

ISSUE NO. 2 - APRIL 2022

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

Property 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:

49 days. 42 days. As of this writing, these numbers represent the time that has elapsed since the community meeting where the current board members were elected (49 days), and how long I have been President of the Board (42 days). Why are these numbers important? Look to the right and you can see what the Board has accomplished or is currently working on.

Outside of the projects, the Board is also working on internal controls and systems to help create structure and guidance for future Boards to follow. The Board has adopted and agreed to follow Roberts Rules of Order, and has agreed to adopt and sign a Code of Ethics. During the February Board Meeting, we approved an Audit of the 2021 fiscal year and selected an independent 3rd party CPA firm. The Board has also begun researching firms to perform an updated Reserve Study to better inform the community of future projects and their associated costs. Covid-19 continues to pose many challenges in regards to timely completion of projects. We continually review contracts and make changes as needed due to the high inflation environment we are currently in.

Please remember, the community has the ability to review Board minutes, financials, and much more when properly relayed and requested to our Management company, Sixes. We are working on providing these items for your review on the Sixes website without the need to request.

I, and the rest of the Board, are committed to the community, and we hope you, the homeowner, have seen an increase in communication, clarification, and improvements to the community over the past 49 days. We are not perfect, we are volunteers, but we serve the whole, and we try to limit our mistakes.

Updates on Major Projects:

Upper Pool tile and quartz replacement, with new caulking, and pressure washed deck are finished. Pump, filter and other items will be reviewed for replacement.

Lower Pool tile and quartz replacement, with new caulking, and pressure washed deck finished. Filter to the pool is being replaced.

The trash compactor chute redesign project is ongoing. We were hoping to be finished towards the end of March, but the weather and a delay in the retaining wall construction by the 2500-2600 building has created a 2-week delay in the concrete pouring. Hopefully, as of this writing, it will be completed during the first week of April. This phase on the construction will include the concrete ramp, railings, and fence. We will then be terminating our contract with Conex and providing two large plastic bins for ALL recyclables excluding glass, which is not taken by the recycling centers. We will provide additional guidance on acceptable recycling so we avoid fines by the company once the new company takes over this process.

Water main repairs at building 2200, 2100, 900, 400, 2500 have been completed and we are looking for a service provider to patch these bore holes.

Updates on Minor Projects:

Several boards and decks around the community have been replaced. These repairs are limited to those that have water damage, integrity issues, or end of life issues. We will work on damage to wood due to carpenter bees once their active season has ended.

To date, several damaged concrete sidewalks, walkways, and other areas have been replaced. Any remaining areas should be completed by mid-April.

The retaining wall repair between the 2500 & 2600 buildings is ongoing but should be finished in early April. (continued on page 2)

Updates on Minor Projects (continued from page 1):

We are working on clearer requirements for hard flooring to help minimize sound between units. This will help your contractor to know exactly what is needed in order to be approved.

Two additional Flock cameras were installed to capture vehicles coming and going from the front of the community. These cameras have helped identify those responsible for illegal dumping recently.

Landscaping enhancements and improved irrigation has begun to improve the upper tennis court area.

Several unsafe trees have been removed.

A new homeowner welcome packet is under development and should be ready to roll out soon.

And finally, we are working on a maintenance schedule to assure all units receive repairs to elements such as doors, decks, walkways, etc. on a consistent and predictable schedule.



Landscaping Update:

Four new sprinkler heads were approved to be placed by the upper tennis court, and a new bed will be planted in the area. Enhancements to certain areas within the community have also been approved recently. We are actively working with the Landscaping Committee to make plans and create budgets for improvements throughout the main corridors of the community. Please understand the community has contracts with professional services which provide feedback on when items should be trimmed, pruned, planted, and removed. We follow their advice on such matters.

We are looking for volunteers to help spread pine straw in the community on April 9. This is a great way to meet your neighbors, improve the look of our community, get a little exercise, and save some money! Sign up at: <https://www.signupgenius.com/go/8050445A8A929A64-vinings>



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".

One area we wanted to highlight at this time is the leasing of units in Vinings Run. The community has a specific process for homeowners seeking to lease their units. This involves completing a "Leasing Permit" or "Hardship Leasing Permit" to first get Board approval. Owners who lease their units without completing one of these permits and without receiving Board approval are subject to fines. You can find more information about leasing your unit starting on page 27 of the Declaration document.

In addition, as per Cobb County Ordinance, both gas and charcoal grills on the decks of or inside of a resident's unit are strictly prohibited. Use or storage of either gas or charcoal grills puts our insurance at risk. If a fire or other disaster were to occur due to a gas or charcoal grill, our master insurance policy would NOT cover damages or injuries.

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: Beginning Saturday, April 23, all Maintenance Requests and Questions / Comments will 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.

Each Tuesday beginning May 3 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.

April 7 - Braves home opener against the Reds at 7:20 at Truist (see mlb.com/braves/schedule for the rest of their schedule)

April 9 - Vinings Run Volunteer Event, help us beautify our community! Sign up at: <https://www.signupgenius.com/go/8050445A8A929A64-vinings>

April 23 & 24 - Smyrna Spring Jonquil Festival at Smyrna Market Village

April 30 - Smyrna Art and Garden Tour (see <https://keepsmyrnabeautiful.com/art-and-garden-tour/>)

June 16 - Def Leppard Stadium Tour at Truist Park

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/>.

April 8 - 10 Atlanta Dogwood Festival at Piedmont Park

April 9 - May 30 Georgia Renaissance Festival

April 22 - 24 Inman Park Festival at Inman Park

April 29 - May 1 Sweetwater 420 Music Festival at Centennial Olympic Park

April 29 - May 1 Shaky Knees Music Festival at Central Park in Old Fourth Ward

May 6 - 8 Decatur Arts Festival in Downtown Decatur

May 7 - 8 Sweet Auburn Springfest at Historic Sweet Auburn

May 28 - 30 Atlanta Jazz Festival at Piedmont Park

June 4 - 5 Flying Colors Butterfly Festival at Chattahoochee Nature Center

June 12 - Atlanta Summer Beerfest in Historic Fourth Ward

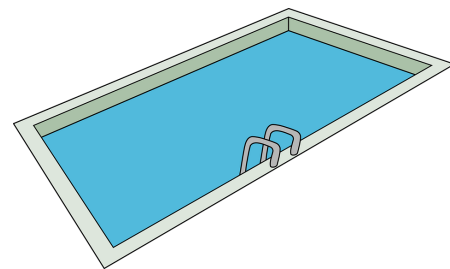
You can find more information about these festivals and more at <https://discoveratlanta.com/events/festivals/>

Coming Soon!

Pickle Ball: The upper tennis court may also now be used for Pickle Ball! We hope to get a couple volunteers to give an overview of pickle ball to anyone who is interested in learning how to play in April. We will email you with additional details.

Pool: We are expecting to have the pool open by the second week of April. As is true every year, this is dependent on getting approval after an inspection of the pools by Cobb County. As soon as we are approved and ready to open them, we will let you know via email. We hope to host some poolside events this summer so join us and get to know your neighbors!

Volunteer Opportunities: In addition to the volunteer opportunity mentioned with pine straw spreading on April 9, we will be looking for additional help to keep our community looking its best. If you have suggestions, let us know via the Sixes website. Again, this is a great way to meet your neighbors and help your community!



Tips to Help Avoid Water Damage:

One of the biggest risks to homeowners is damage to property from flooding. This is particularly true in our community where a water issue in one unit can greatly impact those around them. To help avoid problems, make a plan to check and replace those items that tend to create the most problems. These include hot water heaters, hoses to the washing machine, and the hose to the ice maker. In addition, you can purchase inexpensive water detectors that will alert you via your cell phone if water is present. These can be placed anywhere you may be prone to a water leak.

Do you know a senior citizen in our community who may benefit from extra help? If so, give Cobb County Senior Services a call. They can conduct an assessment with the individual and help match them with services. You can reach Cobb Senior Services at 770-528-5355.

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.

Thanks to our new Flock cameras, we are able to view vehicles stopping at the dumpster and entering and exiting the community. These are only viewed if we know there has been a problem so please make sure to alert Sixes.

At times, we have cars abandoned in our neighborhood. If you notice a car near you that has not moved in more than two weeks please let Sixes know.

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.



A community like Vinings Run depends on volunteers to not only keep it looking nice but to help make it a great place to call home. We would like to thank two volunteers who quietly do so much to benefit our neighborhood. Help us extend a big THANK YOU to David Black & Betty Habersham

David works tirelessly on our landscaping committee to help ensure our outdoor spaces are bright, colorful, and inviting. Betty Habersham heads up the Neighborhood Watch program and assists with communication. Both provide invaluable services to our community.

If you see David or Betty out and about, be sure to let them know how much you appreciate all they do for Vinings Run!

Please let us know if there are additional 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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