

in this issue >>>

*Summer Yard of the Month Winner
Committee Updates
Upcoming Events
....and more*



Hiram, Georgia

Ballentine **Pointe**

Issue Two – Fall 2018

current topics >>>

Mingle in the Community

We have a new Facebook Group!
Mingle with community members by joining. Go to Facebook and search “Ballentine Pointe Community”. See you there!



Contact Us

Email
BallentinepointeHOA@gmail.com

October Issue

HOA Board Updates

The HOA would like to provide pertinent information in regards to complaints and issues within our community. Please email all issues that need our attention to **ballentinepointehoa@gmail.com**.

In addition, the HOA Board will not be using the Nextdoor app to address any issues. Our e-mail allows us to properly document and address community issues and concerns.

The HOA Board of Directors has selected a new management company, Homeside Properties. They replaced Action Community Management for all our property management needs. This includes billing issues with HOA dues, architectural control committee requests, requests for closing documents and community financials. They will also forward any relevant requests to the board or other committees.

If there are any questions or concerns, please send an email to **ballentinepointehoa@gmail.com**. The HOA will provide future correspondence through newsletters, email, community meetings, ballentinepointe.com and/or through our new management company website.



More Important Updates from the HOA....

- ❖ Our next **Ballentine Pointe Community Meeting** is scheduled on Nov. 5, 2018 at 7:30 pm at the **The Events Place**, located in Hiram at **855 Hiram Douglasville Hwy**.
- ❖ Architectural & parking issues have been a priority for the HOA board. Please review community **By-Laws** and **Convenants** to avoid being fined.
- ❖ To request an architectural change please visit <http://www.homesideproperties.com> (click on "Account Login" on right side of page in blue). Make sure to register for an account.
- ❖ HOA dues can be paid only via the Homeside properties resident portal.
- ❖ **All requests for parking** at the Ballentine Pointe pool or soccer field **must be approved** prior to parking. Violators will be towed. If you know someone who is parking in these locations please advise them that they may be towed.
- ❖ Our Ballentine Pointe Committees have **open positions** and request **volunteers** to assist with various projects. Committees include: Information Committee, Landscape & Pool Committee, Neighborhood Watch Committee and Social Committee.



Business Owners!

If you would like to advertise your business in our newsletter, let us know!

Upcoming Events

**Oct 13th – Community Yard Sale
8AM**

**Oct 31st - Halloween Trunk or Treat
6PM @ Soccer Field**

**Nov 5th - Ballentine Pointe Community
Meeting @ 7:30PM
The Events Place
855 Hiram Douglasville Hwy Hiram, GA**



Sign Up for a Committee
Committees

Information Committee

The information committee is hard at work on building a new website at ballentinepointe.com. We've already made some updates to the existing website. We are also moving to digital distribution of the newsletter in 2019 via email and on our website.

If you would prefer to continue receiving a paper copy, please email us at newsletter@ballentinepointe.com with your address, and we'll keep you on paper delivery.

If you want to get involved with helping with our newsletter, website, technology, distribution, social media, etc.. -- please join the Information Committee. **Meetings are held 2nd Monday of the month.**

Social Committee

Upcoming Events

- **October 13, 2018 at 8:00 AM**
Community Yard Sale
- **October 31, 2018 at 6:00 PM**
Halloween Trunk or Treat
Location: Soccer Field Parking Lot

If you would like to sign up as a seller at our community yard sale or as a trunk decorator at the Halloween Trunk or Treat, contact the social committee at bpsocialcomm@gmail.com.

Meetings are held last Wednesday of the month at 6 PM.



Summer Yard of the Month

162 Boulder Run

Award presented by Landscape & Pool Committee on September 1st

Congrats to our runner up winners at 342 Bollen Ln and 43 Bay Ct

Landscape & Pool Committee



The **Landscape & Pool Committees** have been merged into one committee. It is a great time to get involved. We have a lot of active projects, including pool related and landscape related matters and we'd love to have you on the team!

We are planning to have a meeting in October. If you are interested, please email the committee at landscapeandpool@ballentinepointe.com

Upcoming Yard of The Month Awards

- **Fall/Halloween:** Judged based on best Halloween decorations. Spooks, goblins, black cats, pumpkins, and other creatures that go bump in the night are all welcome. Lights and animations are a plus, especially on Halloween night. Judged based on daylight and evening appearance.
- **Winter Holiday:** Judged based on the best winter holiday decorations. Theme, creativity, and originality will be considered, as well as daylight and evening appearance.

All **YOTM** winners must be in good standing with the HOA and lawns must be in presentable condition. You may nominate your winner by emailing your nominations to yotm@ballentinepointe.com.

Pool Updates: The Landscape & Pool Committee are working on plans to make the 2019 Pool Season much better than the 2018 Pool Season. If you want to get involved with any of the planning for 2019, contact the committee at landscapeandpool@ballentinepointe.com.

Q & A...

How do I submit a structural change request?

You must download the **ACC Form**. The completed form must be submitted to our management company for approval. The form can be downloaded from our community website by clicking the *Resident Area* link. The form can also be downloaded directly from *Homeside Properties Management* portal at <https://homeside.cincweb.com>

Reminders Hot Topics

- Homeowners and guest must park in driveways, not on streets.
- Structural changes must be approved prior to starting projects.
- Home based business should not be visible.
- Trash should not be out prior to collection.
- Hanging clothing and animal breeding are not approved.



Ballentine Pointe *Neighborhood Watch...*

The Neighborhood Watch committee is being resurrected. We need committee members to join and be apart of this committee. There have been two watch programs in the past but nothing is organized as of today. Jim Harris is the representative of the watch committee to the HOA. Please feel free to email him at jrharris7577@gmail.com if you are interested in joining this committee.

We will also be looking at assigning our areas to individual area captains or maybe assign a captain to each individual street. Being on the watch program is a way for all of us to become involved in our neighborhood security and help in keeping all of us safe in the community we all choose live in. **PLEASE JOIN IN THIS EFFORT!!**



Contact us at ballentinepointehoa@gmail.com



Ballentine Pointe
SUBDIVISION

Hiram, GA.
30141

coming soon >>>

In The Next Issue

Committee Updates

Community Information



Ballentine Pointe

HOA Board

October 10, 2018

Ballentine Pointe

HOA
Board

Ronnie Ware
President

Juanita Haynes
Vice President

Leticia Simmons
Secretary

Eugene Overton
Treasurer

Jim Harris
Member-at-Large

Hiram, GA. 30141

ballentinepointehoa@gmail.com

Dear Homeowners,

The Homeowners Association Board of Directors would like to provide you with several important reminders as we all work towards maintaining our community. Some of the major concerns of the community include parking and unapproved architectural changes.

All homeowners received a copy of the Ballentine Pointe Covenants and By-laws at their closing during purchasing and are responsible for the knowledge enclosed in them. We ask that you review these documents to avoid being fined for violations. Our Covenants and By-laws are located under "documents" in our Homeside Properties portal at www.homesideproperties.com. Click "account login" to access our private portal. If you have not registered please complete this task as soon as possible.

In the event that any of our Covenants and By-laws are violated, homeowners will receive written notification and will be fined for each violation. Section (g) page 16 of the Covenants details where vehicles may be parked. Pages 11 -13 details Architectural Controls.

In conclusion, the board currently is working with our new management company, Homeside Properties, local law enforcement, and the school district to resolve parking concerns from Hiram High School Football games. Other focus projects include:

- Obtaining bids for our community from towing, landscape, and security companies
- Recruitment for our committees (Information, Neighborhood Watch, Landscape & Pool, and Social) If you like to get involved, please contact ballentinepointehoa@gmail.com
- Pool area updates

We will be having a **Ballentine Pointe Community Meeting on Nov. 5, 2018 at 7:30pm at "The Events Place"** We value all constructive, solution driven participation from all residents. The Ballentine HOA Board would love for homeowners to join in and help in our community by joining a committee or just volunteering your time. We look forward to working with you.

Sincerely,
Ballentine Pointe
Homeowners Associates | Board of Directors