



**HARTSFIELD VILLAGE III  
HOMEOWNERS ASSOCIATION, INC.**

[WWW.HARTSFIELDVILLAGE3.ORG](http://WWW.HARTSFIELDVILLAGE3.ORG)  
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**Peggy Rigsby**  
President

**Sarah Carraway**  
Vice President

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Secretary

**Brandon Wright**  
Website/Communications  
Administrator

**Vacant**  
Community Inspector

## **IMPORTANT NEWS**

April 2022

Hartsfield Village Homeowners,

Hartsfield Village held its 2022 Annual Membership Meeting on Monday March 21, 2022. We were glad to see homeowners come to the church as well as join us on Zoom. Some important issues were discussed and one issue needs your immediate attention.

Following the spillage of 466,000 gallons of sewage onto Tamarind Court, Foster Drive and Hatten-Smith this past October the Board decided to talk to the city again about the Street assessment Program. Under this program the city takes over the maintenance of our neighborhood and homeowners pay half of the original expense. This is a very important decision for us because it helps in so many ways. Think about these positive benefits....

# Immediate increase to the value of your home and property. Homes in Hartsfield Village have recently sold for as high as \$205,000. You may be able to get even more!

# Roads are crowned in the center which will fix many drainage problems in the neighborhood when we have storms or hurricanes.

# Drainage issues at the corner of Foster Court and Foster Drive and on the lower part of Foster Drive near Hatten-Smith will be eliminated

# Curbs will prevent sand from running into our streets and clogging our drains. It will keep your yards and our neighborhood looking better.

#. Additional sidewalks will improve resident safety and keep children and walkers out of the street.

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#. Road repairs will no longer be the responsibility of the HOA which means no special assessments.

#. HOA would no longer have to pay a monthly utility bill for street lights which is almost \$300 month

# Clean up of our streets after a storm would be the responsibility of the city, not the HOA.

You can easily see that all these positive benefits will enhance our neighborhood. With all of our maintenance provided by the city the Board will immediately discuss the possibility of adjusting annual dues. The cost of these benefits is shared between the city and homeowners. After the cost is determined a charge is added to the homeowners tax bill for 10 years. Preliminary numbers estimate the cost to be approximately \$160/month increase in the property tax bill. That's about \$2000/year. But remember this amount is short term and is counterbalanced by all the positive benefits noted above. Stop and think about that please...it's a deal in the long run.

## What next?

We are making this easy. We are asking each homeowner to complete the attached form and return it to the HOA in the enclosed pre-stamped return envelope. You can return it by U.S. Mail, scan it in and email it to [boardhv3@gmail.com](mailto:boardhv3@gmail.com) or drop it off at a Board members home. The goal is to have all forms back by May 15, 2022.

Remember—signing the form does **NOT** obligate you for anything. It only allows the city to do the cost and workload assessment so we can make a final decision later down the road. We must have 100% of the forms returned for the city to develop a proposal.

Peggy Rigsby, President, 2250 Nannas Loop

Sarah Carraway, Vice-President, 2095 Foster Drive

Sharmarie Gray, Secretary, 2381 Foster Court

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