My name is Josh Autrey and thank you for the pleasure of allowing me to serve as your 2017 homeowner’s association board president. My wife and I, along with our five kids, have lived here for the past three years. We enjoy being a part of this great neighborhood and hope to continue to see it grow and prosper.

This year has been going well so far. The board has addressed several concerns brought up during the November annual meeting in 2016. In this issue of the newsletter, you can find information about the North Loop Project, speed bumps, etc. If you have any other questions or concerns that you would like the board to address, please feel free to contact me at hoa@cybermanx.com or Tolley Community Management.

As you know, our community is expanding as developers have been building in the empty lots of the existing phases as well as in phase four off Buckeye Lane. The board and ACC have been in contact with the developers to ensure the new homes built bring value and quality to the already existing portfolio of homes in the neighborhood. The board is working to have phase four annexed and homeowners should expect an amendment addressing this annexation into our homeowner’s association by mail within the next month or two.

I look forward to continue serving this community this year.

Sincerely,
Josh Autrey
RECREATION COMMITTEE
By Josh Autrey

Randall Morris is the committee chairperson this year. The pool is projected to be open on May 12th. Stay tuned for news from the recreation committee for pool season 2017 and other possible upcoming projects.

SOCIALLY SPEAKING
By Connie Sims

Spring is finally here, new beginnings, can anything be more glorious? There are lots of changes going on with the Social Committee…new leader, new members, and bigger and better events! A lot of you know we have had our home on the market and received an offer in only six days, so we will be moving soon. I have had the pleasure of being the chairperson for the Social Committee for the last few years and have enjoyed every minute, (well, almost every minute…the weather is always a problem)!

I can honestly say it would not have been so enjoyable without the help of a great group of women. Their dedication and creativity has been an enormous help. Also, I have to thank Ben and Melanie Eidson (Shane’s Rib Shack) for their generosity each year in providing food for the pool opening party. They are great neighbors! This year you will have excellent, experienced leadership for this committee; the job will be shared between Brandee Menick and Melissa Sandrene. I envision great things from these two! If you ever given though to joining the Social Committee, now would be an excellent time to do so. Just watch the Reid Plantation Facebook page for meeting details.

Please give the Social Committee and these ladies who work tirelessly for YOUR community the support they need and most of all PARTICIPATE. There are so many things that can go wrong when planning an event without an inside venue, so please be patient with mother-nature is giving them a hard time! The committee new members and new ideas, so please don’t be afraid to speak up.

Again, thanks for allowing me to be a part of things at Reid Plantation, we will truly miss you.

Upcoming Events:
Easter Egg Fill, April 6th 7:00 PM
Easter Egg Hunt, April 8th 2:00 PM
Pool Opening Party, May 12th

ACC COMMITTEE
By Jeanette Dutcher

Spring is here! Time for mowing, trimming, pulling, planting, cleaning and painting! Our neighborhood looks great overall. Thanks for taking pride in your homes because it inspires others to do the same and raises the value of what we have here. I know on my street, once someone mows…everyone gets out there, because no one wants to be the stand out with the long grass!

A few pointers would be to look at your shutters and siding. This winter was wet and warmer than usual, so that siding may need a cleaning. Shutters fade in the bright Georgia sun. They may need a fresh coat. Remember if you decide to change colors of doors and shutters, ACC approval is needed. If colors are staying the same, paint away! Happy Spring!

TASK FORCE COMMITTEE:
By Josh Autrey

As always, the Task Force is looking to save the community money each year by performing
tasks around the community that we would normally have to pay for that are not typically included in the budget. This helps curb raising our annual Homeowner Association fees and allows for more money to be put in reserves for emergencies and other projects.

So far this year, the Task Force has assisted the board in identifying street name signs that needed replacement by the city.

Future projects include placing new mulch at the front entrance beds, painting the bottoms of street lamp/sign posts, and trimming trees obstructing sidewalks.

To volunteer or assist in neighborhood tasks, e-mail Josh Autrey at hoa@cybermanx.com.

Year-To-Date, the Task Force has saved the Community $1750.

**FROM OUR BACKYARD**

By Jason Tolley

As you know, it is very important to keep property values as high as possible. Appearance of homes within the neighborhood is a big factor for individual property value. The Board, Architectural Committee and Community Manager work together to help enforce rules and regulations set forth by the Covenants and architectural guidelines in order to maintain the appearance of the homes within the community. We ask that you please make sure to read your Covenant Condition and Restrictions thoroughly in order to avoid possible violations. If you are in receipt of a “Friendly Reminder” letter, you may simply resolve the matter and disregard the notice. IF you receive a second or third notice for any violation, please contact the Community Manager to discuss the matter. Depending on the violation and circumstances, you may need to set a date to remedy the violation in order to avoid a sanction or fine.

**YARD OF THE MONTH**

By Josh Autrey

It is that time of year again. Yard of the Month is for the following months of May, June, July, August, October, and December.

Yard of the Month winners will receive recognition and a $25 gift card to Home Depot. So, get your yards in shape for a chance to win!

**NORTH LOOP PROJECT UPDATE**

By Josh Autrey

As many homeowners are aware, the Georgia Department of Transportation is planning to build a bypass road between the Punkintown and Stockmar roads (near Mirror Lake) over to the 3-way stop at Hwy 61 and Hwy 101 (the intersection left out the entrance of neighborhood). As a result, the road along Hwy 101 in front of the neighborhood entrance will be impacted.

In order to get a better idea of the impact to our neighborhood, the board met with Georgia Power in February 2017 to get a general idea of the current proposed project layout. I have attached the images seen in Figure A and Figure B on the final page of the newsletter.

As seen in Figure A, essentially the aerial power lines and poles would drop back towards our neighborhood by approximately 23 feet. This would result in part of the fence in front being impacted and along with two of the trees being cut down on the left side. No easement plans or right of way have been planned for the V04 0090091 plot, so the sign on that left side would not be impacted. On the
Right side, our front entrance sign and fence would be impacted. There are currently red ribbons along the projected right of way from GDOT.

At this time, neither GDOT nor Georgia Power has obtained the easement rights for the proposed plan. This is due to the North Loop Project being delayed until late 2018. The board is still trying to get a response from the GDOT representative, but as the project has been delayed, we will most likely not hear from GDOT until 2018 or when they are ready to pursue easement/right of way. At that time, the board would then seek compensation (i.e. moving affected fence back, rebuilding of new sign on right side, etc.). If anything changes between now and the next annual meeting, the board will update the homeowners.

NEW SIGNAGE, STOPPING, & SPEEDING
By Josh Autrey

The board noticed a lot of the street name signs around the neighborhood are in poor shape and that the stop signs were not regulation in order for police officers to ticket those who run the stop signs. As a result, the city was contacted and new regulation stop signs have been put in. The street name signs should also be replaced soon as well.

As such, please make sure you are observing stop signs and speed limits of 25 MPH throughout as we have an active community of kids, dog walkers, joggers, and walkers in the neighborhood.

TRAFFIC STUDY FOR NEIGHBORHOOD
By Brandee Menick

Over a 7 day period, we had 630 cars in the neighborhood, which is not high enough to warrant speed bumps or humps. During those 7 days (the police looks at if vehicles are going 36 or over) only 1.7% did. That's extremely low and we live in a "safe" neighborhood as far as the police are concerned. The stop signs were replaced with regulation stop signs and have since caught about half a dozen people running it. As such, the police will be moving forward with more enforcement of the signs in the neighborhood.

ENTRANCE DOGGY STATION
By Josh Autrey

During the annual meeting in 2016, the entrance doggy station near the playground and tennis court was requested to be moved as the smell from it can come down wind sometimes towards the playground and benches nearby. The board reviewed the request and declined due to costs of removing and reinstalling.

ANIMAL CONTROL
By Josh Autrey

Due to complaints regarding dog behavior, please review the below in regards to animal control ordinances for Villa Rica.

Section 14 Article II. Animal Control
Animal nuisance. An animal shall be considered a nuisance if it: Damages, soils, defiles or defecates on private property (other than the property of the owner of the animal), or public property and recreational areas; Causes unsanitary, dangerous, or offensive conditions; Causes a disturbance by excessive barking or other noisemaking; Moles or attacks or interferes with persons on public or private property, unless the animal is a guard dog actively performing its duties while confined to the property of the owner or responsible person; Chases vehicles; Attacks other animals; or Runs uncontrolled.

Sec. 14-53, Animal control. (a) Generally. An animal owners’ premises shall be maintained in such a manner as not to constitute either a private nuisance to adjoining property owners or a nuisance to the public generally. Pens or enclosures in which
animals are confined or maintained shall at all times be kept and maintained in a proper, clean and sanitary condition so they are kept free from offensive odors which would disturb any person residing within a reasonable distance of the premises. The animals themselves shall be restrained in such a fashion that they shall not disturb such persons by making noise.

Sec. 14-62. Enforcement; jurisdiction; summons. (a) The provisions of this article shall be enforced by the department, the City Police department and the City codes enforcement office. (b) Persons in violation of this article shall be subject to the jurisdiction of the Magistrate Court of Carroll County or the Villa Rica Municipal Court. (c) Representatives of the department and officers of the City Police Department are authorized to issue a summons to any person for violation of any provision of this article. The summons shall be in a form approved by the appropriate court, shall designate the offense charged and shall require the person so charged to appear before the appropriate court on a date certain to answer all charges therein. (Ord. of 9-6-2005)

Article II. Animal Control

Under control Any animal shall be considered under control if it is confined to the premises of its owner, or is secured by a leash, chain or lead of sufficient strength to prevent it from escaping from its owner when away from the premises of the owner.


(c) Restraint. (1) Generally. An animal owner shall restrain his animal in such a way as to prevent the animal from having access to the property of another person, without the permission of that person. An animal may leave the property of the animal owner when accompanied by the animal owner, but the animal owner must have control over the animal and must prevent the animal from having access to the property of another person without the permission of that person, or from attacking, threatening or harassing other persons. (2) Dogs and cats. An owner of a dog, cat, or any animal shall restrain the animal in such a manner, whether by leash, fence or other appropriate enclosure (fence, pen, etc.), which will ensure that the animal is contained within the boundaries of the property owned or leased by the owner of the animal. In all residentially zoned districts (including subdivisions and mobile home parks and/or subdivisions) dogs, cats or any other animal shall be actively restrained as provided for in this article in order to prevent their leaving the property of their owner, unless the animal is under the direct supervision and control of the owner of the animal or his designee. (3) Attack Prevention. An animal owner shall restrain his animal in such a manner as to prevent the animal from attacking, threatening or harassing any person on the public right-of-way of the roads, streets, highways and sidewalks in the City.

CLASSIFIEDS
In the “Reid” All About It, the community newsletter, a classifieds’ section is included to allow residents who have businesses to advertise and to allow youth to advertise such things and babysitting, grass cutting, etc. If you would like to advertise in the upcoming newsletter please send your ads to hoa@cybermanx.com. The members of the HOA Board are not indorsing or garneting the work of any business who advertises in this section.