

DECEMBER 2018

THE NUTSHELL

The Chestnut Springs Neighborhood Newsletter

www.chestnutsprings.org

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COBB HIGHLIGHTED FOR INNOVATIVE SENIOR HEALTH AND WELLNESS PROGRAMS

Senior health and wellness programs offered at East Cobb Library are featured in the latest edition of the Georgia Public Library Service newsletter. The article covers east Cobb programs and the Falls Prevention Awareness Initiative, a countywide collaboration of Cobb libraries with Cobb Senior Services and other community partners.



“Seniors who limit activities to avoid falls are more likely to suffer a serious injury and become socially isolated due to fear of falling,”

East Cobb Branch Manager Ansie Krige said in [East Cobb Library Builds Confidence in Its Senior Patrons to Reduce Their Risks of Falls](#), one of six “Impact Story” features in the newsletter about innovative library programs.

“Fall prevention classes build confidence,” she added. “I love that these participants can meet all their exercise and fall prevention needs and then get a great book to read.”

For information on programs offered at East Cobb Library, call 770-509-2730 or visit cobbcatt.org.

2019 ANNUAL DUES ASSESSMENTS ARE DUE BY JANUARY 31

Recreational Dues: \$600

Community Dues: \$200

Non-Member Annual Pass: \$750 (must live in the neighborhood)

Late Fees & Interest Charges will be applied after Feb. 10



NEIGHBOR ART

(Please submit any of your cool, fun art – adults', kids', matters not – to csnutshelleditor@gmail.com)



YARD OF THE MONTH

Congrats to Joe and Jodi Krumpelman
of 1466 Wood Thrush Way!



NEW HOA ADOPTED STANDARDS FOR PARKING LOTS

In October, after many months of discussion, the HOA board adopted the following Parking Standards for use of the community parking areas.

Only HOA members and guests of members may park in the community parking lots under the following circumstances:

- When the pool is open and the resident or guest is using the pool
- While attending community sponsored events at the common areas
- While playing or watching tennis
- While renting the clubhouse or attending a private function for which the clubhouse has been rented
- While using the playground
- While using the fishing pavilion
- Or at other times with prior approval from the HOA board
- Overnight parking is not allowed without prior approval from the HOA board

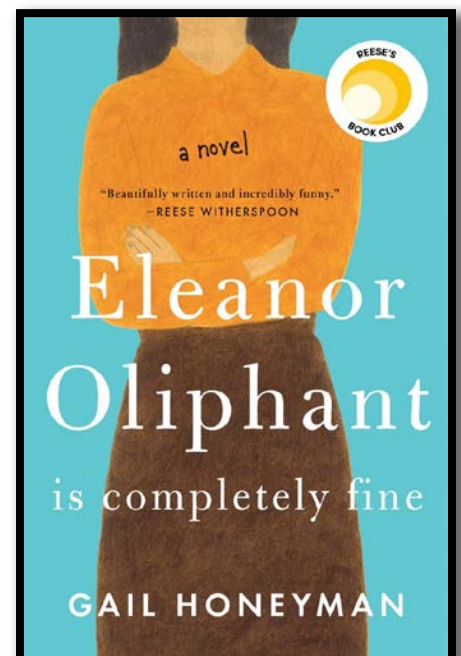
In order to ensure compliance with these community parking standards, the board voted to engaged the services of Big Tow Wrecker Service, and No Parking signs were posted October 17 in both of the community parking lots. Cars parked in community parking lots outside of these stated parking standards will be towed at the owner's expense.

We trust that this will address the concerns of the community while ensuring appropriate access to all community amenities.

BOOK CLUB!

Book Club will meet on Wednesday, December 12th at the home of Kim Burgett (2274 Pine Warbler Way) for a holiday party and discussion of "Eleanor Oliphant is Completely Fine" by Gail Honeyman.

Questions? Contact Kim Burgett, at kabatl@bellsouth.net.



CLUBHOUSE RENTAL INFORMATION

Contact Clubhouse Chairs, Sarah Munroe or Rhonda McKeone, at CSCLUBHOUSECHAIR@GMAIL.COM.

**NOTE FROM THE EDITOR**

The Nutshell is the one avenue we all have to connect with the neighborhood goings-on, on a macro level. And every month we'll want to hear from you (*yes, you!*) regarding what may be happening, as it pertains to us all.

So please send any and all fun, useful, engaging information about Chestnut Springs to CSNutshellEditor@gmail.com. When possible, we may highlight your input in an issue.

Be involved!

Parents of graduating seniors, including Walton, other area high schools and 2019 college graduates, please contact Tammy Feilmeier at tammyfeilmeier@gmail.com regarding photos, and signage for the neighborhood.

OUR NEIGHBORHOOD NOTARIES!

We're so fortunate to have a few notaries here in Chestnut Springs. And at least three, thus far, have volunteered their services to neighborhood residents, for free.

These magnanimous members of our community are: Joan Halligan (770-973-4587 – dixieboz@bellsouth.net), Martina Bujdoso Schneider (martina.schneider7@gmail.com) and Kathy Gunn (gunnkaly@gmail.com).

CHECK OUT THE CS WEBSITE!

<https://www.chestnutsprings.org/nutshell>

JOIN A GREEN TEAM IN 2018!

Are you throwing your glass jars and bottles in the trash? Join one of the neighborhood's Green Teams!

We take turns taking our glass trash to a neighboring county recycling center. The more team members we get, the less frequently it's your turn to go!

Contact Kim Burgett at kabatl@bellsouth.net or Donna Pike at donna.pike@comcast.net to join one of our Green Teams!

HOA News...Letter from the President

Happy Holidays, Neighbors!

Allow me to take a moment to thank all of you for your support and encouragement during the past two years serving as president of the HOA. I believe we, as a board, accomplished quite a bit for the betterment of the neighborhood.

The directory was updated for the first time in several years, the lounge chairs at the pool were replaced, the crack in the sidewalk at the lake pavilion was fixed, new planter boxes were built along the front of the clubhouse, the lower tennis courts were resurfaced, double-billing errors were identified which resulted in significant savings on our pool service contract, we fired our previous pool service provider and hired Swim Atlanta for 2019, parking issues at the parking lots were addressed, replacing some of the hardscape at the upper courts will begin soon, and we are in the process of transitioning to a new management company. Whew! We've been busy!

Dues assessments for 2019 will be \$600 for Recreational Members and \$200 for Community Members. Neighbors who live in non-member homes can purchase an Annual Pass for \$750. Please watch your mail for an invoice from Tolley Management Company. Assessments are due January 31, 2019. Late fees and interest charges will be added after February 10th.

Thank you again for trusting me to lead the HOA the past two years. As I sign off, I'd like to wish you all a very Merry Christmas, Happy Hanukah, and Happy New Year.

Sincerely,

Cinda O'Keefe

Editor's Note: *the community would like to thank Cinda for her thankless, level-headed and dutiful two years of service for this neighborhood. We wish her the best moving forward, and a smooth transition and fruitful tenure for our new president, Tim Halligan.*

2017 Chestnut Springs HOA Board

President: Tim Halligan

VP: Tom Mattinson

Secretary: Claudine McKemie

Treasurer: Eva Schug

Membership: Garth & Jennifer Duel

Tennis: Beth Freeman

Grounds: Stormy Park

Clubhouse: Sarah Munroe &

Rhonda McKeone

Pool: Brad Wilson

Nutshell: Matt Simpson

Reach us at:

CSNutshellEditor@gmail.com
officers@chestnutsprings.org

Architectural Control Committee Reminder

Please submit any changes to your homes' exterior or major landscaping to the Chestnut Springs Architectural Control Committee (ACC). The changes requiring ACC approval include any addition to the house exterior, exterior painting and roofing, fencing, outdoor hardscapes, and major landscaping project (over \$1000).

The approval process is described on the Chestnut Springs website at <http://www.chestnutsprings.org/acc.php>. In the middle of ACC page is a link to the request form. Also, see more detailed information by clicking the Association Quick Links on that page for Protective Covenants. The completed request form along with pictures and plans for your improvement should be emailed to boardmembers@chestnutsprings.org.

- C. McKemie, 2017 ACC Chair

IN-HOME PEDIATRIC SPEECH THERAPY SERVICES

Kate Pollard, M.A., CCC-SLP
15 years experience treating babies through elementary age children.
Offering Screenings, evaluations and therapy for the following:
Articulation/Phonology, Apraxia of Speech (PROMPT trained), Autism,
Early childhood language delay/Late talkers, Receptive/Expressive Language Disorder.
web: inhomespeech.com
Cell: 415-517-4092
email: katepollardspeech@gmail.com

ACCOUNTING SOLUTIONS GROUP, LLC

We know nonprofits.
Christina L. Paloski, CPA
Owner/President
Serving Metro Atlanta
770-312-4231
cpaloski@acctsg.com
www.accountingsolutionsgroup.com

2 BROS. DOG WALKING & PET CARE

Do your pets need exercise? We can help!
We are Jack and Garrett Hunsinger
We are homeschooling animal lovers.
Available for in-neighborhood dog walks, playtime or pet care. References available |
Taken basic dog obedience course |
Responsible | Individual or daily walks or visits | Your pets get individual attention.
Call or text Jack at 678-994-3869

SCOTT PENNINGTON, LPC LICENSED PROFESSIONAL COUNSELOR

Opening a new office at the corner of Johnson Ferry and Post Oak Trill in Providence Place on December 17th. Scott helps individuals, families, couples, and teenagers coping with anxiety, depression, stress, grief, self-esteem issues, personal growth, relationship issues, and various mental health disorders. **678-642-1111.**

PETS BOARDED IN THE COMFORT OF HOME

My home, that is. Board your pets in a home, instead of an expensive kennel. Experienced boarder can watch your pet for weeks, a weekend or a day. Text neighbor Lori Anne Collins, **404-932-7321.**

CERTIFIED HEALTH COACH & PERSONAL TRAINER

FREE HEALTH ASSESSMENT and BMI calculations during the month of August and September! Do you know your BMI (Body Mass Index) and if you're at a Healthy place? If you would like to see where your Health and Wellness is please reach out to Terri Moore at 678-938-8433. I'm happy to conduct a FREE HEALTH ASSESSMENT and calculate your BMI. If you have friends and family that need this, it's as easy as picking up the phone and calling me. No commitments!!

RESIDENTIAL DESIGN SERVICES

Leigh Erickson
Leigh.erickson@comcast.net
404.370.2981
12 years of experience in commercial and residential design. Services range from simple advice to master planning and large scale projects.

BABYSITTER

Abby Wilson (certified babysitter). Contact for availability. Text 404-409-7905, or email agwilson33@gmail.com.

FREE NEIGHBORHOOD IT SERVICES FOR SENIORS

Available to help any of the senior members of our community with computer issues or technical problems, free of charge. If you have a virus, printer to install, internet not working, setting up wireless, or any other reasonable technical request please reach out to me at robertpunnett@outlook.com.

FREE MATH TUTORING

(SAT and all level)
Chestnut Spring Club House
6/25 – 6/29 12:00--4:00PM
Contact: Ms. Sato 678-632-8899
Ayakasato2002@gmail.com

IKEA GIFT CARDS FOR SALE

Four gift cards, totaling \$917.55.
Selling for \$750. Will meet at IKEA for verification and exchange. Contact Matt Simpson to inquire:
simpsonmatt@gmail.com.

WILSON READING SYSTEM CERTIFIED TUTOR IN CHESTNUT SPRINGS

Lois Cook, S.Ed., 770-841-3616
lcook@bellsouth.net
Tutoring, evaluations and consultations. Wilson certified for over 15 years w/ significant experience teaching reading in a public school system and at home as a tutor for all ages.

BRANDING, MARKETING, ADVERTISING SERVICE

Whether advertising in *The Nutshell*, or any other media outlet, I can make you and your company look good. Print/online ads, posters, postcards, business cards, website content...you name it, I can create it. Samples:
<http://mattsimpson.carbonmade.com/>
Let me know what you need!
beersommelier@gmail.com

VIOLIN LESSONS

Jenny Choi. Currently a member of Atlanta Symphony Youth Orchestra, Emory Youth Symphony Orchestra, and Walton High School's Chamber Orchestra (I am a junior). Attended Governor's Honors Program for violin. Experience with teaching kids and students. If interested, please email me at jennychoisone@gmail.com.

FREE CLASSIFIED ADS FOR NEIGHBORS Contact the Nutshell at

csnutshelleditor@gmail.com if you would like a classified in this space. (Size restrictions may be necessary.) Paid advertising for neighbors (and anyone else) are available @ the following 6 mo. rates:
Business Card - \$50
¼ page - \$90
½ page - \$180

CLUBHOUSE RENTAL RATES

(effective Jan. 1, 2018)
\$35 for Recreational Members
\$60 for Community Members
\$60 to hold a "For-Profit" Event



MARTINA SCHNEIDER

FRIEND • NEIGHBOR • REALTOR

(678) 782-1533

Martina@matthesterhomes.com

2050 Roswell Rd
Marietta, GA 30062

matthesterhomes.com



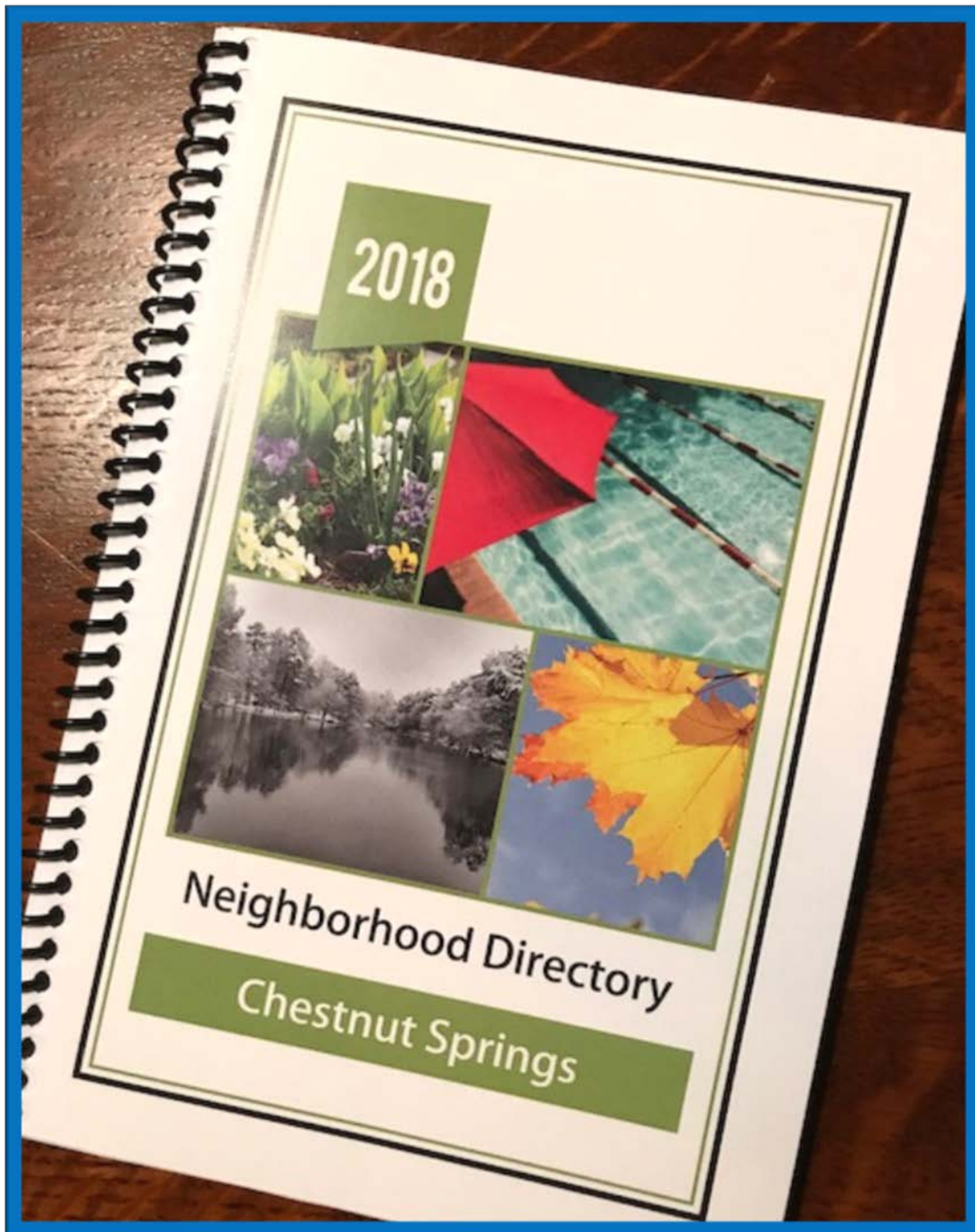
Buying or Selling in Chestnut Springs, get the very best
service from the **#1** RE/MAX team in Cobb County.

CHESTNUT SPRINGS FACEBOOK PAGE

Current members of the Chestnut Springs HOA Facebook page can easily add any CS resident with whom they are Facebook friends. Just go to the CS Facebook page on your computer and click on add a member tab. Select them from the list of your friends and they will be added on the Facebook Chestnut Springs site. Any new resident that cannot find a current member to add them can contact Mary Lou Panaccione-Villalba and she will request them as a friend and then add them to the Chestnut Springs site. This is a private site to limit the site to members of the community.

DIRECTORY

The new directory is here! One copy was placed in each mailbox. Extra copies can be purchased for \$8 each. Contact Selena Hutcheson to purchase one.



NOVEMBER CROSSWORD SOLUTION

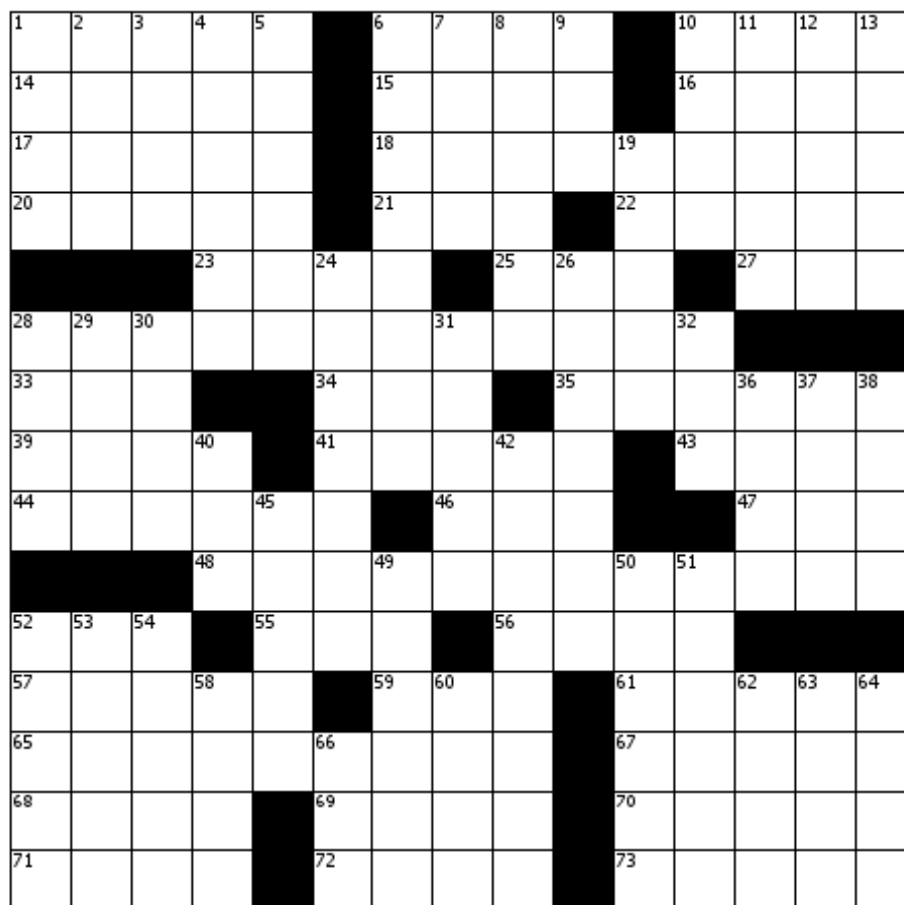
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E	V	E	N		A	L	A	I		E	R	N	I	E
R	E	D	S		W	I	S	P		L	E	A	N	S

CHESTNUT SPRINGS' DECEMBER CROSSWORD

(solution in next month's Nutshell)

Across

1. Type of winner?
6. Terrific time
10. Unsurpassed
14. "Message received"
15. Tub contents, perhaps
16. Start of a graph?
17. Mental picture
18. Actress after an extreme diet?
20. Jason's Golden Fleece accomplice
21. "Volpone" playwright Jonson
22. Atmospheric concern
23. Like Montmartre
25. Klondike find
27. "Native ____" (Richard Wright novel)
28. Clever warm-up acts?
33. Shade
34. Word with women's or ad
35. Request
39. Burnoose wearer
41. Small hill
43. Othello's undoer
44. Cuomo's successor
46. Profit
47. Senator Roth creation
48. Kindergarten math whiz?
52. WWII enlistee
55. Paris-to-Amsterdam dir.
56. Mexican ma'lams
57. Last word in a Willie Nelson hit title
59. Pledge-week network
61. Show clemency
65. "Funny Girl" correspondence?
67. Connective tissue
68. Uniform
69. Jai ____
70. A Ford
71. McCarthy's prey
72. Thin strand
73. Isn't straight



Down

1. Cup limit
2. Apple beauty
3. Cousin of forsooth!
4. Mediterranean offshoot
5. Bleak
6. Hair accessory
7. Burn remedy
8. "I Am the Walrus" singer
9. Silver screen star Myma
10. Sixties folk legend
11. Continental capital
12. Help for a dictator?
13. Kind of resistance
19. Enterprising folks
24. Middle-earth creator
26. Garage sale pro?
28. Gent
29. Mystique
30. Shipshape
31. Jet rival
32. Word with water or jet
36. Miss the mark
37. Hideous creature
38. Bellow
40. Baseball club
42. Leaks, in a way
45. Pop singer Loggins
49. Katmandu's language
50. Mortarboard adornment
51. Be ambitious
52. Communion offering
53. Century plant
54. Switch-hit?
58. Rustic retreats
60. Inhibitor of impartial judgement
62. Tutor of Siamese royalty
63. It's straight from the horse's mouth
64. Certain dams
66. Breadbasket

**CHESTNUT SPRINGS HOMEOWNERS ASSOCIATION INC
PROPOSED 2019 BUDGET**

		2019
INCOME		
4020 ASSESSMENTS - ANNUAL	\$	134,640.00
4021 ADDITIONAL VOLUNTARY PAYMENTS	\$	930.00
4055 NEWSLETTER ADVERTISING	\$	180.00
4060 LATE CHARGES	\$	500.00
4100 INTEREST - OPERATING	\$	50.00
4180 CLUBHOUSE USAGE FEES	\$	2,000.00
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$	(1,800.00)
		<hr/>
4980 TOTAL INCOME	\$	136,500.00
		<hr/>
EXPENSES		
GROUNDS MAINTENANCE		
6035 GENERAL MAINTENANCE	\$	5,000.00
6040 CONTRACTED LAWN SERVICE	\$	10,700.00
6202 LANDSCAPING	\$	4,000.00
6300 NEW RAILING TO LOWER PARKING	\$	1,500.00
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6599	\$	21,200.00
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POOL/CLUBHOUSE EXPENSE		
7040 CONTRACTED POOL SERVICE	\$	22,000.00
7041 LIFEGUARD LABOR	\$	150.00
7043 POOL PERMIT	\$	325.00
7045 POOL REPAIR	\$	6,500.00
7060 CHEMICALS & SUPPLIES	\$	5,000.00
7083 POOL FURNITURE	\$	1,500.00
7161 JANITORIAL SERVICE	\$	1,800.00
7200 CLUBHOUSE REPAIRS	\$	4,000.00
7250 REC AREA REPAIRS/MAINTENANCE	\$	1,500.00
7255 HVAC SERVICE	\$	500.00
7259 MISCELLANEOUS REPAIRS/SUPPLIES	\$	500.00
7263 REPAIRS AND MAINTENANCE TENNIS	\$	10,000.00
7270 CLUBHOUSE DECK REPAIR/MAINTENANCE	\$	6,000.00
7280 CLUBHOUSE EXTERMINATING	\$	500.00
7305 POOL TELEPHONE	\$	1,800.00
7310 CABLE SERVICE	\$	1,800.00

CS 2019 HOA BUDGET

The Nutshell

7500 CAPITOL IMPROVEMENT	\$	20,000.00
7899	\$	83,875.00
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UTILITIES		
7910 ELECTRIC	\$	7,500.00
7920 WATER/SEWER	\$	1,500.00
7999	\$	9,000.00
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ADMINISTRATIVE		
8020 MANAGEMENT FEE	\$	4,800.00
8040 POSTAGE	\$	170.00
8059 NUTSHELL/DIRECTORY	\$	500.00
8060 COPIES/PRINTING/SUPPLIES	\$	800.00
8061 WEBSITE	\$	200.00
8080 CPA SERVICES	\$	265.00
8100 LEGAL EXPENSE	\$	3,000.00
8106 LEGAL EXPENSE - COLLECTIONS	\$	2,000.00
8120 INSURANCE	\$	7,500.00
8170 TAXES - ASSOCIATION PROPERTY	\$	210.00
8190 MISCELLANEOUS	\$	100.00
8230 BANK CHARGES	\$	85.00
8340 CONTINGENCY	\$	930.00
8390 ANNUAL CORPORATE REPORT	\$	65.00
8479	\$	20,625.00
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SOCIAL EVENTS		
8583 SOCIAL - FISHING RODEO	\$	300.00
8584 SOCIAL - FALL PARTY	\$	500.00
8585 SOCIAL - JULY 4TH	\$	1,000.00
8799	\$	1,800.00
9980 TOTAL EXPENSES	\$	136,500.00
9990 GAIN (LOSS)		0.00
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MEALS ON WHEELS

The need for nutritious meals to an older adult knows no boundaries. Please consider making a tax-deductible donation to Cobb Senior Services for our Meals on Wheels program. 100 percent of your donation is used to provide nutritious hot meals to homebound seniors who, for reasons such as disability, illness, lack of support or transportation, are unable to provide meals for themselves. With a strong volunteer force, more than 200 meals are delivered daily (Mondays through Fridays) to men and women age 60+ with a proven need. If you are interested in either donating or becoming a MoW volunteer, please visit our website, www.CobbSeniors.org or call 770-528-1447.



MANY FAMILY-FRIENDLY HOLIDAY ACTIVITIES PLANNED

There are plenty of festive activities to enjoy at county facilities this holiday season:

- **"Home for the Holidays" production**
Dec. 14-16, at Jennie T. Anderson Theatre, 548 S. Marietta Parkway, Marietta
Tickets: \$20. To purchase, [click here](#).
- **Mugs and Mocha**
10 a.m.-2 p.m., Saturday, Dec. 15, at Sewell Mill Library and Cultural Center, 2051 Lower Roswell Road, Marietta. Enjoy handmade mugs and coffee, ornament crafts and a visit from Santa.
- **34th annual Christmas House Arts and Crafts Show**
Now through Dec. 9, at Mable House Arts Center, 5239 Floyd Road, Mableton
Handmade items from area artisans will be available -- just in time for holiday gift giving.
- **Holiday Market**
Now through Dec. 15, at the Art Station-Big Shanty, 2050 Kennesaw Due West Road, Kennesaw. Shop for local, artisan made gifts. For more information, visit www.artstationcobb.org.
- **The Artist's Attic**
Now through Dec. 17, at The Art Place-Mountain View, 3330 Sandy Plains Road, Marietta
Find unique, handmade holiday gifts. For more information, call 70-509-2700.

