

VILLAS AT MONTCLAIR



Board Communication

We are striving to be an A class community. To achieve this, every resident must play their part to ensure our community looks its best.

Pressure Washing: Many driveways and stairwells require pressure washing. Here are some suggested vendors:

Mike Mosquito Pressure Wash:

Back Patio: \$55 | Stairs in front: \$55 | Driveway: \$60
(770)656-9879 | Mike@woodbridgepressurewashing.com

Cooper's Pressure Washing

Call for pricing: (770)356-9023 | cooperspwgc@gmail.com



Mailbox Maintenance: Numerous mailboxes are currently in poor condition (leaning, missing flags, broken doors, dull paint etc.) Here are some suggested vendors: (Call or email for pricing.)

Global Home Products:

Mailboxesatlanta.com
770-409-8292

Blueprint Painting & Renovations:

Blueprintinc.net
770-409-8292

Mailbox Makeovers:

Mailboxmakeovers.com
404-419-6236

Deadline for Mailbox repairs and Pressure Washing is in July. These maintenance items are homeowner responsibilities. There is no requirement to use above vendors. Another notice will be sent in July so please make every effort to address these items for your home so the Board doesn't have to resort to homeowner fines.

Community Rules: Be on the lookout for a list of general community rules as a simple reminder to ensure our community remains a respectful and enjoyable place to live.

Pest Control: Team Pest USA service exterior monthly AND inside upon request. Call 678-822-9999. Tell them you are a resident in Montclair and they will schedule an appointment at no additional cost.

Important Dates:

- **April 11:** Community Beautification Brainstorm @ unit 1456 6:30pm. Bring ideas or photo examples [Read more](#)
- **May 4:** Community garage sale. Contact Ashley: kahoward63@gmail.com to participate
- **June:** Next board meeting all homeowners are welcomed to attend the general/open session. Date and time will be sent closer to date.
- **June:** Results from reserve study should be in. [What is a reserve study?](#)



Community Beautification Volunteering

We look forward to seeing Montclair's landscape bring in the spring with a bang. The front entrance will be lined with seasonal flowers and mulch will line the front and back of units.

We have a small budget this year to improve curb appeal. To ensure we get the best bang for our buck, please attend the brainstorm session April 11. [Read more](#)

5 Reasons Your Home is Worth \$400k+

Montclair is Smyrna's best kept secret! There are many wonderful aspects that rival other nearby communities, including newer developments. We've recently had sales over \$380k, but it is still surprising sales aren't in the \$400s in this market. There's likely multiple reasons such as real estate agents that are not knowledgeable about Smyrna's unique market nor Montclair, desire to sell quickly and unable to push market, or outdated interior. When you consider these 5 reasons, there's no reason our values should be below \$400k:

- Excellent Location in Smyrna/Cobb County
- Identical communities selling at \$400K+
- Exterior Renovations and Upkeep
- Walkability
- Unique Structure and Size
- BONUS: Incredible Montclair Residents

[Read More](#)

Homeowner Renovation: Tony and Tabitha's Fireplace Makeover

Our fireplace, no question, was something we knew we would update at some point. The style was a bit dated for our liking. It took longer than expected to narrow down what we wanted. Do we go with a traditional look? Mantle or no mantle? Simple, clean lines? It didn't make the first round of high priority renovations, but in late 2017 we decided to go with stacked stone for the surround, the price of the tile being the motivation. Our only regret is that we wished we had done it sooner! *Cost: \$875 Time: 3-4 days Contractor: Hunger Castro (678) 992-6149*

[Read more](#)

Resident Spotlight:

Cheryl moved into the Montclair community from Napa, CA in July 2006. She was instantly drawn to the desirable location – “close to the vibe of city life yet within walking distance to small town events”. Cheryl also loved the open and spacious floorplans and the safe feeling of the community.

Cheryl has been a pillar of strength in the community as she has served on our board as Secretary from 2008 – 2011, then as President in 2011 – 2015 and again in 2018. She contributes a wealth of knowledge and experience to this role and we are grateful she is serving on the board currently. One word comes to mind as her greatest strength: Negotiation!



[Read more](#)

What's Happening in Smyrna

Jonquil City Jog

Date/Time: 04/27/2019 7AM - 10AM

Location: City Hall
2800 King Street; Smyrna



Spring Jonquil Festival

Date/Time: 04/27 and 04/28 10AM - 6PM

Location: City Hall
2800 King Street; Smyrna

