

Buckhead South Homeowner's Club, Inc.

PO Box 353, Richmond Hill, GA 31324
www.buckheadsouth.com buckheadsouthhoa@gmail.com

Serving the Hampton, Keller Crossing, and Tranquilla Hall communities

FREQUENTLY ASKED QUESTIONS

These are some of the most commonly asked questions from new members of the Buckhead South Homeowner's Club, Inc. (BSHC). The quick answers below are not intended to replace any BSHC legal documents or information found in full detail on the website www.buckheadsouth.com. Questions? Email: buckheadsouthhoa@gmail.com.

What is the difference between a Homeowner's Club (HOC) and a Homeowner's Association (HOA)? We are a HOC because recently the builder has turned over to the HOC all aspects of our three communities. We are now a fully independent HOA but have retained the HOC name for ease in transition. Our HOC is covenant-protected and we are responsible for all governance, upkeep and running of our community, in adherence to Georgia State HOA laws and Bryan County ordinances. This includes the management of our pool, ball courts, playground, ball fields, street lights, and common areas.

How does trash pickup work? Your fees for curbside trash pickup are included in your county property tax bill. Roll your regular trash bin (green top) out to the end of your driveway for early Tuesday morning pickup by Republic Waste (912)964-2211. Roll your recyclable bin (tan top) out to the end of your driveway for every other Wednesday morning pickup. Recyclables include metal, glass, plastic, paper, cardboard, magazines, and catalogs. Recyclables do not include Styrofoam or yard debris. Trash is dumped into the truck by a mechanical arm, not manual labor, so *all trash must fit in your bins, no road piles*. You can take your flattened corrugated boxes (such as emptied moving boxes) for free recycling at the South Bryan County Highway 144 Landfill, just down the road on Rt. 144 Spur (off Rt. 144 North, take right at Zip-n-Deli convenience store, landfill gate will be on your right). Landfill hours are: Tue & Wed 12-5, Thur, Fri & Sat 9-5, Closed Sun & Mon. They also take other types of recyclables including plastic, metal and newspapers for free, and can take larger items such as metal items, tree limbs & furniture, for a fee.

What about water? Your water usage is not included in your HOC membership. Your water is provided by Water Utility Management, Inc. (912)352-9339 and once you establish an account with them, you will receive a bill directly from them every other month. You are billed based on your individual metered usage, with a minimum base rate. For water conservation, it is best to set the timer on your lawn irrigation system to run after 1AM and be done by 6AM at the latest. It is usually not necessary to run your sprinklers every day, even less so in winter months.

What permissions do I need to make changes to the exterior of my house, or add outbuildings, fences, pools or other structures? Because you now live in a covenant-protected community, you will need Architectural Review Committee (ARC) approval for these types of changes *before you start work*. Your Welcome Packet contains the 9-page ARC Guidelines booklet including the ARC Application Form on page 9. The full covenant bylaws, as well as this summarized ARC Guidelines and forms, can also be found on our website at www.buckheadsouth.com for details. *Failure to receive ARC approval before you begin modifications can result in fines, restoration back to original condition, or both. This applies to tree removal as well.*

How do I pay my BSHC dues? You will be sent your annual dues notice each year in early March. Please return your payment by April 1st to: BSHC Treasurer, PO Box 353, Richmond Hill GA 31324. For mid-year new residents, your partial year dues are normally pro-rated by your lawyer/bank at your closing.

How do I get access to the pool? The pool is open mid-April through September, 7Am – 9:30PM. If you move here during pool season, your Welcome Packet will include a temporary pool gate code for the remainder of your first month, to get you started. This packet also includes the Pool Usage Form for you to sign and return so you can begin receiving via email each month's code.

Where is the pool, and other recreational amenities? Our Buckhead South community pool is on the curving drive between Lou Page Lane and Bothwell Drive, official address 571 Lou Page Lane. The pool house is a yellow building with a security gate code that changes monthly. It offers restrooms, patio tables & chairs, sun loungers, and kitchen facilities (available for events upon reservation). There are no lifeguards on duty and pool rules are posted at the pool, online, in the Welcome Packets for New Residents, and sent each year for signature with the March dues invoice. The pool closes at 9:30PM to comply with State, County and insurance permits. Children at the pool under age 13 must be supervised by an adult age 18 or older, per GA state law. There are also other BSHC amenities adjacent to the pool including a children's playground, tennis courts, basketball court and ball fields. Please pick up after yourself to keep these areas clean and safe for all. Our courts have a special surface subject to abrasion, so no wheeled vehicles are allowed, including skates, skateboards, bikes, or scooters. Volunteers do much of the upkeep, or if we must pay a service company for something, it comes out of your dues, including any repairs for unnecessary breakage, vandalism, or horseplay, so please be aware. All recreational amenities, including the associated parking lots, are open only 7am to 9:30pm and you must vacate by 9:30pm. Video surveillance is in operation for security of these facilities.

How can I get involved at Buckhead South? There's no better way to get to know your neighbors than to volunteer for things at Buckhead South. Whether it's an Officer position, one of the committees (Pool, Welcome, Architectural Review to name a few), or a one-off special project, volunteers are always welcome. Because we do not pay our Officers or Committee members at the Buckhead South Homeowner's Club, our dues are kept manageable and competitively low for this area. Please consider joining in. Contact buckheadsouthhoa@gmail.com.

Did we miss something? Please let the Welcome Committee know and we'll be glad to update this FAQ's for the benefit of the next new resident. There's no better expert on this than **you**, our newest resident, who has just gone through it all. Contact: shea29v@comcast.net or buckheadsouthhoa@gmail.com

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