

Welcome to Martin's Landing

ML 101



Martin's Landing History

Martin's Landing was established in 1970 by Spratlin Associates.
Original marketing:

- “..a community dedicated to recreation, convenience, and privacy”
- “..a community emerging complete and self-contained, with facilities for education, shopping, and recreation”
- “..a place for the kids to play in safety and go to school and learn to swim and ride a horse”
- “..It's a River Club and boat docks and a Village Shopping Center set in the middle of a park”



Martin's Landing History, cont.

From a 1977 real estate advertisement:

- “A wide variety of expertly designed and crafted homes is available to meet the and desires of homebuyers. Homes in Martin's Landing come in styles ranging from contemporary to traditional and are priced from \$60,000 in Hillside, to \$100,000 in South Shore, with homes priced in the \$70s and \$80s in Six Branches.”
- “Martin's Landing was one of the top two communities in Atlanta in sales and has been the North Fulton sales leader in both 1976 and 1977”



1590 Branch Valley

2020



Then



9130 Martin Rd

2021



Then



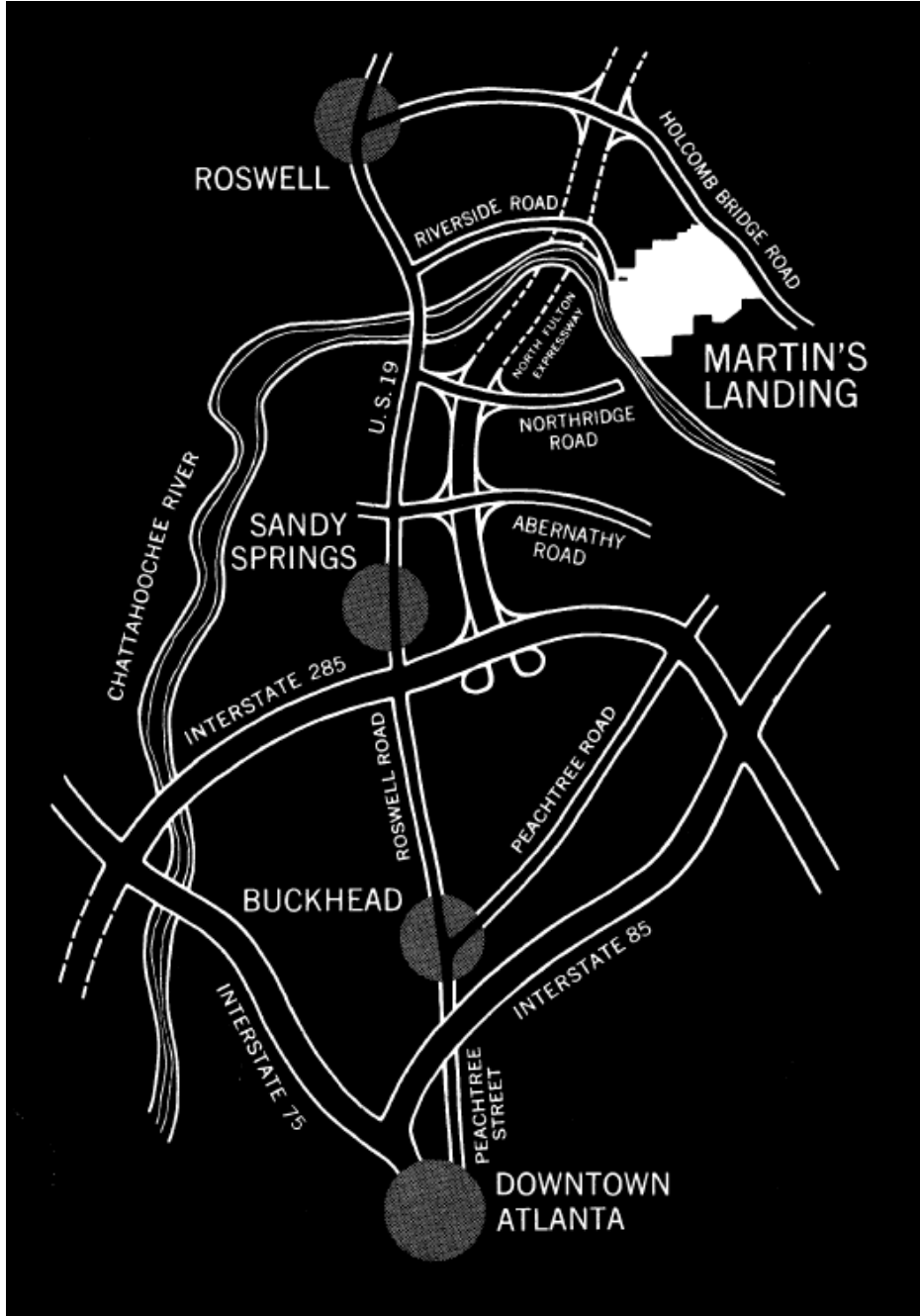
2019

8995 Martin Rd



Then





Martin's Landing Foundation

- Martin's Landing is a community of 1965 single family homes, patio homes, condominiums, townhomes and apartments, all within 12 subdivisions (sub-associations)
- 4-mile Walking Path - paved and nature trails
- 53 acre Martin Lake
- 4 acre North Pond
- Lake Pavilion (9205 Martin Rd)
- River Lodge (1221 Riverside Rd)
- North Pond Pavilion (1300 Martin Rd)



Martin's Landing Foundation, cont.

- 3 Swimming Pools – Lake Pool, Pond Pool, River Pool
- 3 Tennis Court Areas:
Lake Rec Area, North Pond Rec Area,
River Lodge Rec Area
11 tennis courts, 2 clay courts,
6 pickleball courts
- Playgrounds
- Front Field
- Greenspaces



MLF / Sub-Association Relationship

- Your property may belong to 2 homeowners associations:
[Martin's Landing Foundation \(MLF\) and your sub-association](#)
- Martin's Landing Foundation is considered the master association
- The two entities are completely separate corporations, and MLF has no jurisdiction or authority over the organization, operation, bylaws, and elections of your sub-association



MLF / Sub-Association Relationship

- **Martin's Landing Foundation** - lead by the MLF Board - maintains the MLF amenities and common areas and manages the operation of MLF.
- **Sub-associations** - lead by their sub-association board - maintains the sub-association common property and manages the operation of the sub-association. Sub-association bylaws and covenants are subordinate to MLF bylaws and covenants.
- The areas of overlap:
 - Your property maintenance is subject to the MLF covenants, bylaws, and ARC guidelines
 - Sub-associations are required to provide 2 MLF Board Members - role is to make decisions in the best interest of MLF



Sub-Associations/Neighborhoods

East Hillside*

Hillside

Lakeview*

Martin Lakes Condos*

North Pond*

North Shore*

Parkside

Six Branches *

South Shore*

The Lake House Apartments

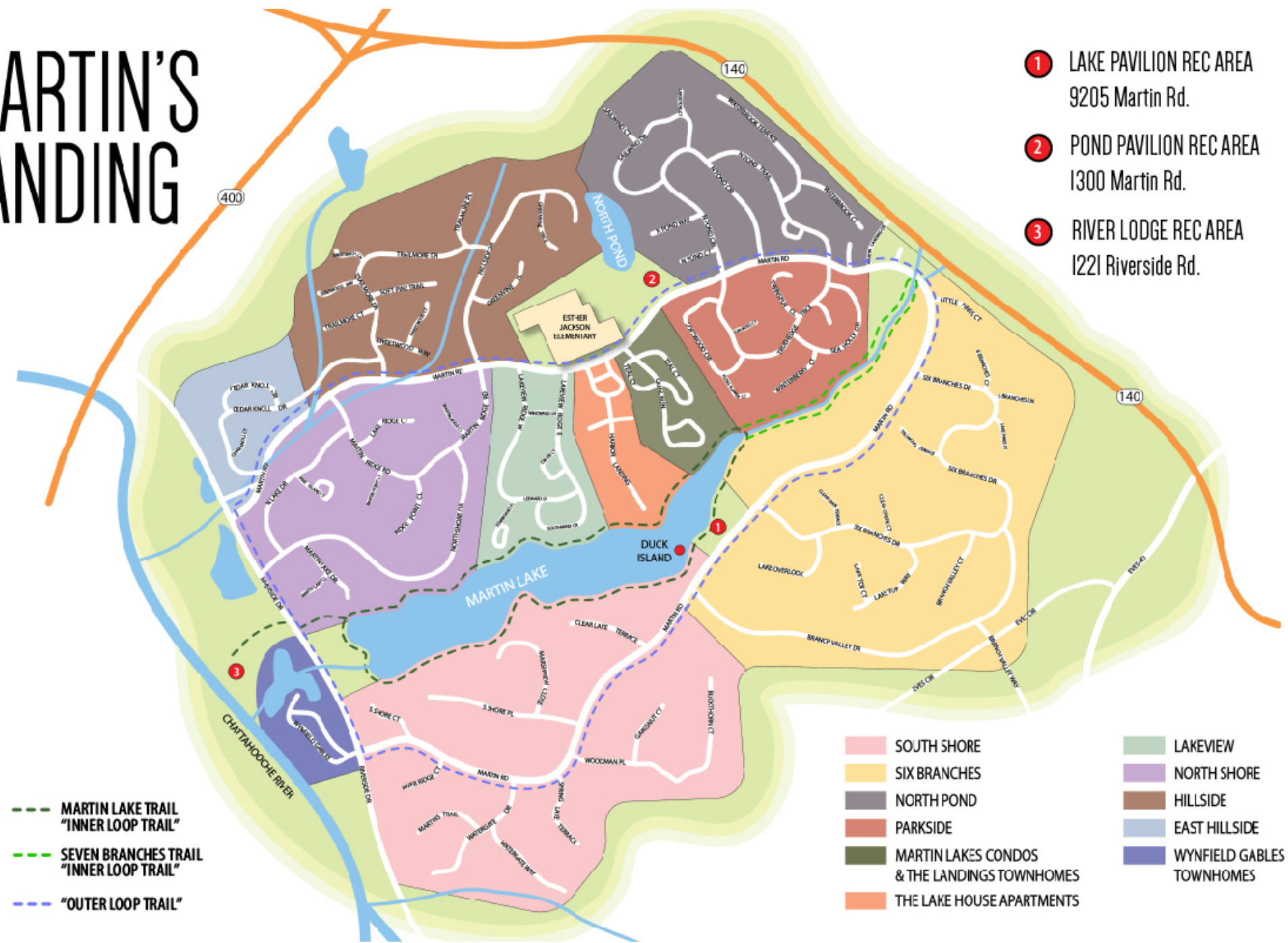
The Landings Townhomes*

Wynfield Gables*

*Sub-Associations with
their own governing boards



MARTIN'S LANDING



MLF Officers

- President – Sue McConnell, North Shore
- Vice President – Chuck Bernath, North Pond
- Treasurer – Joe Fortin, North Pond
- Secretary – Marilee Knellinger, Six Branches



MLF Board of Directors

East Hillside

easthillside@martinslanding.org

Jennifer Brown & Sheri Brinkmann

Hillside

hillside@martinslanding.org

Glenn Mitchell & OPEN

Lakeview

lakeview@martinslanding.org

Dagmar Beillmann & Susan Segars

The Landings

landings@martinslanding.org

Tasha Lyons & Tria Mitchell

Martin Lakes Condos

martinlakescondos@martinslanding.org

Tracy Anne Nash & Larry Schwartz

North Pond

northpond@martinslanding.org

Chuck Bernath & Ben Carley

North Shore

northshore@martinslanding.org

Sue McConnell & Meghan Cherfoli

Parkside

parkside@martinslanding.org

Helen Loiacono & OPEN

Six Branches

sixbranches@martinslanding.org

Marilee Knellinger & Sara Witherell

South Shore

southshore@martinslanding.org

Kim Sonderman & Doug Engel

The Lake House Apts

thelakehouse@martinslanding.org

Jack Tabor & OPEN

Wynfield Gables

wynfieldgables@martinslanding.org

Brian Woodward & OPEN



MLF Board of Directors

MEETING SCHEDULE:

4th Tuesday of Month, 7:00pm

*Nov and Dec meet on 2nd Tuesdays

MEETING LOCATION:

via Zoom, try to meet in person once a quarter

EMAIL:

MLFBOD@martinslanding.org



MARTIN'S LANDING FOUNDATION
ANNUAL MEETING
2025



SUNDAY, MARCH 9, 2025
2:00PM

HOMESIDE PROPERTIES OFFICE - CONFERENCE ROOM
900 NORTH POINT PARKWAY, ALPHARETTA, GA 30005



Homeside Properties

Under the direction of the Board of Directors, Homeside provides:

Financial Management

Administrative Management

Property Management

Closing Services

Collection Services

On-line Services

Maintenance Services for Common Property



Homeside Properties Key Staff Members

- Devon Nichols Reiss: On-site Property Manager
mlf@martinslanding.org
770-992-6432
- Ashley Thomas: Assistant Property Manager

Office Hours:
Monday - Friday
9am - 5pm



TownSq

- Your MLF account is available for viewing on TownSq.
- app.townsq.io/login
- martinslanding.org/homeowners/
- If you have issues with registration, contact Devon Nichols Reiss, MLF Property Manager, at 770-992-6432 or mlf@martinslanding.org.
- *NOTE: your sub-association account may be accessed by a different app depending on which neighborhood you are in*



Committees



Finance Committee

WHAT WE DO

- The Finance Committee provides guidance and assistance to the Martin's Landing Foundation Board of Directors on financial management and planning and control to ensure the smooth operation of the Martin's Landing Homeowners Association. The primary responsibility will be to provide financial oversight for the Board. Some broad areas that are the responsibility of the committee are as follows:
 - Budgeting and Financial Planning
 - Financial Reporting
 - Internal Controls and Accountability



MLF Assessments

- **MLF ASSESSMENTS:**
2025 Martin's Landing Foundation annual assessment has be set at \$789.20.
PLEASE NOTE: Payments are due 01/01/2025 and Late After 01/31/2025
- **SPECIAL ASSESSMENT:**
On October 10, 2024, MLF approved a Special Assessment in the amount of \$586.18 per lot/unit. The Special Assessment is to fund updates to the River Rec Area pool and surrounding facilities, driveways, and misc associated expenses. Homeowners may pay the Special Assessment in full on or before December 1, 2024. The MLF Board has approved a 6 month payment plan for the Special Assessment as follows:
 - \$97.70 – December 1, 2024
 - \$97.70 – January 1, 2025
 - \$97.70 – February 1, 2025
 - \$97.70 – March 1, 2025
 - \$97.70 – April 1, 2025
 - \$97.68 – May 1, 2025



Architecture Review Committee

WHAT WE DO

The Architecture Review Committee is responsible for ensuring that all installations, construction, modifications, or alteration of exterior items, structure, or significant landscape item is in conformity and harmony with the neighborhood-wide standard, in order to protect and enhance our property values.



Architecture Review Committee

WHERE TO FIND THE ARC GUIDELINES:

On the Martins Landing website:

martinslanding.org/homeowners/ or martinslanding.org/realestate/

In TownSq - app.townsq.io/login

In the Monthly E-newsletter

***ARC REQUESTS MUST BE SUBMITTED
BY 12:00PM ON THE FRIDAY BEFORE MEETING***

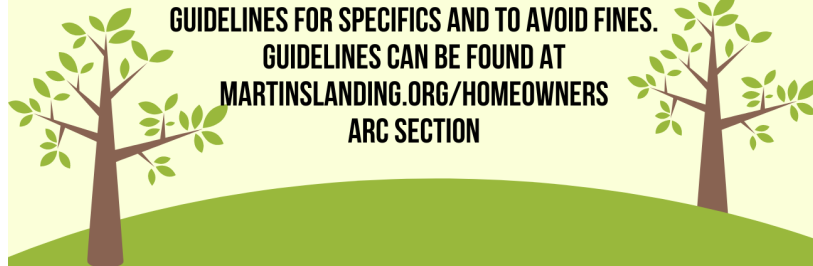


DO I NEED ARC APPROVAL?

REMOVE TREES – DEAD OR ALIVE	YES
ROOF REPLACEMENT	YES
PAINT - CHANGE COLOR OR SAME COLOR	YES
SIDING REPLACEMENT	YES
DECK REPLACEMENT OR ADDITION	YES
FENCE REPLACEMENT OR ADDITION	YES
DRIVEWAY - PARTIAL OR COMPLETE REPLACEMENT OR ADDITION	YES

THERE ARE SPECIFIC CRITERIA TO BE CONSIDERED
AND THERE ARE MANY OTHER ITEMS REQUIRING
ARC APPROVAL. PLEASE READ THE ARC
GUIDELINES FOR SPECIFICS AND TO AVOID FINES.

GUIDELINES CAN BE FOUND AT
MARTINSLANDING.ORG/HOMEOWNERS
ARC SECTION



New Build Committee

WHAT WE DO:

- The New Build Committee is a sub-committee of the Architectural Review Committee (ARC)
- Review, advise, and approve new home construction projects in Martin's Landing. We also review large renovations or additions as needed and at the request of the ARC.
- For questions, contact newbuild@martinslanding.org



Communication Committee

WHAT WE DO:

- Responsible for overseeing and distributing neighborhood and relevant community information to homeowners, residents and recreational members
- Promoting Martin's Landing and disseminating pertinent Martin's Landing information to the general public and real estate professionals

EMAIL: communication@martinslanding.org



Communication Committee

COMMUNICATION TOOLS:

- Martin's Landing Website www.martinslanding.org
- Printed Quarterly Newsletter
- Monthly E-Newsletter
- Private FB Group - Martin's Landing Residents Hub www.facebook.com/groups/mlfresidentshub/
- Posters
- Public FB Page - Martin's Landing Foundation www.facebook.org/martinslandingfoundation/



Communication Committee

How to stay informed about Martin's Landing:

Sign Up for Your TownSq Account at:

- app.townsq.io/login
- martinslanding.org/homeowners

Emails

Emergency Announcements

Calendar

Documents



HELP WANTED!

Main Areas of Responsibility:

E-Newsletter

Print Newsletter

Residents Hub FB Grp

Email List/Blasts

Event Posters

COMMUNICATION COMMITTEE CHAIR AND MEMBERS

Currently recruiting a chairperson members to lead the MLF Communication Cmte. If interested or to learn more, email:

communication@martinslanding.org
or mlf@martinslanding.org

The MLF Communication Committee is responsible for overseeing and disseminating neighborhood and relevant community information to homeowners, residents and recreational members; promoting neighborhood events and activities; communicating notices from Martin's Landing Foundation Board and property management company; and promoting Martin's Landing to the general public.



Events Committee

WHAT WE DO:

- Responsible for overseeing and promoting neighborhood events and social activities

EMAIL: events@martinslanding.org



Events Committee

UPCOMING EVENTS:

- Annual Meeting - March 9 - Homeside Properties Office
- Easter Egg Hunt - March - outdoor event - River Rec Area
- Trail Days - May 3 & 4 - outdoor event - trails
- First Food Truck Friday of the Year - April 25 - outdoor event
- Summer Kick Off - May - outdoor event
- Ladies Night - June - River Lodge or outdoor event?
- New Resident Social - Aug - Lake Pavilion
- End of Summer Ice Cream Treats - Aug
- Trash Bash - Sept - outdoor event
- River Jam - Sept - River Lodge
- Ladies Night - Oct - River Lodge
- Chili Cook Off - Nov - River Lodge
- Santa's Landing - Dec - Lake Pavilion Outdoors



Landscape Committee

WHAT WE DO:

The mission of the Landscape Committee is to maintain and enhance the MLF common property, “landscaped” and “natural” designated areas, for the maximum enjoyment of our existing homeowners, and to appeal to prospective home buyers, as well. The committee works alongside our landscape maintenance contractor, NatureScapes, to accomplish this goal.

EMAIL: landscape@martinslanding.org



Waterways Committee

WHAT WE DO:

Waterways, a Sub Committee of Landscape, is focused on the welfare and health of our water resources and facilitates the constant maintenance required to keep this thriving ecosystem balanced. Two of the crown jewels in the amenities of MLF are 53-acre Martin Lake and 5-acre North Pond. Martin Lake is regularly used for small (non-motorized) boating and fishing. A 2.1-mile perimeter walkway area completely encircles the lake along with a boat launching area, several docks, bridges and benches. North Pond has a perimeter walkway, fishing dock, bridges and benches.

EMAIL: waterways@martinslanding.org



Maintenance Committee

WHAT WE DO

The Maintenance committee is responsible for overseeing the ongoing maintenance of and improvements to Martin's Landing Foundation property/assets. This includes building interiors and exteriors, parking lots, hard surface paths, fencing, decks, bridges, private lights, playground equipment, signs, picnic tables and benches, trash cans, animal control, etc.

Also included is general trash collection and clean up of all MLF public areas, the lake, the pond and the spillways.

This committee will assist other committees (Landscaping, Pool, Tennis, Surveillance, etc.) with their maintenance needs when required.

EMAIL: maintenance@martinslanding.org



Playground Committee

WHAT WE DO:

Evaluate, update, and improve the playgrounds in Martin's Landing in ways that add value to our community.

EMAIL:

playground@martinslanding.org



Pool Committee

WHAT WE DO

To ensure and preserve a safe and fun summer at all pools by establishing a positive, proactive, and transparent partnership with our pool management company and Heritage Property Management.

EMAIL: pool@martinslanding.org

Pools set to open on May 22nd!



Surveillance Committee

WHAT WE DO

Responsible for the strategic planning and oversight of the systems needed to review and monitor activity at MLF owned amenities and common property when needed.

EMAIL: surveillance@martinslanding.org



Tennis & Pickleball Committee

WHAT WE DO

The Tennis Committee works to enhance the Tennis experience in Martins Landing. Responsibilities include the promotion and monitoring of all the tennis activities, Leagues, social activities, tennis facilities maintenance, rules, and tennis programs within Martin's Landing. The Tennis Committee also manages outside tennis memberships. We work to keep our active Tennis recreation program running as smoothly as possible.

Our facilities include 9 courts at the Martins Landing River Club including 2 Clay Courts. We have 4 courts at the Lake adjacent to the office and 6 Pickleball courts have been added at North Pond.



Tennis & Pickleball Committee

Interested in playing tennis or pickleball?
Want to learn more about teams, lessons,
programs?

- Register to reserve courts and get tennis and pickleball updates and notices:
www.reservemycourt.com
- Email the Tennis Committee for more info:
tennis@martinslanding.org



Tennis & Pickleball Committee

Our Leagues and Teams

We have: Men's Tennis, Men's Senior Tennis, Women's Tennis, Women's Senior Tennis, Mixed Doubles Tennis, and Mixed doubles Seniors. We play USTA Tennis League and ALTA Tennis League. Our Women's ALTA team won the City last season. Generally, Men play on Saturday and Women on Sunday. However, our USTA leagues are played on Wednesday mornings, and we travel as required. All tennis team members that are outside of our community pay dues to play tennis in Martins Landing Facility.



Volunteers

Martin's Landing runs on Volunteers. And many hands make light work. There are so many ways you can help make ML a fantastic neighborhood. We encourage you to find ways to share your talents, time, and efforts. Together we can make Martin's Landing a perfect place to call home.



FAQ

Do I need Pool Cards/Restroom Cards?

Every homeowner is issued a Pool Card. Cards are for access to the pools and public restrooms. Visit the Property Management Office (9205 Martin Rd) to obtain your card. Renters should get a card from their landlord. You can purchase an additional card for \$20.

Do I need a parking sticker?

All homeowners and residents should have parking stickers for their vehicles for parking in the common area parking lots. Visit the Property Management Office (9205 Martin Rd) to obtain your stickers.



FAQ

Where do I find information about tennis and pickleball in Martin's Landing?

www.martinslanding.org/tennis

How do I reserve a court?

www.reservemycourt.com

Where do I find information about the pools and pool hours?

www.martinslanding.org/pool



FAQ

Where do I pay bills, make ARC requests and their check status, and find financial documents?

www.martinslanding.org/homeowners or app.townsq.io/login

**How do I receive important emails about Martin's Landing?
Sign up for TownSq at:**

martinslanding.org/homeowners or app.townsq.io/login

How do I reserve the River Lodge?

www.martinslanding.org/riverlodge or contact our on-site Property Manager at 770-992-6432



FAQ

How do I report a ML maintenance issue?

www.martinslanding.org/homeowners or
contact our on-site Property Manager at
770-992-6432

**Where do I find pertinent information about
buying and selling homes in Martin's Landing?**

www.martinslanding.org/realestate



FAQ

I still have questions.. Who do I contact?

Contact our on-site property manager, at mlf@martinslanding.org or Phone: 770-992-6432

After hours/emergency 678-297-9566
(Homeside Properties)



Conclusion and Questions

- We appreciate your questions!

