for monies spent on pool monitors.

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5. Damage to the pool clubhouse including HOA having to replace furniture due to destruction. The Association is seeking full reimbursement for monies spent on replacing pool house furniture.
6. Failing of pool inspection, causing the pool to be closed for a week and HOA having to hire a third-party company to bring the pool into compliance.
7. Any other damages that caused undue stress to the community.

Again, this will be forthcoming along with follow up phone calls.

The Board greatly appreciates your patience and understanding and most of all your kind words and support that you have shown this board.

We are a little delayed on some things, however, we are still on track with repairs and will always keep the community updated.

Thank you,

The Board.

Lisa Dickerson, President  
Alice Jackson, Vice President  
David Porter, Treasure  
Michelle Ashley, Secretary  
Member at large- Vacant