



ISSUE NO. 1 - FEBRUARY 2022

Board Election Results:

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

Message from the Board

We would like to thank everyone who attended the Annual Meeting and those who submitted proxies. A Quorum was met and the election of the Board occurred. We value your opinions and comments.

Yearly Goals

Communication: The Board members have agreed to create and send a quarterly newsletter to showcase the projects going on, as well as inform homeowners of other topics of interest. Additional communication between newsletters will be provided, as needed, via email. Please go to the Sixes website at <https://sixes.cincwebaxis.com/viningsrun> to update your contact information so you don't miss any important updates. This site can be used to reach out to the Property Manager directly, pay monthly dues, submit Maintenance Requests, and submit Questions/Comments. Please visit the neighborhood website, <http://www.viningsrun.com>, to review additional documents and information such as the Bylaws and Rules & Regulations.

Transparency:

We value the opinions and comments of all homeowners in Vining's Run. The minutes of the monthly meetings will be available for review on the Sixes website starting this month. The Board meets once a month with the exception of December, usually on the third Monday of the month. Minutes will be posted once they are completed, reviewed, and approved by the Board members. Please understand that this may take a little time following each meeting.

Structure:

The Board will be creating several new templates and provide clear directions on how to file maintenance requests, and ask questions. The Board will provide homeowners with clear instructions on what is, and is not, an Association responsibility. We are also creating a new welcome packet to better inform new owners of responsibilities.

Quarterly Outlook

Covid 19 continues to be a challenge to the cost structure and timely completion of projects throughout the community. We hope to finish the pool and compactor projects this quarter. We also hope to create a maintenance schedule and find a General Contractor capable of maintaining our community in a cost-effective manner. We continue to attempt to negotiate contracts for long term stability and cost competitiveness.

Major Projects for Quarter 1, 2022

Compactor Project, Mid-February 2022 - End March 2022

The existing open air trash pit will be removed and replaced with an enclosed trash chute. Tread plate will be added to double the size of the recycling area. The compactor will automatically start after a set number of uses. There will be a ramp added, with railings, to better serve residents. There will be a fence erected around the front, and possibly rear, of the compactor area. Cameras will be added to the compactor area to reduce improper trash from being disposed of or left. If illegal dumping continues to be an issue, your pool and tennis court key will be used to unlock a door for access. The area behind the fence will be used to store the fencing around the community, as well as a storage area. This project is funded and listed in the budget.

Pool Project, Mid-February 2022 - End March 2022

The upper and lower pools will be drained, treated, washed, and have the removal of existing plaster. A coating of Diamond Brite Quartz will be applied and tile replaced. This will help with the life of the pools and provide them with an updated look for the future. They should last for 10 years. We expect to have the pools inspected and approved for use by Cobb County before the pool season starts. This project is funded and listed in the budget.

Minor Projects for Quarter 1, 2022

Concrete Project, End-February 2022 - End March 2022

Areas throughout the community will have sidewalks, or entrances replaced. More information to be sent to specific buildings and homeowners when dates are finalized.

Deck Repairs, Staining

As usual, there are always decks and walkways in need of replacement boards. Please submit requests through Sixes for any issues you may see.

NOTICE: Please remember to drip faucets when temperatures go below 32 degrees. The speed limit in the community is 15 miles per hour. Please obey this speed limit and stop at all stop signs. If you see something, say something.