



MARTIN'S LANDING FOUNDATION 2025 ANNUAL MEETING



MARTIN'S LANDING

NOTES

The Martin's Landing Foundation is required to hold an annual meeting every year to inform homeowners of the activities of the Foundation.

Any questions not answered during the event will be addressed in a follow up document that will be posted on TownSq.

The Annual Meeting slides will be posted on TownSq.

MARTIN'S LANDING FOUNDATION

Martin's Landing is a community of 1966 single family homes, patio homes, condominiums, townhomes and apartments, all within 12 subdivisions (sub-associations)

3-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 Road)



MARTIN'S LANDING

MARTIN'S LANDING FOUNDATION, CONT.

3 Swimming Pools – Lake Pool, Pond Pool, River Pool

2 Tennis Court Areas & 1 Pickleball Court Area:

Lake Rec Area (4 Courts), River Lodge Rec Area (7 Hard Courts & 2 Clay Courts)

North Pond Rec Area (6 Pickleball Courts)

6 pickleball courts

Playgrounds: River Area, North Pond & Front Field

Front Field

Greenspaces



MARTIN'S LANDING

MLF / SUB-ASSOCIATION RELATIONSHIP

- Your property may belong to 2 or 3 separate homeowners associations. This means:
 - You may have multiple assessments in addition to the MLF annual assessment
 - You may have multiple management companies/property managers
 - You may need to request disclosures and closing information from multiple sources
- Martin's Landing Foundation is considered the master association.
- The MLF has no jurisdiction or authority over the sub-association organization, bylaws, and elections. The sub-associations are subject to the MLF covenants.



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
- 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 & Vacant

Lakeview

lakeview@martinslanding.org

Dagmar Biellmann & Susan Segars

The Landings

landings@martinslanding.org

Patria Mitchell & Tasha Lyons

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 & Vacant

Six Branches

sixbranches@martinslanding.org

Marilee Knellinger & Sara Witherell

South Shore

southshore@martinslanding.org

Doug Engel & Kim Sonderman

The Lake House Apts

thelakehouse@martinslanding.org

Sam Kociak & Vacant

Wynfield Gables

wynfieldgables@martinslanding.org

Brian Woodward



MARTIN'S LANDING

MLF BOARD OF DIRECTORS

MEETING SCHEDULE:

4th Tuesday of Month, 7:00pm

*Nov and Dec meet on 3rd Tuesdays

MEETING LOCATION:

via Zoom

EMAIL:

MLFBOD@martinslanding.org



MARTIN'S LANDING

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



MARTIN'S LANDING

HOMESIDE PROPERTIES KEY STAFF

Devon Nichols, CMCA, AMS, PCAM: On-site Community Manager

Ashley Thomas: On-Site Assistant Community Manager

Office Phone: 770-992-6432

Office Email: mlf@martinslanding.org

Office Hours:

Monday - Friday

9am - 5pm



MARTIN'S LANDING

TOWNSQ

- Your account is available for viewing on TownSq.
- app.townsq.io/login
- martinslanding.org/homeowners/
- If you have issues with registration, contact management at 770-992-6432 or mlf@martinslanding.org.



VOLUNTEER OF THE YEAR

The lifeblood of any community is its volunteers and that is certainly true of Martin's Landing. While you will be meeting many of Martins Landing's volunteers during today's meeting, there are also many other volunteers that provide untold time and invaluable effort to our community.



MANY HANDS MAKE LIGHT WORK

AND THE WINNER IS...

Fredrika Stillwater

COMMITTEE REPORTS

- Finance Committee
- Architectural Review Committee
- Communications Committee
- Deer Management Committee
- Events Committee
- Landscape Committee
- Waterways Committee
- Maintenance Committee
- Playground Committee
- Pool Committee
- River Pool Renovations Committee
- Tennis/Pickleball Committee

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

FINANCE COMMITTEE

MEETING SCHEDULE: 3rd Monday of the Month, 12:00 pm

MEETING LOCATION: Lake Pavilion, Meeting Room

EMAIL: treasurer@martinslanding.org or
finance@martinslanding.org

2024 FINANCIALS



Operating Income & Expenses	YTD – Actuals	Annual Budget	Pct. Of Budget
Member Assessment	1,543,360	\$1,556,143	99%
Outside Recreational Memberships	70,430	32,000	220%
Other Incomes (Interest, rentals, access cards etc.)	53,871	46,100	117%
Total Income	\$1,667,661	\$1,556,743	107%
Expenses			
General and Administrative	\$477,402	\$416,575	115%
Building Maint Ext/Int	27,314	20,570	133%
Landscaping	279,175	283,496	98%
Site Improvement and Repairs	96,014	54,500	176%
Utilities	185,107	122,444	151%
Community Services	99,180	92,590	107%
Pool Facility	145,809	163,690	89%
Clubhouse Facility	12,299	17,700	69%
Tennis Court Maint	16,188	17,500	93%
Playground Maint	7,880	5,000	158%
Capital Improvements	276,800	386,332	72%
Total Operating Expenses	\$1,623,168	\$1,580,397	103%
Net Operating Income (loss)	<u>\$44,493</u>		



2024 DEC FINANCIALS (CONT.)



Capital Expenditures	YTD – Actuals	Budgeted Amount
Capital Improvements General	\$82,695	\$92,000.00
Clubhouse	8,491	7,500.00
Drainage Improvement	8,825	49,000.00
Pool Amenities	34,483	67,130.00
Tennis Courts / Deck	103,329	103,500.00
Landscaping	15,331	21,000.00
Renovation Project	23,643	46,202.00
Total Capital Expenditures	276,797.00	386,332.00





BALANCE SHEET AS OF DEC 31, 2024

Operating Account

Assets

Current Assets

\$1,306,776

Accounts Receivable

\$2,066

Operating Account Total Assets

\$1,308,842

Liabilities & Equity

Liabilities

Assesments Paid In Advance

\$395,908

Liabilities

Members' Equity - Operating Fund - Prior Years'

738,519

Members Equity

Net Revenue Gain / Loss

44,489

Operating Total Liabilities & Equity

\$1,178,916

Reserves

Assets

Current Assets

\$1,433,972

Accounts Receivable

(\$8,187)

Reserve Total Assets

\$1,425,785

Liabilities & Equity

Liabilities

Members' Equity - Replacement Fund - Prior Years'

\$1,393,225

Liabilities

Net Revenue Gain / Loss

162,484

Reserve Total Liabilities & Equity

\$1,555,709



MARTIN'S LANDING



2025 APPROVED BUDGET

Operating Income & Expenses	2024 Budget	2025 Budget
Income	\$1,556,744	\$1,591,968
Expenses		
General and Administrative	\$416,575	\$515,195
Building Maint Ext/Int	20,570	33,471
Landscaping	283,496	263,000
Site Improvement and Repairs	54,500	75,630
Utilities	122,444	193,347
Community Services	92,590	98,648
Pool Facility	163,690	180,390
Clubhouse Facility	17,700	10,000
Tennis Court Maint	17,500	17,800
Playground Maint	5,000	5,000
Capital Improvements/Reserve Funding	386,332	199,487
Total Operating Expenses	\$1,580,397	\$1,591,968
Net Operating Income	<u>(\$23,653)</u>	<u>\$0</u>





RESERVE SPECIAL ASSESSMENT FUNDING AND EXPENDITURES

Special Assessment Reserve Income	Annual Budget
Special Assessment 2024	192,078.20
Special Assessment 2025	960,351.68

Special Assessment Reserve Expenses 2025

Pool Furniture	75,000.00
Pool Fence	70,000.00
Major Pool/Deck Repair	513,470.00
Major Paving Repair	260,000.00
Pool Restroom Renovations	60,000.00
Project Management Fee	25,673.00
Contingency	148,286.88
Total SA Reserve Expenditures	1,152,429.88





RESERVE FUNDING AND EXPENDITURES (NON-SPECIAL ASSESSMENT)

Reserve Income 2025	Annual Budget
Reserve Funding 2025	199,487
Previous years Reserve roll over	1,233,707
Total Reserve Funds	1,433,194

2025 Reserve Expenditures

River Lodge Interior	70,000
Clubhouse building	10,000
Landscape Replacement	21,000
Major Tennis Court Repairs	24,000
Fencing	2,500
Playground Equipment	15,000
Total SA Reserve Expenditures	111,500.00



FINANCE COMMITTEE

Unexpected Expenses for 2024:

- The 2024 insurance premiums were higher than budgeted for. The Association budgeted \$135,000 for the annual premiums, but the actual cost was \$201,872.
- The lawsuit from 29SC cost \$25,860 in legal fees in 2024.
- There were several large pipe repairs that were required at the beginning of 2024 due to freezing temperatures.
- Throughout the year, we discovered some electrical concerns at the river courts that required immediate repairs.

FINANCE COMMITTEE

Unexpected Expenses for 2024:

- The Association budgeted about \$48,000 for electricity. The actual costs for electricity were about \$58,000.
- The Association budgeted \$49,822 for water. The actual costs for water were \$117,286. The largest contributor to this deficit was the water costs for the River Pool.
- The Association had to replace the pool gate closers multiple times due to people propping open the gates, which damages the hydraulic closers.

FINANCE COMMITTEE

Financial Savings for 2024:

- Management completed an audit of the internet and phone accounts for all facilities. They consolidated the accounts and negotiated better rates. The Association spent \$40,813 in 2023 for phone and internet. The Association budgeted \$21,000 for 2024. The actual costs in 2024 were \$10,930. The projected cost with the current contracts for 2025 is \$6,778!
- Fulton County had been billing the Association for sewer rates at the River Facilities, which are all on septic. We were able to have the billing correctly adjusted so that the Association was only charged \$8.18/1000 gallons instead of \$12.45/1000 gallons.

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

MEETING SCHEDULE: 4th Monday of month, 7:00pm
*Nov and Dec meet on 2nd Mondays

MEETING LOCATION: Zoom or River Lodge

EMAIL: ARC@martinslanding.org

CHAIRS: Joe Fortin and Andy McNichol

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

ARCHITECTURE REVIEW COMMITTEE

COMMITTEE MEMBERS:

Jennifer Brown – East Hillside

Joe Fortin – North Pond

Andy McNicol – North Pond

Jerri Miller – North Pond

Fredrika Stillwater – North Shore

Pat Finlen – North Shore

Dagmar Biellmann – Lakeview

Jennifer Martin – Six Branches

Joe Redmond – South Shore

Lisa Grinham – South Shore

Jeffrey West - Parkside

ARCHITECTURE REVIEW COMMITTEE

WHERE TO FIND THE ARC GUIDELINES:

On the Martins Landing website:

martinslanding.org/homeowners/

--> ARCHITECTURAL REVIEW COMMITTEE (ARC) REQUEST Section
or

martinslanding.org/realestate/

--> links to neighborhood documents are at the bottom of the page

In TownSq:

Documents --> Governing Documents

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](https://martinslanding.org/homeowners-arc-section)**



COMMUNICATION COMMITTEE

WHAT WE DO:

- Disseminate neighborhood and community information to homeowners, residents, and recreational members
- Promote Martin's Landing and disseminating neighborhood information to the general public and real estate professionals

COMMUNICATION COMMITTEE

MEETING SCHEDULE: To Be Determined

MEETING LOCATION: via Zoom

EMAIL: communication@martinslanding.org

CHAIR: CiCi Garmhaus

COMMUNICATION COMMITTEE

COMMUNICATION TOOLS:

- TownSq - app.townsq.io
- Martin's Landing Website www.martinslanding.org
- Printed Quarterly Newsletter
- Monthly E-Newsletter
- Private Facebook Group - Martin's Landing Residents Hub
www.facebook.com/groups/mlfresidentshub/
- Posters
- Public Facebook 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



MARTIN'S LANDING

DEER MANAGEMENT COMMITTEE

WHAT WE DO:

The Deer Management Committee (“Committee”) is being established to study why we have an overpopulation of deer, propose solutions that will maintain a healthy herd, and execute a plan of action focused on reducing human-deer conflict and restoring the surrounding habitat that is fundamental to our community.

The Committee will partner with the Georgia Department of Natural Resources (“DNR”), Urban Wildlife, and other relevant organizations, to understand and employ science-based wildlife management practices. Additionally, the Committee will promote conservation of a healthy population while minimizing any negative impact on the local environment for the benefit of the community.

DEER MANAGEMENT COMMITTEE

MEETING SCHEDULE: To Be Determined

MEETING LOCATION: Lake Pavilion Meeting Room

CHAIR: Alice Westerfield

EVENTS COMMITTEE

WHAT WE DO:

- Oversight and promotion of neighborhood events and social activities
- Promote Martin's Landing and disseminating neighborhood information to the general public and real estate professionals

EVENTS COMMITTEE

MEETING SCHEDULE: 2nd Wednesday of the Month, 9:30 am

MEETING LOCATION: via Zoom

EMAIL: events@martinslanding.org

CHAIR: Marci Chambers Smith

EVENTS COMMITTEE

2025 Plans:

Easter Egg Hunt – March – Outdoor Event

Trail Days – April – Outdoor Event

First Food Truck Friday of the Year – April – Outdoor Event

Summer Kick Off – May – Outdoor Event

Ladies Night – June – River Lodge

New Resident Social – August – River Lodge

End of Summer Ice Cream Social – August – River Lodge

Trash Bash – September – Outdoor Event

River Jam - September - River Lodge

Ladies Night – October – River Lodge

Chili Cook Off – November – River Lodge

Santa's Landing – December – River Lodge

LANDSCAPE COMMITTEE

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.

LANDSCAPE COMMITTEE

MEETING SCHEDULE: 1st Wednesday of the month, 9:30 am

MEETING LOCATION: Lake Pavilion Meeting Room

* Landscape contractor, NatureScapes, joins the meeting at 10:30am.

EMAIL: landscape@martinslanding.org

CHAIR: Meghan Cherfoli

We'd love to invite new members to join the Landscape Committee! Please email landscape@martinslanding.org if you are interested or have any questions.

LANDSCAPE COMMITTEE

2024 Accomplishments

Our 2024 enhancement projects included replanting some “non-thriving” beds around Martin Lake, new sod on the hill at the lake parking lot, new plantings around the River tennis hut, some gravel for a picnic table area at the pickleball courts, daffodil bulbs and some replacement plants at the front entrance/field, a few new plantings near the front playground, and new trees in a few locations. The drainage from North Pond to the shed was improved to prevent flooding in the shed. Pine straw and playground mulches are added throughout the year. We continue to clean out MLF common property and maintain the tree canopy.

LANDSCAPE COMMITTEE

2025 Plans

2025 plans include landscaping inside the River pool area after pool construction, adding landscaping beside the Pond pavilion, replanting two areas that were severely cut by residents, and addressing a few more age declined and non-thriving beds throughout the property.

LANDSCAPE COMMITTEE



3/10/2025



MARTIN'S LANDING

LANDSCAPE COMMITTEE



3/10/2025



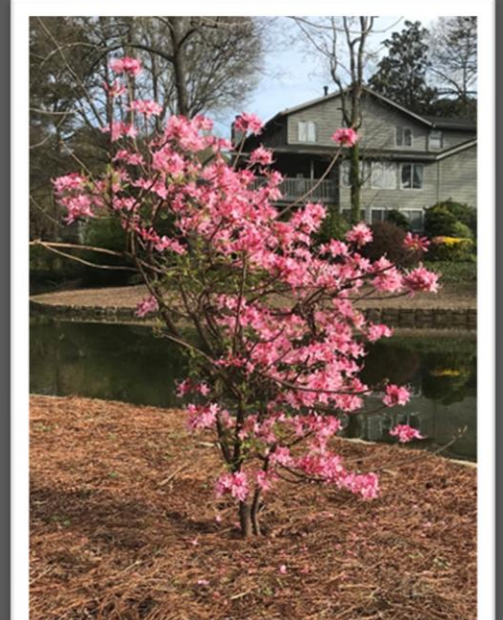
MARTIN'S LANDING

LANDSCAPE COMMITTEE

REMINDER!

Do not cut anything on MLF property.

Do not clip or cut plant material on MLF common property. We are having issues with homeowners cutting down MLF trees and plant material. We'd like for them to stay where they are planted so everyone can enjoy them.



LANDSCAPE COMMITTEE



REMINDER!

Do not place any type of debris on MLF property.

Please understand your property lines. You can use the Fulton County Tax Assessor Website to get an overview of your property, or have a survey done for more exact measurements.

WATERWAYS COMMITTEE

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 the 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.

WATERWAYS COMMITTEE

MEETING SCHEDULE: Meets quarterly in the Lake Pavilion meeting room at 9:30 am.

MEETING LOCATION: Lake Pavilion Meeting Room

EMAIL: waterways@martinslanding.org

CHAIR: Dick Farmer

The Waterways committee is welcoming new members. Please reach out if you are interested or have any questions at waterways@martinslanding.org.

WATERWAYS COMMITTEE

2024 Accomplishments

In 2024, three major drainage issues were completed. Two in the field by Esther Jackson and one on the path that comes up from Riverside Road to Martin Lake. Woody debris was removed from Martin Lake on two occasions, by Tigris, our lake maintenance contractor. Trash Bash was held in October, to clean up Martin Lake, the Pond and the streams that feed them. The water in Martin Lake is tested weekly, thanks to neighborhood volunteers. The water testing data can be found on the Chattahoochee Riverkeeper website at chattahoochee.org, under Our Work/Water Quality Monitoring/Neighborhood Water Watch. (Seven Branches at Martin Road & Seven Branches at Martin Lake)

WATERWAYS COMMITTEE

2025 Plans

For 2025, we have renewed our contract with Tigris (formerly named Aquascapes) to assist with our lake maintenance. Along with monitoring the quality of the lake, they remove manmade debris monthly, and woody debris, on an “as needed” basis. Our dam will be inspected this month, in compliance with GA Safe Dams. We will have another Trash Bash in the fall, but please help us try to keep the lake, pond, and streams clean all year round.

WATERWAYS COMMITTEE



3/10/2025



MARTIN'S LANDING

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.

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

MAINTENANCE COMMITTEE

MEETING SCHEDULE: 2nd Monday of month, 9:00 am

MEETING LOCATION: Lake Pavilion Meeting Room

EMAIL: maintenance@martinslanding.org

CHAIR: Sue McConnell

MAINTENANCE COMMITTEE

2024 Accomplishments

- Renovated the River Shed with new siding and painting
- Renovated the River Tennis Hut with new siding, windows, doors, and paint.
- Renovated the River Viewing Stands with new paint and wood repairs
- Stained all the bridges and boardwalks on the Seven Branches Trail, the docks on the Lake and North Pond, the Lake Pavilion deck, and the bridges around the Lake and North Pond.
- New monument signs were installed at the entrance to the River Facilities.

MAINTENANCE COMMITTEE

2024 Accomplishments – Cont.

- New mile marker and bridge signs were installed and stained to match the bridges.
- Performed an audit of all combination locks throughout MLF, engraved numbers on them to make them easier to identify and updated the combination documentation.
- Worked with plumber to install new isolation shut off valves for the River Facility. This allowed for separate shut off valves to the River Lodge, Tennis Hut and irrigation systems.
- Replaced the Lake Pavilion upstairs A/C unit.

3/10/2025



MARTIN'S LANDING

MAINTENANCE COMMITTEE

2024 Accomplishments – Cont.

- Completed flood clean up after Hurricane Helene.
- Completed emergency deck repairs to the rear balcony on the River Lodge.
- Serviced both septic tanks at the River Facilities
- Brought on new janitorial company – TWS.
- Replaced Brivo panel at North Pond following lightning strike
- Completed roof maintenance to the Lake Pavilion and River Lodge

MAINTENANCE COMMITTEE

2025 Plans

- Renovate the interior of the River Lodge.
- Paint the outside of the River Lodge, including decks.
- Renovate the River Pool restrooms and pavilion area.
- Assist with the River Pool repair project.
- Repair and resurface the asphalt and concrete driveway at the River Facilities.
- Assist with an audit on the electrical and water meters.
- Stain all the ranch rail fencing and paint the cattle gates.

MAINTENANCE COMMITTEE



MARTIN'S LANDING

PLAYGROUND COMMITTEE

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

MEETING SCHEDULE: To Be Determined

EMAIL: playground@martinslanding.org

CHAIR: Jennifer Brown

The Playground Committee is reconvening to make plans for 2025. If you are interested in participating in this committee, please email playground@martinslanding.org.

PLAYGROUND COMMITTEE

2024 Accomplishments

- Relocated the River Playground out of the flood zone to new location closer to the parking lot.
- Installed new playground surrounds at the River playground.
- Stained the Front Entrance playground and River playground surrounds.
- Repaired both playgrounds at the Front Entrance with new support landings/stairs.

PLAYGROUND COMMITTEE

2024 Accomplishments – Cont.

- Installed new split rail fencing at the Front Entrance playground on Martin Road to make it safer for our residents.
- Installed new ground cover at each of the playgrounds.
- Installed boulders at the River playground to better define play areas.
- Removed graffiti from Front Entrance playgrounds and received full reimbursement for the parties that committed the vandalism.

PLAYGROUND COMMITTEE



3/10/2025



MARTIN'S LANDING

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 Homeside Properties.

POOL COMMITTEE

MEETING SCHEDULE: via Zoom, 2nd Tuesday of the month, 4:30 p.m.

EMAIL: pool@martinslanding.org

CHAIRS: Tracey Preslan & Mary Bleichner

The Lake Pool and North Pond will open for SAYOR hours on May 5th!

All 3 pools will be open with lifeguards on Friday, May 23rd (River Pool contingent on repairs being completed)

Hours and Updates to follow in the May Newsletter

POOL COMMITTEE

2024 Review

- Second year with AMS as our pool company. Residents were pleased with the lifeguards and pool manager presence at the pools.
- Second year with Swim At Your Own Risk hours. We continue to get positive feedback on offering extended pool hours.
- Purchased and installed new pool furniture at the North Pond pool based on feedback that more shade was needed for patrons.
- Replaced the sand in the filters at the Lake Pool.
- Replaced the wall heater in the Lake Pool pump room to prevent frozen pipes

POOL COMMITTEE

2024 Review – Cont.

- Repaired the sump pump drainage in the Lake Pool pump room to prevent flooding.
- Resecured the diving board at the River Pool.
- Sponsored the Martin's Landing Dolphins Swim Team by purchasing new three dive blocks.
- Completed temporary leak repairs and concrete deck repairs to the River Pool to ensure the pool could open for the 2024 season.
- Implemented a new pool party request process.

POOL COMMITTEE

Feedback from Pool Experience Forms – Summer 2024

Positive Feedback from Residents	Areas for Growth based on Resident Feedback
<ul style="list-style-type: none">• Weekend Pool manager monitored key cards and got to know residents• Weekend Pool manager collected trash• Active guarding• Consistent chemical checks; some guards even educated members and kids on the process• Guards and managers straighten furniture and keep the deck tidy• Happy with the cleanliness of the pools and professionalism of the guards	<ul style="list-style-type: none">• Guard Feedback: Whistle louder• Guard Feedback: Need to address roughhousing on deck• Cleanliness of Pools: scrub tiles at waterline• Safety: make sure all ladders are stable and have all steps (this is part of the opening process)• Put away hoses when not being used; address people who are touching/playing with hoses• More trash cans (these have been purchased and will be distributed amongst pools)• Crowding at LP when RP closed (2025- all pools opened 7 days a week*)• Resident toys spread on pool deck; let's try to be mindful of each other and shared spaces

POOL COMMITTEE

2025 Plans

- All three pools will close at 9:00 pm to provide consistency across all the pools. An AMS pool manager will be closing the pools for the evening during SAYOR hours. Please be sure to leave when instructed by the AMS representatives.
- Pools open 7-days a week (except for 2 or 3 Thursday swim meets at Lake Pool and potentially 1 adult swim meet)
- Check the pool schedule for SAYOR hours
- Obtain pool maintenance proposals

RIVER POOL RENOVATIONS COMMITTEE

WHAT WE DO:

- The River Pool Renovations Committee is an Ad Hoc committee that was created to assist with River Pool Renovations Project.

MEETING SCHEDULE: To Be Determined

EMAIL: riverpoolreno@martinslanding.org

CHAIR: Glenn Mitchell

RIVER POOL RENOVATIONS COMMITTEE



2024 Accomplishments

- Worked with structural engineer to develop scope for project.
- Bid out project to several vendors and completed interviews.
- Awarded project to American Pool
- Secured funding for project through special assessment
- Submitted permits to the City of Roswell and Fulton County.
- Obtained permit from Fulton County

RIVER POOL RENOVATIONS COMMITTEE



2025 Plans

- The pool is currently under construction for structural repairs, replastering, new tile, new lights, new skimmers, bond repair, new VGB covers, and new coping.
- We are currently working to obtain the variance from the state to move forward with the permit for the deck replacement. We hope to schedule this work immediately following the close of pool season.
- New pool furniture has been ordered for the River Pool.
- We will be scheduling the bathroom renovations this month.

TENNIS & PICKLEBALL COMMITTEE

WHAT WE DO

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

TENNIS & PICKLEBALL COMMITTEE

MEETING SCHEDULE: 2nd Thursday of month at 6:30 pm

MEETING LOCATION: Tennis Hut

EMAIL: tennis@martinslanding.org

CHAIR: Kevin Campbell

Anyone interested in playing tennis should send an email to tennis@martinslanding.org

Anyone interested in playing pickleball should send an email to pickleball@martinslanding.org

Reservations for tennis and pickleball courts are made on

<https://reservemycourts.com/>

Any resident or non-resident member in good-standing can create an account and list Martin's Landing as the facility. This will also provide access to the Tennis and Pickleball newsletters.

TENNIS & PICKLEBALL COMMITTEE

2024 Accomplishments

- Converted the North Pond tennis courts into 6 pickleball courts
 - Martin's Landing now has two ALTA pickleball teams
 - There are now clinics, lessons, and open play times for pickleball
- Rebuilt Lake Courts 3 & 4
 - Raised courts to improve stability and drainage
 - Replaced fencing and painted poles
- Updated Tennis/Pickleball Rules
- Recycled over 2,000 tennis balls!
- Updated Tennis Pro Usage Agreement

TENNIS & PICKLEBALL COMMITTEE

2025 Plans

- Migrate the recreational memberships to TownSq.
 - Recreational memberships will be on an annual basis from May 1st to April 30th
 - We currently have about 100 recreational members, which results in over \$70,000 in outside membership dues.
- Resurface cracked courts 1, 2, 5 & 6 at the River and 1 & 2 at the Lake.
- Experiment with LED bulbs as replacements for the standard bulbs at the courts as they burn out.
 - Determine if LED bulbs provide adequate coverage and if they do not cause excessive glare.
 - Cost of LED replacement bulbs is similar to standard bulbs.
- Investigate integrated LED lighting systems for pickleball and tennis courts

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.

There are two ALTA pickleball leagues.

All tennis/pickleball team members that are outside of our community pay dues to play tennis in Martins Landing Facility.

TENNIS & PICKLEBALL COMMITTEE



CONCLUSION AND QUESTIONS

- We appreciate your questions!
- Each person wishing to pose a question will be given 2 minutes.
- This is not a time for presentations or debates.
- Per our MLF Bylaws, if you would like to present information to the MLFBOD, please request to be put on the agenda at a future MLFBOD meeting.