

# St. Andrews at Rockport Newsletter

303 Corporate Center Drive Suite 300A Stockbridge, GA. 30281

Fall 2023

HOABUTLER.COM for all of your community needs



## Gentle Reminders:

### Covenants:

Copies of the HOA legal documents are provided to the buyer before the real estate closings with the title company. It is an important requirement that homeowners read them and understand your responsibilities when buying a home in this HOA community. The documents include a copy of the Covenants and Bylaws of St. Andrews. If you did not read them at the time of purchase, or if it has been a while since you read them; I encourage you to review them so we can be on the same page and continue to create a community that provides a cooperative environment and friendly neighborhood relationships. If you need a copy of any legal HOA document, please log into HOABUTLER.com. Look under the documents tab and you will find all the needed information.

### Architect and Landscaping:

If a resident wants to make landscaping or architectural changes to your home or yard, you must receive approval from the board before starting any projects. The request for ACC changes can be found on the HOABUTLER website. Once you complete the form, Sentry will send it to the ACC committee to be approved or denied. Following the established approval process could avoid fines and possible correction of the changes made to the property.

Every year the board elects to make improvements in the amenity areas and this year is no exception. Improvements are as follows:

1. **Landscaping** - Removal of the island at the Rockport entrance was a necessity due to vehicles driving on the curb and crushing the water drain.
2. **Additional Landscaping** - Trees and stumps around the tennis courts will be removed. This was approved in last year's budget; however, due to the increase in prices - we must break up the work being completed.

## 5 Reasons Why You Should Attend HOA Meetings

It can be easy to brush off HOA meetings, especially after getting home from a long day of work. After all, you are not the one making decisions or responsible for the overall management of the association. However, homeowners can influence decision making and should take a vested interest in what is happening in their community. The next time you see a meeting sign posted at the entrances of the community, here are a few reasons why you should consider marking it on your calendar and attending.

- 1.) **Stay Informed.** Yes, you receive some information on the community website and on Facebook (which are all important to read), but they are just highlights of what is happening. By attending HOA meetings, you're able to hear the discussions, recommendations, and concerns first-hand. You can learn more about how and why decisions were made and what is in the works for the future.
- 2.) **Get Involved.** There is often a portion of time devoted to allowing homeowners to speak at meetings. This is a great opportunity to make your voice heard if there is something you have questions about or want to share regarding what is happening in the community.
- 3.) **Vote.** The annual meeting is when many decisions are made, and issues are voted on. This requires a quorum, which means a certain number or percentage of members must be in attendance. It's your chance to have input on how the association is run, the budget, and what projects or plans are set for the future. This is also when new board members are elected, so you'll want to be there to decide who you want to be leading the HOA.
- 4.) **Understand Community Management.** We pay dues every year, but do you know how that money is being spent? Do you know why the HOA had to increase fees or pay for the pool to be resurfaced? By attending meetings, you can gain more insight into exactly what decisions are being made and how the community is being managed.
- 5.) **Meet People.** Meetings bring everyone together and can allow you to introduce yourself to neighbors and other members you may not see very often. You can see who is concerned about what issues or has recommendations for changes.

Take the time to get involved in your community and understand what is happening and why. Rather than sitting back and assuming others will speak up or are doing the right thing, attend meetings and see for yourself. Find out how you can play a more active role in improving the neighborhood.

**Annual Meeting December 14th:** The St. Andrews at Rockport annual meeting is just around the corner. The proxies that are due December 14th will be mailed to you in November. Please sign and return the proxy as soon as possible to Sentry Management or place your proxy in the slot on the clubhouse door facing the tennis court. The December meeting is an important one because Sentry reviews the year's budget and collects your proxies for the officer's election.

### HOA Voting and Proxies

Please keep an eye out for proxies. They will be delivered by your postal carrier. It is extremely important that you sign and get them back to Sentry Management prior to our December meeting. Remember that a proxy is like an election form. *Most homeowners have mentioned that they do not complete and return their proxy (election form) due to not knowing the people listed on the form. Coming to an HOA meeting is a great way to get to know your board members. The next meeting is on October 12th at 6:30pm. This will be the final HOA meeting before the election meeting (where proxies will be collected) on December 14th.*

### What is a proxy?

A proxy (or election form) is a document authorizing a person to act on behalf of another person. When it comes to HOA voting, this means that a homeowner may authorize someone else to represent them at an HOA meeting and to vote on their behalf. The purpose of a proxy is to give representation to homeowners who are unable to attend a meeting and for Sentry management to have a better understanding of how the overall community feels about certain issues.



**Pool Closes for the Season:** The last day the pool will be open is Friday, September 29<sup>th</sup>.



Halloween will be on a Tuesday this year and it would be great to have as many houses as possible to participate in decorating and trick or treating. As general practice, the board will have Henry County Police patrolling the neighborhood from 6pm to 10pm to ensure the safety of all participants. We hope you join in and make this year's Halloween a great one for our kids. **\*\*Should you experience any suspicious shenanigans, please stop the officer and let them know.\*\***

If you are interested in switching it up this year and having something similar to a trunk or treat in the clubhouse parking lot instead of door to door candy distribution, let us know!



The community yard sale is Saturday, October 7th from 8am - 2pm. The sales will occur at each homeowner's residence. St. Andrews will provide the advertisement for this community event.



The movie night is Saturday, October 7th. Please continue to check your email. We will send an email blast in the near future with the time and name of the movie.



### **Don't Forget That We Are on FACEBOOK!**

Stay up to date on our community by joining the St Andrews of Rockport Facebook page. This is a board approved page and is monitored. It's a great way to look for handyman recommendations or post items that you would like to sell. The Board will post upcoming events and notices. If you are not already on the St Andrews FB page - join today!



### **We Also Have a Community Website!**

Another way to stay up to date on your community is by visiting [www.standrewsatrockport.com](http://www.standrewsatrockport.com).

### **Not Receiving Community Email Blasts?**

The board prefers to send community email blasts to communicate quickly with homeowners; however, not every homeowner has an email address on file with Sentry Management. Don't miss out! Visit [HOABUTLER.com](http://HOABUTLER.com), log into your account and add/update your email address.

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## **Property Upkeep**

It has been brought to our attention that several homeowners are not keeping up with property maintenance (broken fences, pressure washing, yard upkeep, random junk items in front and on the side of homes, etc.) In response to these complaints, notices from Sentry are being mailed pointing out these violations of our covenants. Avoid possible fines by taking a few minutes to check your property and address any issues before they become bigger problems. Take pride in your home and in OUR community!

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We have had an increase in reports of vehicles speeding throughout the neighborhood. Our streets must remain a safe place not only for vehicles, but also for our children. Kids are riding their bikes and playing throughout the neighborhood. Our homeowners are walking, jogging and working in their yards. Please observe the speed limit. This is our community. Please be respectful of all, be safe, and continue to watch out for each other. In addition, parking is not allowed on any neighborhood road overnight. Do not leave your car on the street overnight.

## ASSESSMENTS

For those who are behind on their dues or fines, we urge you to contact the management company and enter into a payment plan if needed. Invoices were posted January 15<sup>th</sup> and were due February 15<sup>th</sup>. Late fees were assessed to past due accounts. You can pay your bill online with a credit card or Echeck. Homeowners with past due accounts cannot access any of the amenities in the community until the balance is paid in full. Credit card payments on delinquent accounts can take up to one week for processing and reactivation of amenity card. Access to the pool area and rental of the clubhouse is not allowed until payment is processed. Did you know that you can make monthly payments for next year's assessments? Every year your assessments are due Feb 15<sup>th</sup> and if this is a struggle to pay all at once then making monthly payments could make it easier for you. We don't offer any type of payment plan so this would be up to the homeowners to set your monthly amount. This could save you late fees and peace of mind knowing your assessments are paid on time

Management Team – Sentry Management  
(Account Balance and Payments)  
770.389.6528 phone  
770.506.8430 fax  
[www.HOAbutler.com](http://www.HOAbutler.com)

## PETS

Pets are wonderful and we all love our pets but we do need to be mindful of our neighbors and the safety of our community. Henry County does have a leash law so any animal outside your home must be on a leash. This law is enforced and any animals running loose we encourage homeowners to report the animal to Animal Control by calling 770-288-7387. When walking your pets, be respectful to your neighbors by carrying bags with you to clean up after them.

\*\*\***Barking Dogs are a nuisance to your neighbors**, so please don't leave your pets outside all day to bark.\*\*\*

## Loud Music Coming from Vehicles and/or Homes/Property is a Nuisance That Should Be Reported

According to Georgia Code § 40-6-14, it is unlawful for any person operating or occupying a motor vehicle on a street or highway to operate or amplify the sound produced by a radio, tape player, or other mechanical sound-making device or instrument from within the motor vehicle so that the sound is plainly audible at a distance of 100 feet or more from the motor vehicle. If you are able to hear music in your home from someone's vehicle, feel free to call Code Enforcement at (770)288-6200. A notice to correct the problem can be issued and if not, the violator will be cited to court. You can also notify Sentry Management as well. Just provide them with the homeowner's address of where the vehicle is parked. *Please note: the more information you can provide to the office such as the make of car and tag number will be very helpful.*



## Parking

Please refrain from overnight parking in the street. This is subject to a fine.

## Some Home and Yard Upkeep Guidelines

### YARD MAINTENANCE GUIDELINES:

- **All Lawns** should be kept mowed, edged, and trimmed during growing seasons (Late March through early October).
- **Lawns should be free of weeds** year-round, & may require mowing and/or treatments during the winter months.
- **Planting beds** should be kept free of grass & weeds; should have all plants or shrubs kept in a neat appearance; and fresh ground cover (straw, mulch, rocks as permitted) applied in the spring and fall.
- **Shrubs** should be trimmed/pruned in the spring and fall, and as needed to promote healthy growth and maintain a uniform appearance.
- **Landscape or gardening supplies** such as potting soil, fertilizer, and tools should be stored out of sight from the street in front of the residence, except when being actively used.
- **Dead trees** and shrubs may be removed to protect against property damage.

### HOME MAINTENANCE GUIDELINES:

- **Doors, shutters, & trim** should be in good repair, and paint or stain kept in good order.
- **All siding & exterior surfaces** should be in good repair and kept free of mold, mildew, or other substances that can discolor and stain the house exterior.
- **Roof, gutters, & flashing** should be in good repair and all paint or stain kept in good order.
- **Driveways** should be kept clean, especially of oil stains.
- **Mailboxes & posts** should be in good repair, and paint kept in good order.
- **Blinds and window treatments** should be in good condition.
- **All structures such as fences, sheds, and play equipment** should be in good repair.

*\*Please note any changes to the existing color(s) must be submitted to the ACC before proceeding.\**

### FENCE MAINTENANCE:

- **Fences** that are decaying and turning colors can be pressure washed and re-stained. The fence must remain a natural color and any painting will require an ACC request.
- For additional information, go to <http://stylewithcents.blogspot.com/2012/03/staining-your-worn-out-fence-for-dirt.html>.

Thank you for taking a minute to familiarize yourself with these guidelines. It is our hope that all residents will take note of these ideas, and help to ensure that our community stays beautiful, and that property values continue to increase. Should you have any questions about specific violations, please contact Sentry Management at the contact points listed below:

**Sentry Management, Inc.**  
**(Covenant Enforcement & Common Area Maintenance)**  
**303 Corporate Center Drive Suite 300A**  
**Stockbridge, GA. 30281**

### Important Phone Numbers:

**Animal Control (770)-288-7387**  
**Police Department-Non Emergency (770)288-8200**  
**Henry County Code Enforcement (770)288-6200**  
**Fire Department (770)288-6600**  
**DOT (road and sidewalk issues) (770)288-7650**  
**Snapping Shoals (streetlights out or repaired) (770)786-3484**  
**Henry County Littering Hotline (770) 288-6200**