



ISSUE NO. 4 - October, 2022

Sixes website - <https://sixes.cincwebaxis.com/viningsrun>

Community Manager: Derek Whitmer, derek.whitmer@sixesmanagement.com

Board Members:

Ford McDermott - President
Cory Loy - Vice President
Michael Robieson - Treasurer
Karen Smits - Secretary
Karielle Day - Director

Message from the Board:

Ideas, suggestions, or concerns? We want to hear from you! The best way to contact the Board is through the Sixes website. It takes all of us working together to make our community the best it can be!

Message from the President: Happy fall everyone! It has been a wonderful seven months since the current Board was elected. It has been a whirlwind of repairs, contractors, work orders, an Audit, a Reserve Study, and much more.

We are happy to report the Independent Audit of the 2021 year is complete. This, as with so much these days, took a little longer than anticipated but we are confident the necessary time was taken for a full and accurate audit. We are pleased to report the independent auditor's findings are that the financial statements present, in all material respects, the financial position of Vining's Run Condominium Association, Inc. as of December 31, 2021, and the results of its operations and its cash flows for the year then ended are in accordance with accounting principles generally accepted in the United States of America. We encourage you to review the Auditor's Report on Sixes for more details. The Association will also perform a review of 2022 when the annual financial records are complete and closed.

We are aware that a small minority of individuals have expressed concerns with homeowners performing work for pay around the community. We made it a point that these transactions be disclosed and reviewed in the Audit. This has been a common practice in our community for years, since at least 2015, and remains to be the fastest, most reliable, and cost-effective method of performing certain actions around the community. I want to be frank about how this process transpires as it is the same (cont.)

for **ANY WORK PERFORMED** in our community. As a Board, we identify the area needing work. We assess the skills of the individual or firm. We review and approve the scope of work to be completed, we negotiate and approve a rate of pay, we review and approve the time cards and/or invoices when submitted prior to payment. If a member of the Board is doing the work, that individual abstains from the entire project approval process including setting the pay rate and the invoice review and are **NOT ALLOWED** a vote on the matter. The majority of the Board must approve any scope of work and all payments.

If you want to see the topics we discuss and vote on in our monthly regular Board meetings, the minutes are posted to Sixes website.

The Board of Directors hopes, as of this writing, to also have our 2022 Reserve Study published to Sixes website.

When elected, we promised to focus on three pillars: Transparency, Communication, and Structure. We continue to strive to provide these consistently to serve the community.

As always, working for you in the background, Ford

Updates on Major Projects: Audit completed and published to the Sixes website; Reserve Study completed and awaiting finalization before publishing to Sixes website; 700 building water main replaced; Lower pool house water main repaired

Updates on Minor Projects: Mulch spreading around the community; Carpentry and wood repairs throughout the community; Comprehensive tree trimming; Gutter reconstruction on several buildings; Roof repair after tree damage

Conserving Water:

As we're sure you are aware, the cost of most everything has been increasing. This includes the costs for water and sewer service, which in Vinings Run are paid for by Association dues. Being conscious of water usage and finding ways to conserve will help us decrease what we spend on water and sewer. If you have water leaks in your toilets or faucets, get these fixed or replaced. Water leaks waste water 24 hours a day, seven days a week. Even a small leak can waste 50 gallons of water a day. Turn off your water when you shave and brush your teeth. Use the dishwasher and washing machine for full loads only. Don't use your toilet as an ashtray or garbage can. Each flush uses five to seven gallons of water. Keep drinking water in the fridge rather than letting the water run for a cool glass of water. Take shorter showers. A four minute shower uses 20-40 gallons of water. Anything we can do as a community to help keeps costs down will allow us to stretch the dollars we collect to go a little bit further.



Annual Sprinkler Inspection:

All units with sprinkler systems are required to consent to an annual inspection. This typically takes place the beginning of December. Please watch for an email with more information later this fall and be sure to make your unit available to this required inspection.

Recycling:

Another way all residents can help to save on costs is by recycling. The less that goes into the compactor, the more we save. Currently, the following can be recycled in the bins by the compactor:

Aluminum* (cans, foil, pie pans)

Steel (tin) cans *

Plastic containers* (#1-7)

Paper (office including shredded, newspaper, magazines, phone books, junk mail, catalogs)

Cardboard (non-corrugated such as cereal and shoe boxes only)

* Items must be cleaned of food debris

What may NOT be recycled:

Glass, Styrofoam (packing material, egg cartons, food trays, etc.), Plastic bags, Rubber gloves, Light bulbs, Electronics, Clothing, Mirrors, Waxed paper products, Photographs, Diapers, any items that contained Chlorine, Paint, Pesticides, Acid, Motor oil, or other Hazardous materials.

Many of the items that cannot be recycled here in Vinings Run can be recycled at the Smyrna Recycling Center and through the Hefty Energy Bag program. See page 3 for more information on both of these.

Community Walks:

Members of the Board and our community management company, Sixes, will walk the community monthly. These walks are intended to help identify areas needing attention, including landscaping and maintenance. These walks will also be used to identify infractions to Vinings Run Bylaws and Rules & Regulations that may affect the safety of residents and enjoyment of our community. Several deck infractions have been noted so we want to address these before warning / fine letters are sent. As per the Vinings Run Bylaws (14.d. Use of Limited Common Elements), "Only appropriate outdoor items, such as patio furniture, may be kept on the patio, deck or balcony serving the Unit only." We know it is tempting to utilize this space for storage but this is strictly prohibited. The extra weight and damage to wood when decks, patios, or balconies are packed with non-outdoor items or just too many items puts these areas in jeopardy. Additional items on decks and patios, especially large storage containers and cardboard, encourage pests of all kinds but in particular roaches and rodents. In addition, according to the most recent copy of the Vinings Run Rules and Regulations, "All planters must be placed on trays or saucers intended to catch water in order to minimize damage to surfaces. Damage to surfaces caused by planters will be the owner's responsibility." Unprotected planters also allow dirty water to fall onto the decks below yours. Finally, open flame grills are prohibited as per Cobb County Ordinance and Vinings Run Rules and Regulations (#6). If you have questions about any of this, please contact Sixes.

Upcoming Events in our Area:

We are fortunate to live in an area that has much to offer for music, festivals, sports, and other fun!

The Smyrna Farmers Market is held every Saturday from 8:00-noon at 2881 King St.

The Vinings Farmers Market is held every Thursday from 2:30-6:00 in the Vinings Jubilee.

The Marietta Square Farmers Market is held every Saturday from 9:00-2:00.

Check out the Cobb Energy Performing Arts Centre website at <https://www.cobbenergycentre.com/> for information on upcoming shows.

If you are looking for other live shows go to <https://www.livenation.com/venue/KovZ917ACc7/coca-cola-roxy-events> for information on what is coming up at the Coca Cola Roxy at the Battery.

October 1 - Atlanta Chili Cook-off, Brook Run Park in Dunwoody

October 1-2 - Candler Park Festival

October 7-9 - Atlanta Pride Festival, Piedmont Park

October 8 - Smyrna 150th Birthday Bash, Downtown Smyrna

October 8-9 - Chalktoberfest, Marietta Square

October 14-16 - Stone Mountain Highland Games

October 15 - Harvestfest, Marietta Square

October 23 - Little 5 Points Halloween Festival and Parade

October 29-30 - Smyrna Fall Festival / Crafts and Drafts, Downtown Smyrna

November 3-6 - Native American Festival and Pow Wow, Stone Mountain Park

November 5 - Cabbagetown Chomp and Stomp

November 5-6 - Chastain Park Arts Festival

November 10-12 - Mistletoe Market, Cobb Civic Center

November 11 - Veteran's Day Parade, Downtown Marietta

November 24 - Gobble Jog, Marietta Square

November 24-December 31 - Christmas and Holiday Lights, Life University

November 25-December 24 - Atlanta Christkindl Market, Buckhead Village

November 30 - Tree Lighting at the Battery

December 1 - Marietta Square Tree Lighting

December 2, 8, 15, & 22 - Santa in Marietta Square

December 3 - Children's Christmas Parade, Colony Square Atlanta

December 3-4 - Marietta Pilgrimage Christmas Home Tour

December 28 - Menorah Lighting, Marietta Square

You can find more information about these festivals and more at <https://discoveratlanta.com>



Pet Reminders:

ALL pets (yes, this includes cats) must be on leash and under control of their owner anytime they are outside of the unit and the dog park (reserved for dogs only). Infractions will result in fines.

Smyrna Recycling Center:

The Smyrna Recycling Center is located at 3475 Lake Drive, Smyrna 30082. They recycle items that may not be recycled in Vinings Run including corrugated cardboard (flattened and free from food debris), glass (food grade jars and bottles, cleaned), electronics (fees for TVs and computer monitors but much else accepted for free), mixed metal (including furniture and most appliances), cooking oil, motor oil, wearable clothes, rechargeable batteries, vehicle batteries, toner cartridges, paint (fees attached) and more. Click on [acceptable list of items](#) for more information.

The Smyrna Recycling Center also supports the Hefty Energy Program. This program collects previously hard to recycle items including: Plastic wraps and bags (food wrap bags, food storage bags, grocery bags), Plastic dinner ware (cups, plates, straws, stirrers, utensils), Foam products (cups, plates, to-go containers, packing peanuts), Plastic packaging without foil liners (see through chip bags, snack bags, plastic pet food bags, shredded cheese packages, see through candy wrappers, pudding and yoghurt cups, box liners from cereal and cake mixes). Special bags must be purchased for this program and then the bags can be taken to the Smyrna Recycling Center. Click [HERE](#) for more info.

What to Do in an Emergency:

If you have an emergency such as a fire, gas leak, significant storm damage, flooding, water leaking into your condo or other such scenarios, you will want to react quickly to stop the immediate threat. This may involve calling 911, alerting neighbors, contacting the gas company, shutting off the water to your building, etc. Planning for such emergencies is critical. Once the immediate threat is handled, you will also need to contact Sixes Management Company for next steps.

Community Manager: Derek Whitmer

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Community Safety:

Vinings Run is a Neighborhood Watch community. If you see something, please say something by calling 911. The police would much rather come out and discover that something that looked suspicious was nothing than to miss an opportunity to stop a crime before it is committed.

Vinings Run receives emergency services from Cobb County Police and Fire, Precinct 3.

Emergency number: 911

Non-Emergency: 770-499-3900 (general Cobb Police)

Non-Emergency, Precinct 3: 770-499-4183

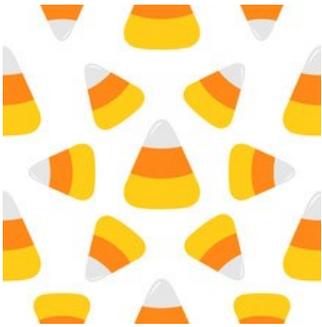
Animal Services: 770-499-4136

Poison Control: 1800-222-1222

Keep yourself and your property safe by locking your car and home doors. Do not leave anything that thieves may think is valuable in your car.

REMINDER!

**Turn clocks back one hour on
November 6.**



Reminders of Rules and Regulations:

Please take time to occasionally review the Vinings Run Condominium Association Declaration, Bylaws, and Rules & Regulations. You can find electronic copies of all of these important documents on our website <https://sixes.cincwebaxis.com/viningsrun>. These can be found under the tab "About Us" then go to "Documents" and click on the folder "Governing Documents".

The Declaration, Bylaws, and Rules & Regulations are in place to protect each of us and the value of our property. Knowing and following these will help to keep Vinings Run a pleasant place for us all to live!

Please Note:

All Maintenance Requests and Questions / Comments need to be submitted through the Sixes Management Company website. For Vinings Run residents, go to <https://sixes.cincwebaxis.com/viningsrun/> and sign in. Go to Contact Us. There you will find several ways to reach the management company. It is recommended you complete the online form to quickly communicate with the management company and board members.

Please let us know if there are items or information you would like to see in the quarterly newsletter.

The best way to do this is through the Sixes website.