

# VILLAS AT MONTCLAIR



## Q42018 – Quarterly Check-In

Together we are striving to be an A class community with a shared goal of getting our properties above \$400k+ value. We believe this is possible with our large square footage, walkability, location and most importantly, you, the residents being actively involved to reach this goal. Over the last few months, our community has been undergoing a transformation, from a new Board to a neighborhood facelift. Below are some the ongoing efforts to get us there.



## Rehab Project Update

Our rehab project has shown the true power of having an HOA. Not often will you find an entire community nearly 20 years old that looks better than ever. We are close to finishing out the current rehab project. A few of the tasks performed:

- Replaced rotten wood around columns, windows, chimneys, and roof with a non-rot material, a long-lasting upgrade from our previous brick molding
- Repaired gutters (primarily units with awning above garages and attached a new spout to prevent detaching)
- Updated colors to accentuate our community design and compete with newer construction

This project comes with a 5-year warranty that covers both the paint and replaced materials. In terms of cost, most of our rehab expense is due to the upgrade to PVC and non-rot materials which will last longer and better prevent leaks. The next rehab which will occur in 7 to 10 years will be primarily touching up paint. Homeowners can view cost details on MRG website.

## Sprinkler Inspection

The board is requiring every unit to perform a sprinkler inspection to help lower the insurance premium. If you have not signed up, please visit this link on a **desktop or laptop**: <http://bit.ly/2wR82Cu>

### What's in it for you:

- Inspector can educate you on the workings of your sprinkler system, specifically how to keep it working and how to cut it off during an emergency
- Potential to reduce your personal insurance premium with passed inspection report
- 75% discount on inspection cost (\$35) if performed within the two visits dates, otherwise the required inspection costs \$150

[View PDF with details](#)

## New Reserve Study

The purpose of the Reserve Study is to forecast the required maintenance work and associated cost for the next 30 years. It provides a recommendation on due amounts so the reserves are properly funded when repairs are needed during the 30-year time span. It is recommended we conduct this study every 5 years. We are a little past that with our last study being conducted in 2012. We plan to initiate this study once the rehab project is complete. **This study is vital in determining the proper amount for our monthly dues for 2019 and onward.**

[Read more here](#)

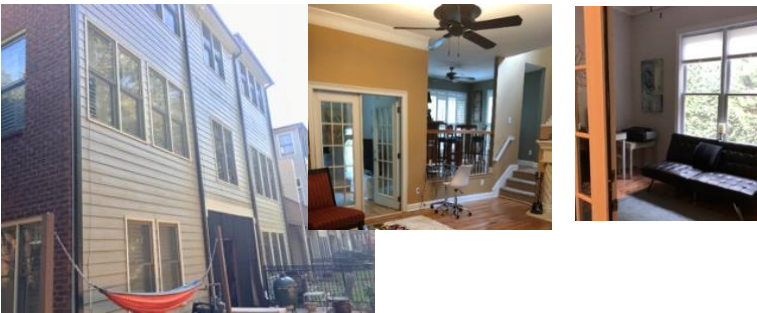
## Resident Spotlight:



This month our Resident Spotlight is on Tony Curtis. Tony, his wife Tabitha, children Tatyana, Tierra, Bryson, Greyson, and lovable golden doodle Kodi, have lived in the Montclair Villas since April 2016. They've lived all around Atlanta but fell in love with the active community of Smyrna, and specifically Montclair. They like the quiet, friendly neighborhood and the well-built, spacious homes. Especially because our homes are walking distance from restaurants and stores, Tony says Montclair is Smyrna's best kept secret.

Tony served as the head of the Architecture Committee last year and greatly contributed to the rehab project finishing up this fall. He was also recently elected to the HOA 2018-2019 Board in August. Tony's background is in banking as he is a Regulatory Compliance Examiner at the Federal Reserve Bank of Atlanta. He is a natural leader and with his skillset, he will be a great asset to the Board this year. Tony loves spending time with his family, Food Truck Tuesdays, working out, golf, and an occasional cigar.

## Home Improvement Spotlight: Gary's Deck Enclosure



Enclose to increase square footage or keep open to commune with nature is the question. For Gary, the answer was easy, and it paid off. According to a recent appraisal, the **value of his home increased by ~20%**. With the three patios to spare, Gary decided to enclose two—expanding the living space off the great room and the master bedroom.

[Read more here](#)

## Landscaping Tidbits

Now that we have a new property manager and the rehab project is near complete, we are better positioned to address landscaping and consider other landscaping companies. We desire improvement in the care and beautification of the front entrance and throughout the community while being cognitive of our budget. Our current landscaping company has not raised their costs in over a decade so it will be challenging to find competitive bids. In the meantime, the landscape committee invites and encourages homeowners to participate in an upcoming community beautification project in spring to update shrubbery primarily around units and common areas.



[Read more here](#)

## Committee Sign Up

Calling Montclair residents! We currently have three committees: Landscaping, Social and Communications. We would love your help on making our community a better and more beautiful place to live. It can be a very rewarding experience.

### Communication Committee member Sonya's story:

Personally, I never thought I would volunteer for an HOA committee. Ever. I'm just too busy. However, after serving on the Communications Committee now for a year, I will tell you that I want to continue to serve and in short, here is why. Know your neighbors. Team Effort means flexibility. Make an impact.

[Read more here](#)

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