

Buckhead South Homeowner's Club, Inc.

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Serving the Hampton, Keller Crossing, and Tranquilla Hall communities

WELCOME START-UP GUIDE

Welcome to Buckhead South Homeowner's Club Inc.! We hope this quick start-up guide will help you settle in quickly and will answer your most pressing questions. Below are some of the most commonly asked questions from new members of BSHC. This overview is not intended to replace any BSHC legal documents or information found in full detail on the website www.buckheadsouth.com, but we think it will get you started. 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 it was set up that way by the developer and it remained that way when full Board oversight of our communities was done in 2014. 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. Various Bryan County departments are responsible for street and county culvert maintenance, Coastal EMC does street lights, and there are many internet/cable firms covering our area.

How big is our HOC? Buckhead South is fully built out at 200 homes, with no more lots available. Buckhead South is these 3 neighborhoods: Tranquilla Hall: Hunter's Pass, Lou Page Lane, St. Martin Circle, Victor's Court, William Hall Way. Keller Crossing: Forest View E&W, Still Meadows Bend, Lou Page Lane (low numbers). Hampton: Beauly Drive, Bothwell Drive, Dalcross Drive #1-399 (rest is Buckhead), MacBeth Court, Moreton Way N&S, Rose Dhu Drive. We are not yoked to any other HOA's, and are fully separate from neighboring Buckhead, Buckhead North and Buckhead East. Each HOA has its own distinct Board of Directors, covenants, dues rates, policies, and recreational amenities. Because each HOA/HOC pays for its own upkeep and facilities, pools and recreational amenities are open only to its own specific members and are not shared between HOA's.

Do I live in Richmond Hill? Although your address says the city of Richmond Hill, actually you live in incorporated Bryan County, who provides the central services for roads, public health, fire, sheriff, and schools. We are governed by the BC Board of Commissioners and the south Bryan County office is located at 66 Captain Matthew Freeman Drive, just down the road at the Rt. 144 roundabout near the fire station. Here you will find the administrative offices regarding your property tax, vehicle registration, building permits, Sheriff, more.

Who governs the Buckhead South Homeowner's Club Inc.? The BSHC Board of Directors is elected at each annual meeting in February. These board officers are unpaid, fully volunteer, and are your neighbors. They administratively manage our HOC including all financials, covenant enforcement, and supervise the work done on our common grounds, pool and recreational amenities. Roads here are not private, but rather are under the jurisdiction of the Bryan County DPW. Vehicle operators on roads here are subject to all Bryan County and Georgia laws. Dirt bikes and ATVs are not legal on our neighborhood roads or common areas. Golf carts are subject to all Georgia state laws including minimum equipment and operator driver's license age.

How does trash pickup work? Your fees for curbside trash pickup are included in your county property tax bill, for 2 bins total. Roll your Atlantic Waste bins out to the end of your driveway for Tuesday pickup. Regular trash is picked up each week and recycling every other week. It is advisable to put your bins out on Monday night because they can come quite early Tuesday morning, and roll back within 24 hours. Your bins are lifted mechanically, not by manual labor, so *all trash must fit in your bins, no road piles*. Place your bins a foot apart so that their truck mechanical arms can grab. Recyclables include metal, plastic, paper, and flattened cardboard boxes. Recyclables do not include glass, Styrofoam or yard debris. Contact Atlantic Waste to order additional bins at your cost, or to report any service problems (912)964-2000. The South Bryan County Highway 144 Landfill Transfer Station is just down the road on Ft McAllister Rd (Rt. 144 Spur, off Rt. 144 West, gate will be on your right.) Hours are Tue & Wed 12-5, Thur, Fri & Sat 9-5, Closed Sun & Mon. During their open hours, you can take your recyclables like flattened corrugated boxes (such as used moving boxes), plastic, metal and newspapers for free; or pay a per pound weight for larger non-recyclable items such as appliances, tree limbs and furniture.

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 two months. 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 exterior changes, add outbuildings, fences, porches, pools or other structures, or change trim color? Because you now live in a covenant-protected community, many exterior home improvements need Architectural Review Committee (ARC) approval *before you start work*. Your Welcome Packet contains the 9-page ARC Guidelines booklet including the ARC Application Form on page 9. It discusses fences (max 6' height, no chain link or stockade); sheds (must closely match house in color and roof shingles and over 200 square feet also requires a Bryan County building permit), and all live trees over 6 inches in diameter require ARC consent (because our tree canopy is so important and these wooded lots are why our neighborhood is so desirable). The full covenant bylaws, as well as this summarized ARC Guidelines and forms, can also be found on our website at www.buckheadsouth.com. *Failure to receive ARC approval before you begin modifications can result in fines, restoration back to original condition, or both*. These covenants work to keep our neighborhoods looking great by preserving our street view. It helps to provide assurance that all property values and quality of life expectations about living in Buckhead South are maintained. We ask that all residents respect and adhere to the covenants you agreed to when purchasing or renting a home here.

How do I pay my BSHC dues? Our annual dues cover the year April 1 through March 31. You will be invoiced each year in late February. You must submit your payment by March 31 to avoid late fees 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. Our annual dues are the only source of income for the entire year, to pay for grounds, amenities, utilities and insurance. Admin is free through our volunteer board of directors and offers good value for your money.

How do I get access to the pool? The pool is open mid-April through mid-October, 7AM – 9:30PM. The previous resident should have left you your house's electronic pool gate keyfob to open the gate during pool season. It is a small blue triangular plastic keyfob on a red lanyard. Please contact buckheadsouthhoa@gmail.com if you did not receive this. There is one keyfob per household and a \$25 keyfob replacement fee if you lose it.

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 locking keyfob entry. 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 periodically for updated signature. The pool closes at 9:30PM to comply with State, County and insurance permits. Because this is a shared amenity, please bus out your trash and put your chairs back in place when you leave. The pool gate must be kept closed to adhere to our county permit regulations; it should not be propped open where it will hinder the security access system. 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 shared amenities 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. Our annual dues rate is set to cover normal wear and tear on our amenities. Any additional repairs due to unnecessary breakage, vandalism, or horseplay can be billed directly to the homeowner, so please make everyone in your household 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.

Can pets roam free here? No, our covenants stipulate that pets must be leashed when out on walks and otherwise confined to your property, no roaming, no livestock, max 5 pets per household. Bryan County Animal Control enforces their laws regarding pets' care, noise, roaming and licensing.

Can I park in the street? Our residential roads are not made for on-street parking. Cars parked in the road make it unsafe to navigate and affects our beautiful street view that everyone invested in when moving here. Parking in front of your house for occasional use including service person visits is allowed, but not overnight, and street parking should not be seen as a long-term vehicle solution. Use your driveway, juggling the order of cars as you need.

Can I park a boat, RV or trailer here? Boats or trailers can't be stored on your property unless behind a six-foot privacy fence. RVs cannot be stored here ever, but there are many long-term storage facilities nearby. Boats, RV's or trailers can be parked in your driveway for up to 3 days for trip turnarounds and cleaning. Moving trailers or POD's can be temporarily parked in your driveway for very short duration loading and unloading if you first obtain approval from the BSHC Board.

How do I enroll in the BSHC communications system? Email is the primary method we use to communicate with all members. There is also a newsletter that is published several times a year. As soon as possible, please return the completed new member email enrollment form, and the pool form, to sign up.

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, or a one-off special project, volunteers are always welcome. Because we do not pay our Officers or Committee members at Buckhead South Homeowner's Club Inc., for any of their work, 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 list 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: buckheadsouthhoa@gmail.com. *Welcome!*