



ISSUE NO. 3 - JULY 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 our President:

Happy July! Half of the year has passed us by and it is hard to believe. As we move into the hot Georgia Summer, we hope you enjoy the newly renovated amenities such as the pool and tennis courts.

The macro environment is still very challenging for the Association. There is rampant inflation in the United States, as I am sure we are all aware. Contractors, and materials are still very hard to come by. Some examples include a 3-month delay on the receipt of picket fences and posts ordered in March. Concrete for the compacting area ordered in March was delayed 2-months. Carpenter for major deck reconstruction was delayed 6-months and luckily, we were able to start this project in June. These things ultimately fall out of our hands as Covid-19, material, and worker shortages continue to be the main causes for these delays.

We really do appreciate the understanding of all of the Residents of our community as we try to navigate these challenges on behalf of the community. We would also like to thank everyone for their submissions on Sixes Management which allow our other carpenter, electricians, and various contractors have aggregate work to do in the community. The Board attempts to check Sixes almost every day and have attempted to respond personally to most of the requests.

We understand some items put into the work request portal have not been completed, and that is simply because we have a HUGE list of critical repairs, and even with a carpenter coming in the community weekly, we are simply trying to fix a large amount of them in order of importance. You may have seen various areas where deck boards, railings, stairs, have been totally replaced, or partially, and we hope to continue to move through these issues and address pickets, and other items.

Staining will follow later this year. We also try to repair non-critical electrical / lighting issues aggregately as well to save on cost.

We also hope to have a comprehensive assessment and cleaning of doors in the next two or three months. Once we assess all of the community's doors, we will have to budget and plan for any additional repairs needed on a macro scale.

Going back to the first Quarterly Newsletter, the Board made mention of Transparency, Communication, and Structure being the yearly goals. We hope that at the midpoint of the year, the members of our community are seeing those three things from this Board. We know we do not do everything perfectly, or immediately, but it is simply because we are volunteers, with external careers.

Please report any issues through Sixes, as the Board as a whole, cannot guarantee if communications are received or disseminated if sent to a single member. Best Regards, Ford

Updates on Major Projects: Swimming pools and tennis courts are finished. Still waiting on pool furniture to arrive for the upper pool.

Compactor concrete ramp and steps are done. Waiting on the railing to be fabricated, and the fence to be constructed. The Board will then rediscuss changing the recycling area to have fewer, but larger recycling bins, which accept cardboard.

Deck reconstruction has commenced on the 2200 building.

Landscaping items completed on main drive. Next set of plantings will commence in Fall around the 2500 and 1200 buildings. This is due to irrigation and summer heat.

Important Reminder! As residents who have been in Vinings Run for a few years know, there has been a need for a special assessment for the past several years. This **\$200 special assessment** is due once again in **September** to fund the ongoing problems with our aging water main leaks. This can be paid as you do your regular assessments. You do not need to wait until September to make payment if another month fits your budget better.

Fire Safety:

Fire is a particular risk in multi-unit residences and this is especially true in Vinings Run with the wooden architecture and natural setting. Cobb County ordinance forbids the use of open flame grills (charcoal, gas, pellet, etc.) on decks or anywhere near units. Only electric grills are permitted. Violators will be fined \$1,500 by the county in addition to any association fines. If an open flame grill is the cause of a fire, the association's master insurance policy will not cover damage to property or persons so the individual causing the damage would be responsible for all costs.

For units with sprinklers, please make sure the sprinklers are not painted as this will cause them to malfunction. Sprinklers need to be inspected annually. You will receive notification from the management company regarding the schedule for this.

All residents must ensure that smoke detectors are in working order at all times. It is advised that each unit establish a schedule for checking smoke detectors regularly and replacing batteries or smoke detector units as needed.

Owners are responsible for cleaning dryer vents and chimneys on a regular schedule. It is recommended that you do this with the owners of the units above and/or below you at the same time.

Cigarette butts pose a fire hazard in the community due to the flammable nature of much of the neighborhood. Do not throw cigarette butts out of car windows, off decks, onto the grounds. One lit butt could cause much damage to property and harm to people in a community such as Vinings Run.



Illegal Dumping:

All household garbage must be bagged and taken to the compactor for disposal. Recyclables should be placed in the containers near the compactor. No items are to be left in the garbage / recycling area whether items are too large for the compactor or you think someone may want what you are leaving there. Both are considered illegal dumping. If you have items you think others may want, post these on the community Facebook page or donate them to a charity. Do not leave them at the compactor. Large items and any non-household garbage must be properly disposed of by the resident. Options are a junk removal company or the Cobb County Solid Waste Management and Recycling Center at 1897 County Services Pkwy, Marietta, GA 30008; Phone 678-581-5488.

When items are left at the compactor and have to be removed, it costs us all money. Cameras at the compactor are used to identify and fine residents who dump illegally and we work with the Cobb County Police Department to identify and prosecute nonresidents who leave items at the compactor.

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.

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 Farmets Market is held every Saturday from 9:00-2:00.

Each Tuesday through September 27 (except July 5 & September 6) Smyrna will host Food Truck Tuesdays at Taylor-Brawner Park from 5:00-9:00.

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.

Cocktails in the Garden at the Atlanta Botanical Gardens (various dates)

June 12-July 1 - World of Coca Cola Patio Party

June 12-August 31 - Georgia O'Keefe at Illuminarium

June 24 - Free concert on Marietta Square 8:00 pm

July 1 - Marietta Square Art Walk from 5:00-9:00 pm

July 4 - Peachtree Road Race

July 4 - Fourth of July Parade, Festival and Fireworks at Marietta Square

July 9 - Cobb Tasting Festival at Jim R. Miller Park 11:00-7:00

July 29 - Free concert on Marietta Square 8:00 pm

August 5 - Marietta Square Art Walk from 5:00-9:00 pm

August 26 - Free concert on Marietta Square 8:00 pm

September 2 - Marietta Square Art Walk from 5:00-9:00 pm

September 3-5—Marietta Art in the Park at Marietta Square from 10:00-5:00

September 17 - Taste of Smyrna at Smyrna Market Village

The Atlanta area offers many festivals in and around the city. A few of these are listed below and you can find more at <https://discoveratlanta.com/events/festivals/>.

July 23 - Atlanta Ice Cream Festival at Piedmont Park

August 19-21 - Atlanta Underground Film Festival (various locations)

August 20-21 - Piedmont Park Summer Arts Festival

August 27-28 - Grant Park Summer Shade Festival

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



Architectural Change Requests:

Changes to Common Elements or Limited Common Elements require approval from the Board. Common Elements are “all portions of the condominium not located within the boundaries of the unit”. Limited Common Elements are “those portions of the common elements which are reserved for the exclusive use of those persons who are entitled to the use of one or more (but less than all) of the units” such as the patio, terrace, balcony, deck, porch, front and back doors, windows, steps, air conditioning systems, etc. In order for the Board to consider your request for changes to Common Elements or Limited Common Elements, you must complete an Architectural Change Request on the Sixes Management Company website. Any changes to Common Elements or Limited Common Elements including windows, doors, decks, etc. made without receiving Board approval may result in fines and/or the homeowner needing to pay to remove unapproved changes. (For more information on Common Elements see page 9 of the Declaration of Condominium document. For more information on Limited Common Elements see page 10 of the Declaration of Condominium document. For more information on Architectural Controls see pages 19-20 of the Declaration of Condominium document.)

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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Pets:

Pets must be leashed when outside of the unit with the exception of dogs in the dog park. All pets must be under the control of their owner when out in the community. For the safety of other pets and people, all pet waste MUST be picked up.

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 County 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



Swimming Pool Reminders:

The rules and regulations regarding the pool are in place to support the enjoyment of the pool by all residents. Pool hours are 7:00 a.m. to 11:00 p.m. seven days a week. Pool use is restricted to residents and their guests. All guests must be accompanied by a resident. Children under 14 years of age must be accompanied by an adult. No pets are permitted in the pool areas. No electrical appliances are permitted in the pool areas. Only battery-operated devices are allowed. Residents are responsible for any damage or disturbance created by themselves or their guests. No glass containers are permitted at the pools. Please pick up all your trash before leaving. There are several garbage containers provided at each pool. No diving is allowed. The pools are shallow. There is not lifeguard on duty. Swim at your own risk. Pool parties may be held between 6:00 p.m. and 11:00 p.m. on Saturdays, Sundays, and national holidays. Reservations for pool parties are required. Please call the management company to make a reservation. A \$100 refundable damage and cleaning deposit is required for pool parties. Misuse of the pools could result in fines and / or the loss of the privilege to use the pools.

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.

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