

ELLERSLIE PLACE HOME OWNERS ASSOCIATION (HOA) 2014 WELCOME PACKET

Welcome to Ellerslie Place! We hope you will find this welcome packet useful as your move into this community. If you have any questions or concerns about the home owner's association, please feel free to contact any of the current board members:

President-Dwight Williams	270-300-6895	mr.oz@att.net
President-Elect-Johnathan Griffin	706-562-9921	jonathangriffin0@msn.com
Secretary-Antoinette Robinson	706-575-8702	robinson2708@yahoo.com
Treasurer –Philip Thayer	334-298-3965	philip_thayer@jpthayer.com

History

Ellerslie Place, a planned residential community, was created in 2002 by J.P. Thayer under the name Ellerslie Development, LLC. There are currently four sections, the first section being essentially completed. The other three sections still have individual lots for sale. Future sections are planned for development extending east down Highway 315, but no date has been identified for those sections. Most of the lots in Ellerslie Place have a natural easement, allowing for a good amount of woods attached to each property.

Home Owner's Association

Ellerslie Place has a mandatory home owner's association. This arrangement makes for a fair distribution of neighborhood expenses, as well as providing basic covenants existing between Ellerslie Place residents to protect property values, maintain aesthetics, and manage potential residential nuisances. The HOA also provides a benefit to the homebuilders. HOA dues are \$120.00 yearly and must be paid by MARCH 31ST each year. Your HOA dues/payments cover the cost of our annual member meetings, neighborhood street lights, water for entrance landscape maintenance. The dues also pay for attorney fees relative to resident noncompliance regarding covenants and dues payments. Your HOA payment is mailed yearly to the following address:

ELLERSLIE PLACE HOA, P.O. BOX 356. FORSTON, GA 31808

Neighborhood Watch Program

Ellerslie Place has a Neighborhood Watch program to encourage safety among our residents. Our current Neighborhood Watch program is at Next Door (<https://ellerslieplace.nextdoor.com>) Please post any concerns you have there, under the Crime and Safety tab, as we currently do not have a block captain arrangement, common to other Neighborhood Watch programs.

Covenant

At or before the time of closing, each resident is supposed to be given a copy of the HOA covenant for the Subdivision (Ellerslie Place). Under the Category tab, in the document folder section the HOA also

made available copies of the By-law and the covenant for use, and to ensure that all residents are fully inform on our covenant and by-laws. Any questions or concerns about these items should be directed to a board member of the home owner's association. As a note please references the by-law and convenient before making any addition or modification to you lot i.e., adding carport, outside shed, fence, etc., until you have the approval from the Architectural Review Board in writing. Failure to do so may result in it being removed at your expense. You can contact the chair of the Review Board (Philip Thayer) at philip_thayer@jpthayer.com or (Dwight Williams) at ellerslieplacesubdivision@gmail.com

Mailboxes

All homes in Ellerslie Place subdivision have identical mailboxes. From time to time, your mailbox will need some maintenance repairs and repainting done. It is recommended that you contact the following for your mailbox repairs: D & S signs Co. 710 Linwood Blvd. Columbus GA, 31901. PH: 706.324.6919. If plan to do-it yourself we recommend you get an angled model brush from a hobby shop to paint the trims and all numbers paint colors.

Important Facts and Numbers

Household trash pick-up is Monday, usually from late AM to early PM. The HOA recommend that trash be pick-up from the curb side at the earliest opportunity and be left on the curb side for several days. Due to high winds, roaming pets, and wild animals that frequently get into the trash cans and pushes over the trash cans resulting in the trash can content being blew through the subdivision and littering the roadway we recommend that all trash cans be secure back in its designated place at the earliest opportunity resident/lot owner.

Harris County Sheriff's Office non-emergency number is 706-628-7161. If you are away from home, they will come by and check your house and property, usually twice a day. It is the responsibility of the homeowner to notify the Harris County Sheriff Office of your departure and return date to your residence.

If you plan to burn tree branches or grass clippings outside on your property you must obtain a burn permit by going to the Georgia Forestry Commission or calling 1-877-OK2-BURN (652-2876). Fires should be initiated before 8:00 a.m. and should be completely extinguished before dark.

Link: <http://www.gfc.state.ga.us/online-permits/index.cfm>

Please refrain from putting grass, lawn bags, leaves, brush, or other yard debris in the gutter alongside your street. It will eventually wash down the road and clog up your storm drain.

HOA board members are volunteers and do not receive monetary compensation for their service.

Your pets are your personal and legal responsibility. Be a good neighbor regarding pet issues such as poops, incessant barking, and restraint (i.e., leashes, voice command, etc.). For chronic concerns you may need to contact Harris County Animal Control at 706-582-2763

Contractors are not supposed to leave fires burning unattended at night. If this occurs, please call the Ellerslie fire department at 706-568-0705.

For street light concerns, write down the multiple-digit number from the pole, then contact Georgia Power's Customer Service number at 1-888-660-5890. GA Power will ask the address closest to the pole and it helps to also give them the pole number. You do not need to contact the HOA about this.

"Closest" Merchants

Probably one of the most useful tools that a new Ellerslie Place resident might need is a listing of the "closest" merchants. Some merchants have also agreed to offer a welcome "incentive" to visit their business. All you have to do is identify yourself as a new Ellerslie Place resident. Here's our current list:

Business	Location	Phone/ Other pertinent information/incentive
Grocery store Cooper Foods (incentive will come in mail)	Waverly Hall	706-582-2000
General Store	Waverly Hall	
Convenience Gas station	B & R & R Ellerslie	
Veterinarian	Cataula, Chambliss Road	706-324-0619
Urgent care (Capri Medical Grp.)	Columbus, 6400 Flat Rock Road	706-478-5858 *
Drug Store (Rite Aid)	Columbus, 6950 Beaver Run. Rd.	706-563-9967 *
Bakery	Waverly Hall	706-358-3519
Clinical Massage Therapist (Alicia Blackwell) (Incentive-\$55 first hour)	Waverly Hall	706-763-9696
Restaurants: Tommy's BBQ (Incentive: free chipped sandwich with the purchase of a rib platter)	Ellerslie	706-569-1265
Pop's Place	Ellerslie	706-561-6646
Fire department	Ellerslie	911 or 706-568-0705
Dry cleaners (Ace)	Columbus, 6381 Milgen Road	706-565-4976 *
Big Box (Wal Mart)	Columbus, Gateway Drive	
Car wash (Goo Goo)	Columbus, Gateway Drive	Hours 8-8 M-Sat.
Day care (Bethesda Baptist)	Ellerslie	
Post office	Ellerslie, HWY GA 85	Hours M-F 8--12:30 & 2--4:45, Sat, 8-11:45

Pool construction, Ellerslie Highway 85 706-561-0360
Maintenance, supplies (Satterwhite's)
(Incentive: 10% off first in-store purchase)

Telephone (Waverly Hall Telephone Co.) Waverly Hall, 7457 Hwy.208 706-582-3333

Cabinet shop A & L Waverly Hall, Seldon Road 706-582-2333

*even though these businesses have different street addresses, they are within rock-throwing distance from each other