

Greenridge HOA Newsletter

SEPTEMBER 2020

NEWSLETTER

ISSUE FOUR

Graneze Scott, President

Tangela Barrie,
Vice President



Rosland Hurley,
Treasurer



Pamela McDaniel,
Assistant Treasurer



Eloise Smith, Secretary



Lennon McDuffie,
Corresponding Secretary



Conrad Green, Parliamentarian



President's Remarks

Hello to all! I hope you and your families are doing well and keeping safe. The COVID-19 global pandemic has made 2020 a monumental year in our country *and* in our community. We express our deepest sympathy to the Greenridge families that have experienced the loss of family and friends during this difficult time.

Because of the COVID-19 pandemic, we continue to experience a serious paradigm shift in our lifestyles. Working from home, social distancing, virtual learning, Zooming, wearing face masks, and constant hand-washing have become a practical part of our everyday lives.

Your 2020 Greenridge Board has tackled these obstacles "head on" in order to meet the needs of our community. To date, we have met on Zoom for every Board meeting. We have seen this as a great advantage, since it keeps us focused on the tasks at hand. Two of our priorities for 2020 have been: 1) to engage our community in decision making and 2) to increase communication between the Board and Homeowners. We thank everyone for their willingness to participate, on many levels, towards these two goals. As of this writing, we have accomplished the following:

2020 Board of Directors Accomplishments:

- Hand delivered a Board introductory letter that included concern for homeowners during the COVID-19 pandemic.
- Researched, reviewed, interviewed and selected a new management company, **Access Management Group**.
- Researched and selected an entrance flower installation vendor for Spring 2020.
- Repaired the entrance irrigation system.
- Managed a community incident by preparing security camera data for police and keeping homeowners informed of the incident via email.
- Increased homeowners' email contact information to 98% (85 of 87 homes).
- Mailed a letter to homeowners regarding exterior upkeep, including Covenants and ACC guidelines (Spring Letter with photos).

(Continued on Page 2)

2020 Board of Directors Accomplishments: *Continued*

- Completed a site visit caravan with Carol Wilborn, Access Management Property Manager.
- Increased community communication via email updates and walkarounds.
- Assisted in the restart of the Neighborhood Watch Committee (NWC). (*Thanks, Cedric Walker, for your initial phone call to be chair!*)
- Installed the 2020 Graduation Banner and conducted the first ever “**Parade of 2020 Greenridge Graduates.**” (*Thanks, Sylvia Nelloms for your great idea!*)
- Received recommendations for security camera vendors from Greenridge homeowners and received proposals from said vendors.
- Involved Greenridge homeowners in the selection of a new security camera system.
- Installed a new security camera system on 08/11/2020 (ControlByNet, LLC).
- Established a Teen Litter Brigade (*Thanks, Abdul and Amir Barrie, Teen Co-Chairs!*)

Our goals for the remainder of our term are as follows:

- Continue to monitor our budget and give thought and rationale to all spending.
- Meet with Lake Lot Owners to discuss their plans for Greenridge Lake.
- Conduct a Survey of Greenridge homeowners' needs, concerns, interests, etc.
- Involve homeowners, via Zoom, in the revision and approval of our By-Laws and Covenants.
- Record the updated Bylaws and Covenants with DeKalb County.
- “Go Live” with the Greenridge Website.
- Continue to meet the needs of our community as needs arise.

We ask for your continuous input and support as we work together to have a successful and productive year for our community. Be well and be safe.

Yours for Greenridge,

Graneze Scott, Greenridge HOA President

Committee Volunteers Needed!

We need volunteers for the following committees:

Social Committee

This committee will be responsible for planning social events and the beautification of the Greenridge Community. We would like to have a community-wide social event during the calendar year. Also, this committee would assist with welcoming new neighbors to Greenridge.

Architectural Control Committee (ACC)

Per the Covenants and By-Laws, we are required to have three (3) or five (5) individuals as members of the ACC. If you are interested, please contact Tangel Barrie, ACC Chair at vicepresident@greenridgecommunity.com The ACC evaluates residents' requests for exterior structural changes to their homes and properties to ensure standard guidelines are met.



Community News

Teen Clean-Up Day



On June 13, 2020, our Teen Litter Brigade Co-Chairs, Abdul Barrie and Amir Barrie, led a clean-up day for South Stone Mountain Lithonia Road between George Road and Hunt Valley Road. The day was a big success! Teens received community service hours that could be used towards their graduation requirements. We are asking more teens and their families to come out and join them on **September 12, 2020, at 9:00 AM** at the entrance.

Since we adopted this stretch of road over five years ago, it has been our responsibility to maintain it between County clean-ups. We commend these two young men for demonstrating love and care for their community. Please join them on **September 12 @ 9:00 AM at the entrance!**

Greenridge Parade of Graduates



Due to the pandemic, many graduates across our nation were unable to attend their graduation ceremonies. One of our neighbors, Mrs. Sylvia Nelloms initiated the idea of honoring our graduates here in our own community.

On June 14, 2020, our high school, college, and university graduates enjoyed a day of recognition with a parade throughout the

neighborhood. Families drove decorated cars with their graduates waving and being greeted by neighbors who cheered them on. Members of the Neighborhood Watch Committee and Board of Directors served as escorts.

Congratulations to Our 2020 Graduates!

High School:

Rahmah Jingo, Bernard B. King, Derwin Malone,
Matthew Rhone, Noriah Wiggins, and Jerrod Williams II

College/University:

Andrew Taylor, Associate of Science; Anthony Taylor, III, B.A., Business Administration;
Kathryn Wright, B.A., Human Health and B.S., Neuroscience;
and Careton Matthews, JR, Juris Doctorate



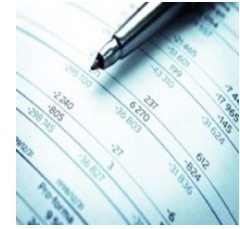
TREASURER'S REPORT

from

Rosland Hurley, Treasurer

&

Pamela McDaniel, Assistant Treasurer



GREENRIDGE TREASURER'S SNAPSHOT *as of* JULY 31, 2020

CASH ON HAND	
Operating Account	\$ 40,678
Reserve /Capital Improvement Account	\$ 45,364
YEAR-TO-DATE ACTUALS	
Assessment Income	\$ 34,318
Expenses	\$ 16,526

Year to Date Notable Expenses are:

Management Fees	\$ 4,750.00
Lawncare Fees	\$ 2,400.00
Entrance grounds clean-up	\$ 500.00
Entrance Spring Flower Installation	\$ 3,000.00
New Security Surveillance System	\$ 6,586.08



As noted in the above table, the cost of our new security surveillance system from ControlByNet® is \$6,586. This is a **savings of \$1,364** over the original estimate of \$7,950.96. This savings is due to the need for only one Netgear switch, and the use of our existing cables and router. Our \$88 monthly fee for ControlByNet® is for monitoring and support, which includes, 24/7 live and video Archives access, feature upgrades, support and evidence assistance.

Our lawncare contractor did a major clean-up of the entrance, including the main road areas for \$500. We are working vigorously to find a vendor for our fall planting at a lower cost and greater aesthetics.

Architectural Control Committee (ACC) Report

from

Tangela Barrie, Vice President and ACC Chair

We Need Your Participation in the Revision of our Covenants, By-Laws, and ACC Guidelines

The ACC and Covenant /By-Laws Committee will begin **weekly meetings** in order to prepare a final draft of the revised Covenant and other governing documents. Last year, the committee completed the first revised draft. Our expectation is that our community will vote on the governing documents at the 2021 annual meeting. In preparation, we will be meeting to continue revising the Covenants, Bylaws and ACC Guidelines.

We encourage everyone to take time to assist in the process by meeting with us every **Wednesday from 4:30 to 5:45pm on ZOOM, beginning Wednesday, September 16, 2020**. Please log on to Zoom.com and use **92167642124** for the meeting ID. You may call in at **1-888-270-9936**, Conference code: **618903**. **THIS WILL BE THE ID and/or CODE FOR ALL MEETINGS.**

You do not have to attend every meeting. **Every Tuesday**, the agenda will be emailed to you. If an item on the agenda interests you, please join us to present your input. We will have a community meeting in **December and January** to review the final drafts prior to the vote. **Please participate in this process so that we will finally have a strong governing document that is recorded and acknowledged by the county. I encourage you to take part and have a voice.** If you have any questions, please contact me, **Tangela Barrie**, at barrietm@hotmail.com.

SIDEWALKS, DRIVEWAYS, AND POSTS UPKEEP

Sidewalks, driveways, and posts bordering your home are your property. (*Our roads are county property but not the sidewalks.*) Pressure **washing and repairs** of these areas improve the aesthetics, safety and property values of our entire neighborhood.

Thanks to all homeowners who are refreshing these areas!

LARGE GATHERINGS

In light of the COVID-19 pandemic, we ask that you **practice social distancing and other safety precautions at this time**. This is for the safety of your loved ones and the loved ones of others. If a large gathering is necessary, please remember that all large gatherings are **limited to fifty (50) cars or less**. This is for the safety and access of our neighbors.

Also, cars should only be parked on the side of the street of the gathering. Our Board Parliamentarian, **Conrad Green**, has signs that should be placed on the opposite of the street that say, **"No Parking On This Side of the Street"**. You should request these signs at least a day before your gathering.

Mr. Green can be reached at: (917) 579-1215

Report from the Neighborhood Watch Committee

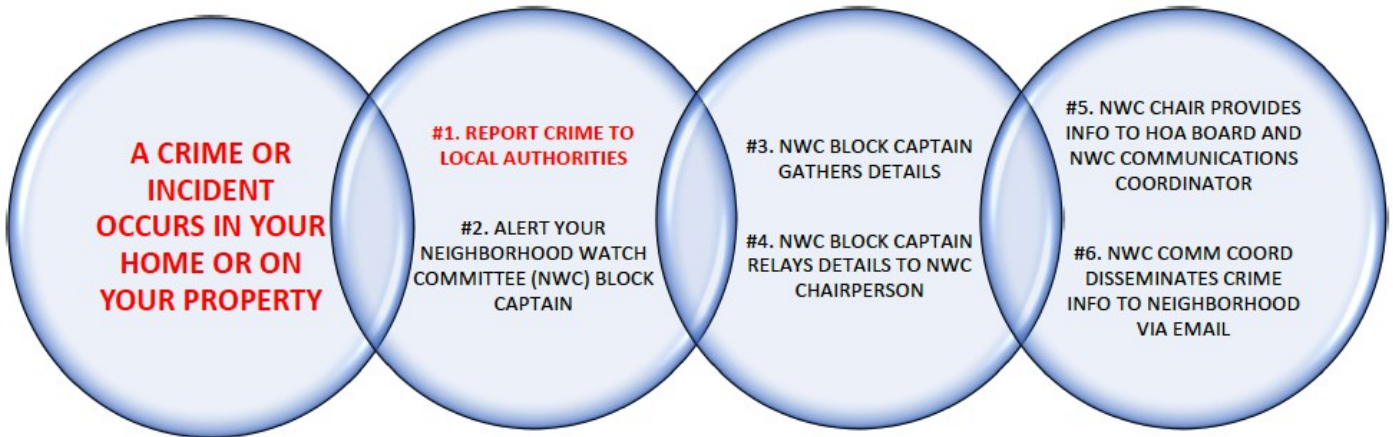
Your Neighborhood Watch Committee has been vigilant in assisting with a number of incidents.

We thank each of them for their commitment to a safe Greenridge.

NWC Block Captain information is on the following page (p.7).

Please review the following steps when reporting an incident in our community:

STEPS TO ALERTING THE NEIGHBORHOOD OF A CRIME OR INCIDENT



LET'S PLEASE WORK TOGETHER TO REMAIN SAFE AND TO KEEP EACH OTHER INFORMED ABOUT THE CRIME IN OUR NEIGHBORHOOD

Flow Chart design by CeWyon Chandler-Ward, Greenridge NWC Communications Coordinator



The flow chart above describes the manner in which homeowners should report incidents. Please keep in mind that our NWC members are not law enforcement officials. They are here to assist you in collecting data for any suspicious activity. As seen in Step #1 above, **we ask that you immediately call 911 to report any suspicious activity.**

Please keep accessible the contact information for your **NWC Block Captain** so that you can immediately alert them of the incident (Step #2) and give them your details. Once reported to your NWC Block Captain, they will report the incident to the NWC Chair (Step #4).

Our new security camera surveillance system is serviced and monitored by ControlByNet, LLC. Based upon the information you provided, the NWC Chair will make every attempt to capture a security camera visual of any alleged vehicle(s) leaving our subdivision. The visual will be downloaded and emailed to you so that you may email it to the police, along with your written report. The footage can also be emailed directly to the police. The NWC Chair will then report the incident to our NWC Communications Coordinator and the Board (Step #5).

Finally, our NWC Communications Coordinator will send an email blast to the neighborhood alerting everyone of the incident and to be on the watch for repeat incidents (Step #6). When published, our NWC Communications Coordinator will email the DeKalb County Crime Report to all homeowners.

Greenridge Neighborhood Watch Block Captains & Zones

2020

NWC Member

Block Captain Zones

Street(s) and House Numbers

<p>Cedric Walker cedric@cwiatl.com 770-652-4107 1317 Greenridge Avenue</p>	<p>NWC Chair and Block Captain: Zone 2</p>	<p>Greenridge Avenue: 1306, 1316, 1317, 1326, 1327, 1336, 1345, 1346, 1356, 1366</p>
<p>CeWyon Chandler-Ward cchandlerward@att.net 1233 Greenridge Lane</p>	<p>Communications Coordinator</p>	<p>An email blast will be sent to inform the community of reported incidents. Crime mapping will be sent when available from the DeKalb County Police.</p>
<p>Kelvin Baker bakermagic4@aol.com 1246 Greenridge Avenue</p>	<p>Block Captain: Zone 1</p>	<p>Greenridge Avenue: 1226, 1227, 1236, 1237, 1246, 1247, 1256, 1257, 1266, 1267, 1276, 1277, 1287, 1296, 1297</p>
<p>Richard Jemison rljemison@gmail.com 205-834-2679 1426 Greenridge Trail</p>	<p>Block Captain: Zone 3</p>	<p>Greenridge Trail: 1362, 1378, 1388, 1406, 1416, 1426, 1438 Greenridge Court: 5703, 5714, 5715, 5722, 5723, 5730</p>
<p>James Thornton thorntonlegalteam@yahoo.com 678-386-3699 1417 Greenridge Trail</p>	<p>Block Captain: Zone 4</p>	<p>Greenridge Court: 5704 Greenridge Avenue: 1376, 1386, 1396, 1385 Greenridge Trail: 1292, 1302, 1312, 1322, 1407, 1417, 1427, 1437</p>
<p>David Stribling dstrib31@yahoo.com 678-463-4403 1387 Greenridge Trail</p>	<p>Block Captain: Zone 5</p>	<p>Greenridge Trail: 1311, 1321, 1331, 1341, 1351, 1361, 1369, 1377, 1387, 1397</p>
<p>Allen Williams alj_thebest@yahoo.com 470-330-6561 1124 Greenridge Lane</p>	<p>Block Captain: Zone 6</p>	<p>Greenridge Lane: 1120, 1123, 1124, 1127, 1133, 1134, 1143, 1144, 1154, 1164, 1174, 1183, 1193, 1194</p>
<p>Nigel Paul 917-705-5727 pauln1244@gmail.com 1244 Greenridge Lane</p>	<p>Block Captain: Zone 7</p>	<p>Greenridge Lane: 1214, 1224, 1234, 1244, 1254, 1263, 1253, 1243, 1233, 1223, 1213, 1203</p>

Please keep for your records.

Let's all reflect on our Rights and Responsibilities as Greenridge Homeowners...

COMMUNITY ASSOCIATIONS INSTITUTE

Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.

6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community—owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)

Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, responsive, competent community associations. Founded in 1973, CAI represents association-governed communities, such as condominium and homeowner associations, cooperatives, and planned communities. To learn more about CAI and its local, regional and state chapters, visit www.caionline.org or call CAI Direct at 703-548-8600.

Sponsored by CAI President's Club