

LOST FORREST



A Message from the President

By Jason Wickline

Hi, Neighbors,

We had great participation for our annual meeting once again! Thanks to all of you who either attended or were represented via proxy. For those of you who were unable to attend, we have included the minutes from the annual meeting at the end of this newsletter.

Your 2016-2017 board members are as follows:

President	Jason Wickline (The Park)	404-909-5757	president@lostforrest.com
Vice President	Whitney Jansen (The Grove)	770-605-2171	vicepresident@lostforrest.com
Treasurer	Jim Hopkins (The Original)	770-298-5390	treasurer@lostforrest.com
Secretary	Kathryn Smith (Place)	704-488-7086	secretary@lostforrest.com
External Affairs	James Schwebel (The Grove)	770-262-0708	externalaffairs@lostforrest.com

For a full list of committees and contacts, please [click here](#).

Our only major capital project this year will be the replacement of the retaining walls within the Tabby Walk stormwater detention area and the surrounding fencing. This project is set to begin within the next two weeks and will be fully funded by our capital reserve.

The pool will open for the season on Saturday, May 14th! The Pool Kickoff / Memorial Day party will be held on Saturday, May 28th from 12:00 – 3:00 PM. This is always one of our largest events of the year, and we hope to see you there!

We do have several points of concern within our community that were discussed at the annual meeting:

- **Speeding** – We continue to receive reports of residents speeding on the streets of our community. The posted speed limit is 25 MPH, but even this can be too fast when there are children at play. Please SLOW DOWN, obey stop signs, and also pass the word along to your children of driving age. **Please note** that the board is currently in communication with the Traffic Operations department of Cobb DOT as well as Cobb County Police. We are working with both departments regarding enforcement of the speed limits within our community. Cobb County has informed us of their [Traffic Complaints web page](#) – residents may use this page to report violations such as speeding and running of stop signs.
- **Parking** – Thanks to all of you who keep all vehicles in your garages or driveways! We still have some isolated cases of routine street parking, which the board will address individually. If there's ever a time in which cars are parked in a way that would potentially impede an emergency vehicle, you are asked to contact Cobb County Police via 911 or the non-emergency number of 770-499-3911. If it's hard for you to get by in your car, it may be impossible for a fire truck to do so.
- **Pets** – Sincere thanks to everyone who always picks up after their pets! We do still have reports of pet waste being left in our common areas, as well as reports of pets being walked on-leash into other residents' yards. Please show respect for our community and for your neighbors by keeping your pets out of other residents' yards and always picking up after your pet. The board will be adding signage to many of our common areas as a reminder.
- **Trash Service** – The HOA recommends [Advanced Disposal](#) for trash and recycling pickup service. We have had excellent service from them since they acquired our territory from Cycle Works, and the Lost Forrest rate is only \$39 per quarter. If you are using another provider, please consider switching to Advanced to help reduce the truck traffic throughout our community.

IMPORTANT DATES TO REMEMBER

Easter Egg Hunt	March 26 th , 3:00 pm
Graduation Banner Deadline	April 22 nd
Pool Opening	May 14 th
Memorial Day Pool Party	May 28 th , 12:00–3:00 pm

- **Landscaping** – When driving around all four sections of our community, it's easy to see many homes with immaculate lawns, shrubbery, trees, and flowers. It's also apparent that many homes have significant opportunities for improvement. A concerted effort by all residents to maintain these items will help ensure that our property values remain strong, even as the neighborhood continues to age. Spring is a perfect time to address weed control, freshen up pine straw or mulch, cut back overgrown trees or shrubs, and plant seasonal flowers. For those of you who could use some help or direction in these areas, our landscaper, Benjamin Haugabook with Boxwoods Landscape Services, has placed an ad in this newsletter with an overview of his services as well as "to do" items for the spring. As a reminder, any major landscaping changes must be approved in advance by the ACC.
- **Pressure Washing** – Spring is also an excellent time to pressure wash the driveway and walkway to your home, ridding them of accumulated dirt and mold. Clean driveways make a world of difference in the outward appearance of our neighborhood! If you do not have a pressure washer, you may want to consider enlisting the services of Jacob Schwebel, one of our young entrepreneurs – his contact information may be accessed on our [Youth Services page](#).
- **Mailbox Refurbishment** – The ACC is beginning an initiative to ensure that all mailboxes are properly maintained and represent the quality of our neighborhood. If your mailbox is faded, has missing numbers, or has number stickers instead of the proper brass numbers, you must correct these issues no later than June 30th. Please visit <http://lostforrest.com/mailbox/> for details on refurbishment.
- **Security Cameras** – With the weather warming up, we have noticed an increase in the number of teenagers who are using the pool parking lot as a meeting place, and we're also finding their empty beer bottles. Please remind the young adults in your home that all of our recreation areas, including the parking lot, are covered by 24/7 video surveillance, which may be used when considering fines or notifying law enforcement.
- **ACC** – Just a reminder that any modification whatsoever to the exterior of your home or your property, whether visible from the street or not, must be approved in advance by the Architectural Control Committee. Requests should be submitted online, at least 7 days in advance, via [the ACC page on our website](#).
- **Pool Cards / Tennis Keys** – Pool season is just around the corner. If you need a new pool card or a tennis key, please contact the Welcoming Committee at welcome@lostforrest.com. Pool cards are \$7.00 each, tennis keys are \$3.00.
- **Website** – As a reminder, the [Lost Forrest website](#) is a great resource for information regarding our community. There is a Quick Links sidebar for the most-accessed resources, an Upcoming Events sidebar, an online directory, and our covenants and by-laws are available by clicking Documents under the Info menu item. If you don't recall your login ID or password, just click Lost Password in the Resident Login box. Our [nextdoor.com](#) site has also become a great resource for community discussion.

As always, thanks for doing your part by maintaining your homes and properties to ensure that Lost Forrest continues to live up to its reputation as one of the best communities in East Cobb. Please don't hesitate to reach out to me with any questions or concerns.

Best wishes,



Jason Wickline

president@lostforrest.com

404-909-5757 (cell)

Boxwoods Landscape Services

Benjamin Haugabook

770-337-9738 – info@boxwoods.biz

Maintenance Service

- Mowing Turf
- Weed Control in Beds
- Pruning Shrubs
- Leaf Removal
- Edging all Beds
- Edging driveways & sidewalks
- No contracts

Spring To-Dos

- Pre-Emergents
- Heavy Pruning
- Pine Straw / Mulch
- Seasonal Color Beds
- Now is the time for new landscapes!
- Plant trees before summer heat!



Call today so we can get started at your home!

Treasurer's Report

By Jim Hopkins

As a recap of what was reported at the annual meeting, the 2015 financials ended up on budget with a small surplus of \$34. Cash on hand for operating expenses and capital expenditures was \$38,640 at year end. Revenues were up \$7,248 primarily due to initiation fees. Expenses were also up \$7,214 due to ongoing repairs and maintenance. Capital expenditures of \$185,266 in 2015 included the tennis courts replacement of \$142,622, completion of clubhouse renovation of \$11,667 and additional work in the detention areas of \$30,977.

The 2016 budget is, as always, conservative. There was no increase in annual homeowner dues. In 2015 dues were raised by \$50 per household to cover the additional capital reserve contribution per the Capital Reserve Engineering Study completed in 2014. The last increase for operating expenses was in 2012. As of today, 177 (97.8%) of 181 homeowners have paid their 2016 dues. We historically collect 100% and will do so again for 2016.

The Board had the Capital Reserve Analysis updated by Ray Engineering in 2014. LFHOA is adequately funded currently. The Board is properly tracking all capital expenditures as projected in the Reserve Analysis and uses it as a guide for ensuring our community is well maintained and kept up.

In 2015, there were 11 home sales (and 1 foreclosure auction) in the Lost Forrest communities as compared to 12 sales in 2013. The average sales price was \$480,000 with the highest sale at \$535k. This represents a 1.2% increase in average sales price of 2015 over 2014, and a 6.5% two years increase over 2013. YTD 2016 has seen three sales.

If anyone has questions or would care to discuss any of the above, the monthly Board meetings are the 2nd Tuesday typically, or feel free to contact myself or a Board member.

Jim Hopkins

treasurer@lostforrest.com

770-298-5390

Clubhouse Rental

To rent the clubhouse, a \$75 rental fee plus a \$250 refundable deposit are required. To check the calendar for availability or make a reservation, please visit [the clubhouse web page](#).

The clubhouse looks great after the complete kitchen remodel last year and is an excellent space for your party or event!



Tennis Tidbits

By Teresa Roberts

Spring fever has hit! The tennis courts are alive with action! It is great to see so many families and players using our wonderful courts. As the temperatures get warmer please be mindful of taking trash away from the courts. Bees and ants love the sweet remains of bananas, powder drinks, and beer! (p.s. No glass containers are allowed on or near the courts. Thanks!)

Please be sure to refer to our online "Reserve My Court" system to avoid conflicts with lessons, Alta, T-2 and USTA matches. Details are available on our [tennis web page](#).

LOST and FOUND

We have so many players using the courts and personal belongings get left behind sometimes. We are going to place a small plastic tub in the ladies locker room to house lost items. If you find something on the courts or at the pavilion, please take the time to put it in the bucket.

Arnold Olender would like to organize a pickle ball league. If interested, please send Arnold [an email](#). It could be another fun way to get folks out to the courts and meet your neighbors.

Enjoy the pretty spring weather and our great tennis facility.

Thanks!

Teresa Roberts

tennis@lostforrest.com

770-565-7656

External Affairs & Pool

By James Schwebel

External Affairs is getting ready for the busy months to begin. After receiving several estimates to replace the retaining wall in the Tabby Walk detention area, we have hired *Drainage Solutions* to complete this job. They will install a concrete modular block wall to replace the decaying railroad ties. We also plan to install a new perimeter fence when the project is completed. In addition to the detention area, we are preparing for our spring planting and laying another round of pine straw in our common areas. Entrance walls will also be pressure washed and repainted.

Pool

In the next couple of weeks the pool cover will be removed and the water will be prepared for our summer swimming months. *Proguard* has been hired once again to keep our pool levels properly maintained and the water nice and clean. The pool will open on Saturday, May 14 and our lifeguards will begin full time coverage on Wednesday, May 25, the last day of school for Cobb County.

Please remember to be courteous at the pool and pick up all of your trash before you leave. Glass bottles of any type are not permitted inside the pool area and the lifeguards will be enforcing this policy.

If you have any suggestions or concerns regarding External Affairs or the pool please let me know.

Thanks,

James Schwebel

externalaffairs@lostforrest.com

Welcoming Committee

By Teresa Roberts

Welcome to all of our new Lost Forrest residents! If you're new to the neighborhood and haven't been officially welcomed, please email welcome@lostforrest.com so that we can stop by with a goodie basket!

Enjoy our wonderful amenities here at Lost Forrest. If we can help you get settled in any way, please don't hesitate to contact us.

Welcome New Residents!

Josh & Leanne Levy
3675 Bellegrove Ridge

Reuben & Suzan Lasseter
2617 Peterboro Row

Chris & Marcy Camp
3910 Twin Leaf Place

Graduation Banners

By Melissa Amerault

Lost Forrest is proud of our high school and college graduates! To include your child's name in our graduation banners displayed at our entrances, please email graduates@lostforrest.com no later than April 22nd.

Please include your child's name as you would like it to appear on the banner, the school from which he or she is graduating, and if applicable, the school he or she will be attending in the fall.

Thanks,
Melissa Amerault

Pool Cards, Tennis Keys & Directory

By Nat Tinanoff

Can't find your tennis key or pool card and need a replacement? Give me a call and I will drop it off. Replacement keys are \$3.00 and pool cards are \$7.00. Cash or checks made out to Lost Forrest HOA are both acceptable. If new to Lost Forrest, a key and two cards are free.

Also, if your directory information on the website needs updating, please let me know.

Nat Tinanoff – (678) 403-8283 – welcome@lostforrest.com or directory@lostforrest.com

Lost Forrest Homeowners Association (LFHOA) Annual Meeting Minutes February 20, 2016

The annual meeting of the general membership of the Lost Forrest Homeowners Association was convened on February 20, 2015 at Hightower Trail Middle School. The meeting was called to order at 9:12 a.m. With 42 homes in good standing represented with another 35 represented by proxy, a quorum was confirmed by the Secretary of the association, Whitney Jansen.

Jason Wickline, President of the association, introduced all of the members of the Board of Directors, as well as the volunteers who serve on the LFHOA committees. The committees include the Architectural Controls Committee, Clubhouse, Newsletter / Calling Post, Pool, Social, Tennis, and Welcoming / Directory. The association is looking for another member to serve on the Board of Directors as a replacement for Nicole Martin, who currently serves as Vice President on the Board. The Social committee is also looking for more committee members to lead events or to start interest / focus groups within the association. All additional committee participation is welcome.

The minutes from last year's annual meeting were approved unanimously. The meeting proceeded with a review of 2015.

President, Jason Wickline – 2015 Review

- The highlight of 2015 was the complete rebuilding of the tennis courts and improvements to the surrounding amenities. Such an outstanding job was accomplished that LFHOA has received multiple calls seeking referrals to who completed the work. Special recognition and thanks to the construction committee for their outstanding job!
- The clubhouse kitchen has been completely remodeled updating the clubhouse to current standards and requests from LFHOA members. The clubhouse committee did an excellent job improving the kitchen and clubhouse while staying within budget.
- Nextdoor.com for LFHOA launched right before the 2015 annual meeting and has been a huge success. 85% of LFHOA has signed up.
- Cobb County has launched the YourGov app and website for county work requests. Cobb County has been responsive to work requests submitted thus far.
https://cobbcounty.org/index.php?option=com_content&view=article&id=2672&Itemid=936
- Lost Forrest website has been continuously improved to include a streamlined RSVP system for Clubhouse reservations, online ACC request submittals, and a youth services section for items such as lawn care and baby/pet-sitting.
- After the completion of major work on the detention areas in 2014, a biannual cleanout of these areas has been established.
- Dumping into the detention and other common areas has been a continual issue and the LFHOA has established a \$500 fine for such actions. Continual violation will result in all necessary actions taken both legal and financial to stop the violations.
- Advanced Disposal acquired Cycle Works. Residents were satisfied with the take-over including responses of "huge improvements" and "big savings".
- New social events including school meet and greets, and music at the pool were a big hit with residents. Always looking for new social ideas and volunteers

External Affairs, James Schwebel

- The tennis court rebuilding and improvements to the surrounding amenities included the complete tear down and rebuild of all tennis courts, new pavilion gutters, cabinets and countertop, benches and viewing areas. A new card reader was established between the pavilion and the pool making the pavilion available for all pool guests.
- The pool will open May 14, and full-time life guards will be on site starting May 25. Last open day of the pool is planned for mid-September, weather and demand permitting. Everyone is requested to pick up their own trash.
- Drainage Solutions is being contracted to repair and replace retaining walls in the Tabby Walk detention area as the overall detention area rebuilds project continues. New fencing will also be constructed around the area.

Architectural Controls Committee, Nicole Martin

- Members of the committee were introduced.
- When and how to submit a property modification request was reviewed. All requests are to be submitted electronically for both ease of residents and timely response from the ACC. Paper requests, though still accepted, are discouraged. Though still accepted, these requests will have delayed responses due to the additional work in processing the requests. What types of property changes must be approved per the covenants was also reviewed.
- Homeowners have three choices for refurbishing their mailbox. Addresses of Distinction is the local dealer for our mailboxes and has parts and services. Scott Neighbors and his family have been refurbishing mailboxes for a small fee plus parts, if

necessary. They will start again as weather permits in the spring. Homeowners can also refurbish their mailboxes themselves. The association has suggestions for paint colors and type, where to get parts, etc. The ACC will be determining a reasonable and equitable way to assess mailboxes and notifying homeowners whose boxes are in need of refurbishment. Deadline for refurbishment is June 30, 2016. Residents will be notified after the deadline.

- The ACC is working to develop property standards to replace outdated and confusing covenant standards. This work is being undertaken for easy understanding for LFHOA residents and to maintain the high standards of the LF neighborhood.
- Open forum from residents on ACC issues included:
 - Comcast cable line still laying from box to house causing safety issue due to longevity of issue (5-9 months?). Jason and/or Nicole will attempt to contact Comcast on behalf of the LFHOA, but this is a Comcast and Cobb County issue.
 - Can reminders of community standards be included in the newsletter? Yes, they will be.
 - Continual parking issues especially in relation to Hightower Trail middle school. Board has attempted to handle the issues with the school as well as resident parking issues. Unfortunately, being public roads, the board does not have much recourse. Residents are advised to call the police if parking prevents emergency vehicles from moving through.
 - Speed humps along Tritt Homestead Drive. Has been discussed at previous meetings. Would greatly detract from and reduce the overall home values of the neighborhood. Other residents suggested putting out the yellow cones and reminders to slow down and to address the issue with the neighbors who are speeding.

Clubhouse

- Jason Wickline spoke on behalf of the Clubhouse committee. All members were recognized or introduced.
- The interior of the clubhouse was remodeled in 2015. The committee came in significantly under budget allowing for the purchase of new tables and chairs. The remodel has been well received by residents.
- Clubhouse rentals for 2015 was up 80% from 2014. The rental contract, rules, checklist, and online reservation form all reside on the association's website. \$75 to rent with a \$250 security deposit. Maximum occupancy is 47. More guests can be accommodated with board approval, but a tent must be arranged for in inclement weather. As a reminder, the clubhouse cannot be rented concurrently with the pool.

Social, *Pete Moynahan*

- The committee is looking for new volunteers. Each volunteer "owns" an event. There is no requirement to participate in organizing or attend every event.
- The committee is always trying to expand on and host a variety of events reflecting neighbors' interests. Current events include St. Patrick's Day (March 12, 7:30pm), Easter Egg Hunt, Pool opening/End of School (May 28), Poolside Picnic Parties, Live Music, Graduates Banner, Pool Movie Night, Summer Ice Cream Social, Fall Adult Party (Oktoberfest or wine tasting), Halloween Party and Chili Cook-Off, and Cookies with Santa.
- Great interest in re-establishing the book club exists. The social committee is looking for a volunteer to take charge of this effort.

Welcoming

- The committee welcomes new homeowners, collects directory information, and distributes pool cards and tennis keys.
- New homeowners who moved into Lost Forrest in 2015 were recognized.
- Teresa Roberts and Nat Tinanoff were recognized for spearheading this committee.

Newsletter

- The Newsletter is now delivered electronically to all LFHOA members. The committee is revisiting advertising within the newsletter at the request of many business working with LFHOA as well as a possible revenue stream for the association.
- Melissa Steiner was recognized for her great coordination and running of the newsletter.

Tennis, *Teresa Roberts*

- With the successful rebuilding of the facilities, LFHOA has received numerous requests from Pros wishing to use the facilities to train outsiders. These requests will continue to be denied. The facilities are for LFHOA members only. Pros can continue to come in and provide lessons to homeowners only. The only exception being Pope High School, which has reserved the courts on an ongoing basis and pays the association \$375. LFHOA will continue to allow this use, since LF is a feeder neighborhood for the school.
- The "Reserve My Court" website is the best way to reserve tennis court. ALTA, USTA, and T-2 match schedules are also listed on the site.
- It is extremely important that any trash brought in to the tennis court area needs to be taken out to the dumpsters by the clubhouse. The trash cans near the courts are not serviced regularly. Also, the facility checklist must be followed after all

play and lessons. If using a ball machine, the mat currently located in the lockers in the women's restroom is required to be placed underneath.

- Resident inquiries on tennis:
 - Is it time to raise the non-member team fees since the courts were rebuilt? \$25 per non-member per season is the standard rate in East Cobb. Committees will be in attendance at the April board meeting and will discuss the fee then.
 - Any interest in the community to play Pickle Ball? Much easier to play than tennis. Costs \$150 to buy 4 paddles and a net for the sport.

Treasurer, Jim Hopkins

- 2015 ended with a surplus. LFHOA spent \$185,000 on capital improvements and repairs.
- There will be no dues increase with the 2016 budget. The last increase in 2015 was for the capital increase. Dues for all but 1 homeowner (foreclosure) was collected in 2015. All but 5 homeowners have paid for 2016.
- The association is adequately funded, and the CRA is the roadmap. The board looks at what CRA recommends vs. what needs to be done. \$143,000 was spent on the tennis improvements, \$31,000 on the detention areas, and \$11,700 on the clubhouse.
- There were 11 home sales averaging \$480,000 with a high of \$535,000 with one foreclosure in Lost Forrest in 2015. That is a 6.5% increase of 2013. 2 home sales have already occurred in 2016.
- Resident inquiries on financials:
 - The budget is 0 balanced. LFHOA does not include home sales and initiation fees in the budget allowing for some flexibility when these events happen.
 - What is on the 5 year horizon and/or the next big expense over \$25,000? The detention/retention areas.
 - Next major pool repairs? The pool was overhauled with replastering, new equipment, and furniture just a few years ago.
- Volunteers are needed in order to keep LFHOA costs down. Without volunteers, an outside firm would have to be hired to run the association resulting in a dues increase of 50%.

Board Election

- Jason Wickline, Jim Hopkins, and Whitney Jansen are returning to the board.
- James Schwebel was reelected to the Board. Kathryn Smith, Lost Forrest Place, was elected to replace Nicole Martin on the Board.
- All votes were unanimous.

Community

- Being better neighbors is the current top concern for residents.
- Everyone needs to pick up after pets, respect the common areas, and respect their neighbors. For example, homeowners should dispose of their own trash from common areas.
 - Resident inquiry: Would signage help? Signs have helped in the past. Board will look into new signage.
- No long-term curbside parking is allowed. This continues to be a problem. Residents are encouraged to contact the police if parking prevents emergency vehicles from moving through.
- A reminder about following the covenants was discussed.
- Restarting the neighborhood watch was brought up and a volunteer is needed to spearhead this effort.

Open Forum

- All resident inquiries were brought up during the various presentations. This active participation led to no open inquiries at the end of the meeting.