

MARTIN'S LANDING FOUNDATION 2026 ANNUAL MEETING

03/08/2026



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 FOUNDATION cont.

- 3 Swimming Pools:
Lake Pool, North Pond Pool, River Pool
- Tennis Courts:
Lake Pavilion (4 Courts),
River (7 Hard Courts & 2 Clay Courts)
- Pickleball Courts:
North Pond (6 Pickleball Courts)
- Playgrounds:
River, North Pond & Front Field
- Greenspaces



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 - led by the MLF Board - maintains the MLF amenities and common areas, and manages the operation of MLF
- Sub-associations - led 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 – The Board's 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



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
Briggette Woodard & Brian Blasius
- **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 & Tige Asnicar
- **Six Branches**
sixbranches@martinslanding.org
Marilee Knellinger & Sara Witherell
- **South Shore**
southshore@martinslanding.org
Doug Engel & Marci Chambers Smith
- **The Lake House Apts**
thelakehouse@martinslanding.org
Vacant & Vacant
- **Wynfield Gables**
wynfieldgables@martinslanding.org
John Hilinski & Stephen Kissinger



MLF BOARD OF DIRECTORS

MEETING SCHEDULE:

4th Tuesday of Month, 7:00pm

*Nov and Dec meet on 3rd Tuesdays

MEETING LOCATION:

Once per quarter in person and the remaining Via Zoom

EMAIL:

MLFBOD@martinslanding.org



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

Erin Damiani, CMA: On-site Community Manager

Diana Disley: On-Site Assistant Community Manager

Office Phone: 770-992-6432

Office Email: mlf@martinslanding.org

Office Hours: Monday - Friday, 9am - 5pm



TOWNSQ

- Your account is available for viewing on TownSq. app.townsq.io/login
- When making a new account please use the “sign up with account number” option to facilitate making online payments.
- 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 Martin's 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...

ALICE WESTERFIELD

Alice spent hundreds of hours working on the Deer Management solution for Martin's Landing. She researched what experts were saying regarding urban deer populations, working closely with the Department of Natural Resources and reviewing the studies conducted by Cornell University as well as the research paper published by the UGA grad with data from MLF. She worked closely with the MLF Communications Committee to inform and educate the community about Urban Deer management with monthly eNewsletters, which became the most read articles within Martin's Landing. She responded to emails and questions from residents who reached out to the Deer Management Committee as well. Alice truly exemplifies what Volunteer of the Year is about. She saw a challenge effecting MLF and took it upon herself to work with the BOD to form a Committee and find a solution.



MLF COMMITTEES

- Architectural Review Committee
ARC@martinslanding.org
- Communications Committee
communication@martinslanding.org
- Deer Management Committee
deer@martinslanding.org
- Events Committees
events@martinslanding.org
- Finance Committee
finance@martinslanding.org
- Landscape Committee
landscape@martinslanding.org
- Maintenance Committee
maintenance@martinslanding.org
- New Build Committee
newbuild@martinslanding.org
- Playground Committee
playground@martinslanding.org
- Pool Committee
pool@martinslanding.org
- Tennis & Pickleball Committee
tennis@martinslanding.org



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

CHAIR:

Joe Fortin, Treasurer

MEETING SCHEDULE:

3rd Monday of the Month, 1:00 pm
Lake Pavilion, Meeting Room

EMAIL:

treasurer@martinslanding.org or finance@martinslanding.org



2025 FINANCIALS

Operating Income & Expenses

	YTD – Actuals	Annual Budget	Pct. Of Budget
Member Assessment	\$1,607,713	\$1,551,567	104%
Other Incomes (Memberships, rentals, etc.)	\$102,029	\$40,400	253%
Total Income	\$1,709,742	\$1,591,697	107%

Expenses

General and Administrative	\$349,829	\$336,538	104%
Building Maint Ext/Int	\$53,265	\$33,470	159%
Landscaping	\$286,932	\$263,000	109%
Site Improvement and Repairs	\$81,028	\$75,630	107%
Utilities	\$149,084	\$193,346	77%
Community Services	\$85,453	\$98,647	87%
Pool Facility	\$171,274	\$180,390	95%
Clubhouse Facility	\$1,535	\$10,000	15%
Tennis Court Maint	\$16,935	\$17,800	95%
Playground Maint	\$7,056	\$5,000	141%
On-Site Personnel	\$174,604	\$178,657	98%
Capital Improvements	\$25,651	\$0	
Reserve Funding for 2025	<u>\$199,487</u>	<u>\$199,487</u>	100%
Total Operating Expenses	\$1,602,133	\$1,591,965	101%
Net Operating Income (loss)	<u>\$107,609</u>		



2025 SPECIAL ASSESSMENT AND RESERVE FUNDING

Reserve Income 2025	YTD – Actuals	Annual Budget
Reserve Funding for 2025	\$199,487.00	\$199,487.00
Special Assessment	\$934,377	\$960,352.00
Reserve Interest	\$36,996	-
Total Reserve Funding for 2025	\$1,170,860	\$1,159,838.00
Reserve Expenses 2025		
Building	\$60,910	\$70,000.00
Clubhouse Building	\$26,291	\$10,000.00
Pool Furniture	\$58,370	\$75,000.00
Major Pool Repair	\$493,207	\$579,853.00
Major Paving Repair	\$0	\$280,000.00
Major Tennis Court Repair	\$42,815	\$24,000.00
Pickle Ball Court	\$12,405	\$10,000.00
Landscape Replacement	\$0	\$21,000.00
Fencing	\$0	\$2,500.00
Lake	\$0	\$46,813.00
Playground Equipment	\$6,630	\$15,000.00
Project Management Fee	\$23,200	\$25,673.00
Total Reserve Expenditures	\$723,828.00	\$1,159,839.00



2025 YEAR END BALANCE SHEET

Assets Operating

Operating Cash Total \$1,238,359

Liabilities and Equity Operating

Assessments paid in advance \$345,068
Operating fund prior years \$785,684
Total Members Equity \$107,607

Total Liabilities & Equity Operating

\$1,238,359

Assets Reserve

Reserve Assets Total \$2,010,930

Liabilities & Equity reserve

Replacement fund prior years \$1,563,898
Net Revenue Gain / Loss \$447,031

Total Liabilities & Equity

\$2,010,930



2026 BUDGET COMPARISON

Operating Income & Expenses	2025 Budget	2025 Projected	2026 Budget	% Change
Member Assesment	\$1,551,567	\$1,551,567	\$1,551,567	100%
Outside Memberships	\$40,400	\$77,336	\$72,000	178%
Total Income	\$1,591,697	\$1,675,366	\$1,609,567	101%
Expenses				
General and Administrative	\$336,538	\$329,652	\$379,572	113%
Building Maint Ext/Int	\$33,470	\$46,373	\$45,812	137%
Landscaping	\$263,000	\$228,382	\$322,672	123%
Site Improvement and Repairs	\$75,630	\$58,941	\$76,130	101%
Utilities	\$193,346	\$170,398	\$112,182	58%
Community Services	\$98,647	\$92,987	\$99,751	101%
Pool Facility	\$180,390	\$160,866	\$189,240	105%
Clubhouse Facility	\$10,000	\$4,083	\$10,000	100%
Tennis Court Maint	\$17,800	\$18,032	\$18,800	106%
Playground Maint	\$5,000	\$4,361	\$2,500	50%
On-Site Personnel	\$178,657	\$175,273	<u>\$178,657</u>	100%
Capital Improvements	\$0	\$25,651	\$0	0%
Reserve Funding for 2025	<u>\$199,487</u>	<u>\$199,487</u>	\$174,251	87%
Total Operating Expenses	\$1,591,965	\$1,514,486	\$1,609,567	
Net Operating Income (loss)	<u>(\$268)</u>	<u>\$160,880</u>	<u>\$0</u>	



2026 RESERVE FUND PROJECTS

Reserve funds at the end of Sept 2025	\$1,793,886
Funded in 2025	\$199,000
Funded in 2026	\$174,251
Total in reserves start 2026	\$2,168,224

Reserve Funded Projects for 2026

GL Code	Item	2026 Reserve funding	2026 funds to be used	End of 2026 funds remaining for these GL codes
90-9027-00	Reserve - Irrigation Replacement	\$22,000	\$10,000	\$12,000
90-9040-00	Reserve - Major Pool Repair	\$122,129	\$110,000	\$12,129
90-9045-00	Reserve - Major Paving Repair	\$337,000	\$295,000	\$42,000
90-9050-00	Reserve - Major Tennis Court Repair	\$120,020	\$42,616	\$77,404
90-9060-00	Reserve - Landscape Replacement	\$73,000	\$32,872	\$40,128
90-9086-00	Reserve - Playground Equipment	\$40,000	\$20,000	\$20,000
90-9090-00	Reserve – Project Management fee	\$2,473	\$10,424	\$0
90-9095-00	Reserve Study/10 Year Plan	\$7,000	\$7,000	\$0
			Total: \$517,488	



RESERVE FUND FUTURE PROJECTS

GL Code	Item	2026 Reserve funding	2026 funds to be used	End of 2026 funds remaining for these GL codes
90-9005-00	Reserve - General	\$98,022	\$0	\$98,022
90-9011-00	Reserves - Building Interior	\$14,000	\$0	\$14,000
90-9014-00	Reserves – Sheds	\$5,000	\$0	\$5,000
90-9015-00	Reserve - Clubhouse Building	\$10,000	\$0	\$10,000
90-9017-00	Reserve - HVAC Replacement	\$50,000	\$0	\$50,000
90-9020-00	Reserve - Roof Replacement	\$30,000	\$0	\$30,000
90-9035-00	Reserve - Water Line/Sewer Replacement	\$5,000	\$0	\$5,000
90-9037-00	Reserves – Septic	\$35,000	\$0	\$35,000
90-9039-00	Reserve - Pool Furniture	\$60,000	\$0	\$60,000
90-9041-00	Reserve - Pool Equipment	\$20,000	\$0	\$20,000
90-9051-00	Reserve - Pickle Ball Court	\$30,000	\$0	\$30,000



RESERVE FUND FUTURE PROJECTS cont.

90-9059-00	Reserves – Trails/Pathways	\$19,000	\$0	\$19,000
90-9062-00	Reserve - Golf Cart Replacement	\$20,000	\$0	\$20,000
90-9070-00	Reserve - Deck/Patio Replacement	\$5,000	\$0	\$5,000
90-9072-00	Reserve - Fencing	\$33,000	\$0	\$33,000
90-9074-00	Reserves – Bridges/Docks	\$10,000	\$0	\$10,000
90-9077-00	Reserve - Lake	\$872,000	\$0	\$872,000
90-9078-00	Reserves – Dam/Spillway	\$20,000	\$0	\$20,000
90-9079-00	Reserves – Seawall	\$58,000	\$0	\$58,000
90-9080-00	Reserve - Signage Replacement	\$13,000	\$0	\$13,000
90-9098-00	Reserve - Renovation / Painting Project	\$38,000	\$0	\$38,000

Total Remaining 1,605,000



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 3rd Monday

Via Zoom or Lake Pavilion

CHAIR:

Joe Fortin

EMAIL:

ARC@martinslanding.org

**ARC REQUESTS
MUST BE
SUBMITTED BY
12NOON ON THE
FRIDAY BEFORE
MEETING.**



ARCHITECTURE REVIEW COMMITTEE

COMMITTEE MEMBERS:

- Jennifer Brown – East Hillside
- Beth Scheuer – East Hillside
- Joe Fortin – North Pond
- Fredrika Stillwater – North Shore
- Pat Finlen – North Shore
- Jay Waddell – Lakeview
- Dagmar Biellmann – Lakeview
- Joe Redmond – South Shore
- Lisa Grinham – South Shore
- Meghan Cherfoli –
The Lake House Apartments
- Jeffrey West – Parkside



ARCHITECTURE REVIEW COMMITTEE

WHERE TO FIND THE ARC GUIDELINES:

On the Martin's Landing website:

<https://martinslanding.org/homeowners/>

--> ARCHITECTURAL REVIEW COMMITTEE (ARC) REQUEST Section

OR

<https://martinslanding.org/realestate/>

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

In TownSq:

Documents --> Governing Documents



ARCHITECTURE REVIEW COMMITTEE

*Before we get into the 2025 ARC accomplishments, we'd like to take a moment to sincerely thank **Andy McNicol** for his years of leadership and wish him well with all his newfound free time!*

2025 ACCOMPLISHMENTS - Improving the Process:

The MLF ARC spent much of 2025 making changes to improve the ARC request and review processes. The ARC heard homeowner feedback and worked hard last year to make clear, lasting improvements to processes and clarify policies. Here's a look at some of the positive changes we implemented in 2025:



ARCHITECTURE REVIEW COMMITTEE

- All voting is now done directly in TownSq which allows for a much quicker turnaround for straightforward requests and has reduced the frequency and length of committee meetings.
- To speed response times in emergency situations, we've implemented a new process where homeowners can email arc@martinslanding.org with their address, phone number, and a brief description of the request for immediate action.
- We updated and clarified the ARC guidelines, including fee schedules and policy; you can find the current guidelines on TownSq > Documents > Architectural > Architectural Guidelines.
- We've partnered with the Landscaping Committee to assist in tree removal requests which has proven beneficial and resulted in updated guidelines where homeowners may be required to plant a replacement specimen tree elsewhere on the property when removing certain trees.
- **2025 Approved ARC Requests: 476**



ARCHITECTURE REVIEW COMMITTEE

2026 PLANS:

The Committee is focused on exterior paint colors and how to make the paint selection process easier and more consistent. Our Committee enjoys working together to support the visual appeal of our community and we are always looking for volunteers if you're interested in maintaining the variety and beauty of Martin's Landing homes!

If you need help or have ARC questions, please contact the office at 770-992-6432.



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](https://www.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 share neighborhood information to the general public and real estate professionals



COMMUNICATION COMMITTEE

MEETING SCHEDULE:

Last Monday of Each Month

CHAIR:

CiCi Garmhaus

EMAIL:

communication@martinslanding.org



COMMUNICATION COMMITTEE

COMMUNICATION TOOLS:

- TownSq - app.townsq.io
- Martin's Landing Website www.martinslanding.org
- Quarterly Print Magazine Mailed to Homes
- Monthly E-Newsletter
- Private Facebook Group - Martin's Landing Residents Hub
www.facebook.com/groups/mlfresidentshub/
- Public Facebook Page - Martin's Landing Foundation
www.facebook.org/martinslandingfoundation/
- Posters



COMMUNICATION COMMITTEE

How to stay informed about Martin's Landing:

- Sign Up for Your TownSq Account at: <https://app.townsq.io/>
 - emergency announcements, calendar, documents, the ARC submission and more
- Visit martinslanding.org
 - pool and amenity information, events, homeowner information and more
- Join our FB group - Martin's Landing Foundation Residents Hub
 - the latest events and updates, notices, and conversation with neighbors
- Read the quarterly ML magazine and monthly e-newsletter



DEER MANAGEMENT COMMITTEE

WHAT WE DO:

The Deer Management Committee is responsible for developing and overseeing strategies to manage local deer populations in a manner that balances ecological health, public safety, and community interests. The committee works collaboratively with wildlife experts, local authorities, and residents to evaluate population levels, assess environmental impacts, and recommend responsible management actions when needed.



DEER MANAGEMENT COMMITTEE

MEETING SCHEDULE:

3rd Monday of each Month, 6:30pm
Lake Pavilion Meeting Room

CHAIR:

Alice Westerfield

EMAIL:

deer@martinslanding.org

NOTE:
Meetings will
move to
quarterly as
field work
begins.



DEER MANAGEMENT COMMITTEE

COMMITTEE MEMBERS:

- Alice Westerfield – North Shore
- Marilee Knellinger – Six Branches
- Ben Carley – North Pond
- Meghan Cherfoli – North Shore
- Brian Robbins – South Shore
- Sue McConnell – North Shore
- David Beeco – North Pond
- Tom McElhinny – South Shore
- Dave Smith – South Shore
- William Bushey – North Shore
- John Porambo – North Shore



DEER MANAGEMENT COMMITTEE

The Committee's primary objective is to execute the approved Deer Management Plan by **measuring, evaluating, and reporting** on both **ecological carrying** and **social carrying** capacity indicators within the Martin's Landing Community.

This dual focus ensures that deer management decisions are informed by:

- Ecological **balance** and **sustainability**, and forest regeneration
- Resident **satisfaction** and tolerance levels

The Committee partners with the Georgia Department of Natural Resources (GDNR), wildlife professionals, and academic institutions to ensure all monitoring and management decisions reflect current scientific best practices.



DEER MANAGEMENT COMMITTEE

The UGA 2023 Deer Survey found that MLF residents identified the following priorities for our community:

- 40% - Minimize **human-deer conflict** in our community.
- 30% - Maximize the **health of our community's ecosystem**.
- 21% - Minimize **costs** associated with deer in our community



DEER MANAGEMENT COMMITTEE

DEER MANAGEMENT FRAMEWORK:

PHASE 1: PROBLEM DEFINITION AND ASSESSMENT:

- Survey results identify scope
- Collaborate with subject matter experts
- Conduct local assessment
- Establish management goals
- Educate/Outreach to the community

PHASE 2: DECISION MAKING:

- Establish program goals
- Consider management alternatives
- Establish course of action

PHASE 3: IMPLEMENTATION:

- Develop detailed management plan
- Execute detailed plan
- Conduct lessons learned

PHASE 4: EVALUATE AND ADAPT:

- Track set of indicators
- Assess progress toward goals
- Execute appropriate plan
- Adjust management goals

PARTNERING
WITH
EXPERTS IN
THE FIELD:



DEER MANAGEMENT COMMITTEE

Establish Goals - **SOCIAL CARRY CAPACITY**

Priorities and Associated Goals:

- Minimize human-deer conflict in our community:
 - Increase homeowner satisfaction from 9% to **25%** for this year's annual survey.
 - Launch homeowner conflict form, track reporting with **month-over-month improvement trends**.
- Increase **homeowner engagement** thru monthly e-Newsletters:
 - MLF newsletter open rate averages over 55%.



DEER MANAGEMENT COMMITTEE

Establish Goals - **BIOLOGICAL CARRY CAPACITY**

Priorities and Associated Goals:

- Maximize the health of our community's ecosystem:
 - Increase number of 4-ft saplings 40% by 2030.
 - Increase stems of desirable/native hardwoods 40% by 2030.
 - Annual improvement on browse line of 40% by 2030, twice yearly.
- Minimize costs associated with deer in our community:
 - Reduce deer related landscape expenses 20% by 2028 thru education and reduced browsing.



DEER MANAGEMENT COMMITTEE

Annual Deer Management Report

- A comprehensive, data-driven evaluation of the program's performance over the preceding year.
- It will integrate ecological, population, and community engagement data to assess progress toward established goals.
- Guide adaptive management decisions for the following year.



EVENTS COMMITTEE

WHAT WE DO:

Establish, organize, manage, and promote neighborhood events and social activities.



EVENTS COMMITTEE

MEETING SCHEDULE:

2nd Tuesday of the Month, 10 am
Via Zoom

CHAIR:

Marci Chambers Smith

EMAIL:

events@martinslanding.org



EVENTS COMMITTEE

2026 EVENTS

- Chili Cook Off - Jan 18 - River Lodge
- Volunteer Appreciation - Jan 31 - River Lodge
- New Resident Social - Feb 21 - Lake Pavilion
- Annual Meeting - Mar 8 - River Lodge
- Easter Egg Hunt - Late Mar 28 - River Rec Area
- Tacos and Trivia - Apr 16 - River Lodge
- First Food Truck Friday - Apr 24
- Trail Days - May 2-3 - trails
- Summer Kick-Off - May 22
- New Resident Social - June - Lake Pavilion
- 4th of July Kids Parade - July 4 - Lake
- Trash Bash - Sept - Lake Pavilion
- River Jam - Oct - River Lodge
- Chili Cook Off - Nov - River Lodge
- Santa's Landing - Dec - Lake Pavilion



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

Lake Pavilion Meeting Room

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

CHAIR:

Meghan Cherfoli

EMAIL:

landscape@martinslanding.org

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

2025 Growing Forward:

The Landscape Committee is tasked with maintaining and improving our neighborhood's curb appeal. They maintain the pine straw and mulch at the playgrounds, maintain our common property landscaping, clean MLF common property, and maintain the tree canopy. In 2025, they made several landscape enhancements including:

- New landscape design, including added boulders, in the river area
- Trees planted in several locations
- A new gravel path at the pickleball court
- Gravel added to the River Gazebo area
- Plants added at the River Pool
- Replanted area along the lake nature path that had been destroyed



LANDSCAPE COMMITTEE

2026 Growing Forward:

- 2026 plans include landscaping inside the River Pool area after pool construction, adding landscaping beside the Pond pavilion, and addressing a few more age-declined and non-thriving beds throughout the property.
- We will be rebidding our landscape contract, late this year, for 2027-2030.
- Finally, the Landscape Committee would like to thank volunteer **Carol Mitchell** for her many years of dedication to keeping Martin's Landing beautiful.



LANDSCAPE COMMITTEE



03/08/2026



MARTIN'S LANDING

LANDSCAPE COMMITTEE



03/08/2026



MARTIN'S LANDING

LANDSCAPE COMMITTEE



03/08/2026



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!

- Please remove all ivy growing on trees on your property. Ivy can be effectively controlled by cutting a one-foot section out of the vine near the base of the tree. Once severed, the ivy will gradually die back over time.
- It's important to address ivy growth promptly, as many insurance companies may deny tree damage claims if ivy is present on the affected tree.



LANDSCAPE COMMITTEE



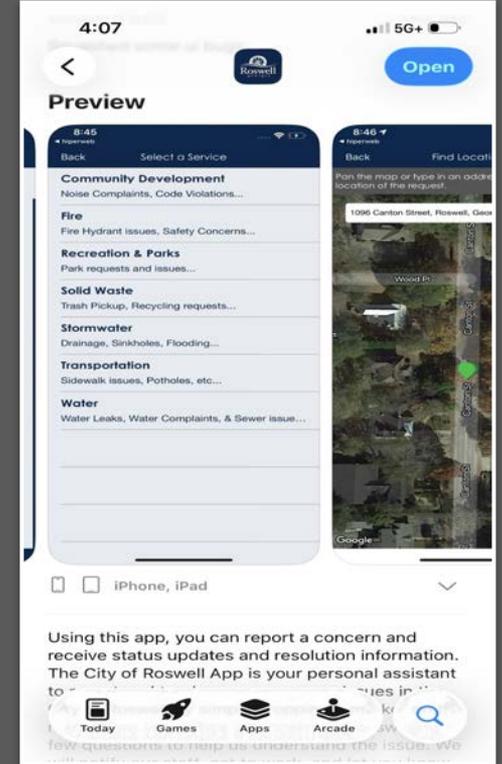
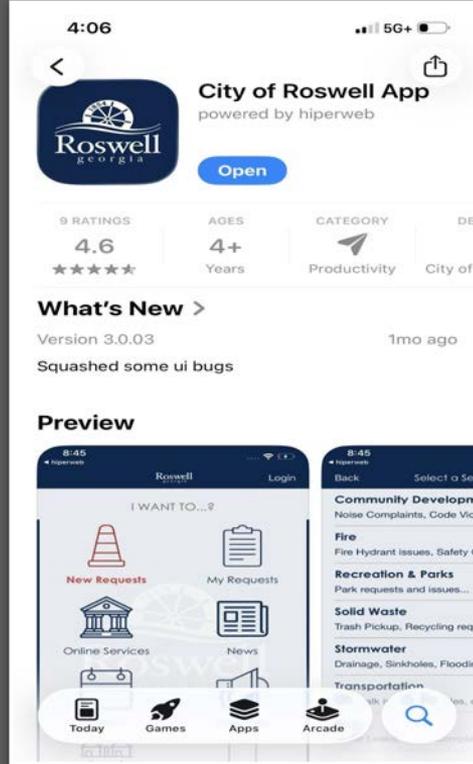
REMINDER!

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.

LANDSCAPE COMMITTEE

CITY OF ROSWELL APP



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 of the amenities at 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. 0.9 Mile Seven Branches Creek perimeter walking path. North Pond has a perimeter walkway, fishing dock, bridges and benches.



WATERWAYS COMMITTEE

MEETING SCHEDULE:

Quarterly in the Lake Pavilion meeting room at 9:30 am.
Lake Pavilion Meeting Room

CHAIR:

Dick Farmer

EMAIL:

waterways@martinslanding.org

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



WATERWAYS COMMITTEE

Stewardship Beneath the Surface:

- Did you know that the water in Martin Lake is tested weekly? Have you participated in the annual Trash Bash to clean Martin Lake, North Pond, and the streams that feed them? Our Waterways Committee volunteers are stewards of our waters, charged with caring for Martin Lake, North Pond, and the many streams and waterways within Martin's Landing.
- In 2025, the dam was inspected by an engineer in compliance with Georgia Safe Dams and woody debris was removed from the lake on two occasions. Martin Lake's water was tested weekly and the data reported to Chattahoochee Riverkeepers. You can find the data at Chattahoochee.org > Our Work > Water Quality Monitoring, then click the "Explore the NWW Database" and select Seven Branches at Martin Road and Seven Branches at Martin Lake.



WATERWAYS COMMITTEE

2026 Plans

For 2026, the Committee has renewed our contract with Tigris to monitor the quality of the lake, remove man made debris monthly, and remove woody debris as needed. A siltation survey will be done on Martin Lake this year. The data, along with the data from the survey completed in 2020, will help us work toward the 2027 dredging project. There were two sinkholes on the property that were repaired. We'll host another Trash Bash in the fall but please help us try to keep the lake, pond, and streams clean all year round!



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, etc.) with their maintenance needs when required.



MAINTENANCE COMMITTEE

MEETING SCHEDULE:

2nd Monday of month, 9:00 am
Lake Pavilion Meeting Room

CHAIR:

Sue McConnell

EMAIL:

maintenance@martinslanding.org



MAINTENANCE COMMITTEE

2025 Accomplishments

- Renovate the interior of the River Lodge.
- Paint the outside of the River Lodge, including decks.
- Renovate the River Pool restrooms and pavilion area.
- Assisted with River Pool repair project.
- Assisted with an audit on the electrical and water meters.
- Stain all the ranch rail fencing and paint the cattle gates.



MAINTENANCE COMMITTEE

2025 Accomplishments – Cont.

- Repair electrical issues throughout Martin's Landing.
- Repair plumbing issues throughout Martin's Landing.
- Install Holiday decorations throughout Martin's Landing.



MAINTENANCE COMMITTEE



03/08/2026



MARTIN'S LANDING

MAINTENANCE COMMITTEE

2026 Plans

- Assist with the River Pool deck repair project.
- Replace the River Pool fencing.
- Repair and resurface the asphalt and concrete driveway at the River Facilities.
- Repair the North Pond Bridge.
- Stain the bridges and docks.
- Update locks throughout Martin's Landing.
- Update cameras throughout Martin's Landing.
- Install new towing signs throughout Martin's Landing.



MAINTENANCE COMMITTEE

Volunteers Needed:

Looking ahead, our Committee is looking for new volunteers who can help with light maintenance tasks, develop clear signage language along the lake path, and assist in creating scopes of work for upcoming Reserve Study projects. With continued teamwork and community involvement, we're excited about keeping Martin's Landing looking and functioning its best in the year to come!



PLAYGROUND COMMITTEE

MEETING SCHEDULE:

To Be Determined

Co-CHAIRS:

Meghan Cherfoli & Joe Fortin

EMAIL:

playground@martinslanding.org

WHAT WE DO:

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

The Playground Committee is reconvening to make plans for 2026. If you are interested in participating in this committee, please email playground@martinslanding.org.



PLAYGROUND COMMITTEE

2025 Accomplishments

- Front Playground Slide Replacement.
- New Mulch for all Play Areas



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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.

CHAIR:

Tracey Preslan

EMAIL:

pool@martinslanding.org

- The Lake and Pond pools will open for SAYOR hours on May 4th!
- All 3 pools will be open with lifeguards on Friday, May 22nd
- Hours and Updates to follow in the MLF E-Newsletter and Magazine



POOL COMMITTEE

2025 Review

- Completed our 3rd 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 (SAYOR) hours. We continue to get positive feedback on offering extended pool hours.
- Aligned closing time of pools so there is less confusion for patrons. Also requested AMS pool manager to close pools in the evenings after SAYOR to ensure the pool is completely empty.



POOL COMMITTEE

2025 Review – Cont.

- AMS was able to provide gate attendants during times when key card access was not working so that the pools didn't have to close.
- We were able to keep the River Pool open through September.
- In order to have a successful pool season, we need all patrons to read the pool rules and adhere to them. Please listen to lifeguards and AMS pool managers.



POOL COMMITTEE

2026 Plans

- Replace sand filters at the River and Pond pools.
- Replastering of the Lake Pool. This should be done every 10 years along with replacing the tiles. AMS began work at the end of February.
- VGB to be replaced at Pond Pool this pool season. This is to stay in compliance with the Virginia Graeme Baker Pool & Spa Safety Act (VGB Act).
- Solicit feedback from patrons via survey.



RIVER POOL RENOVATIONS COMMITTEE

MEETING SCHEDULE:

Weekly Friday at 10 am via Zoom

CHAIR:

Sue McConnell

EMAIL:

riverpoolreno@martinslanding.org

WHAT WE DO:

The River Pool
Renovations

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



RIVER POOL RENOVATIONS COMMITTEE

2025 Accomplishments

- Worked with the City of Roswell to obtain the permit to repair the pool.
- Completed the pool repairs, resulting in significant savings in water charges.
- Repaired the deck enough to allow the pool to be opened.
- Placed the new pool furniture out on the deck.



RIVER POOL RENOVATIONS COMMITTEE

2026 Plans

- Work with the City of Roswell to obtain the permit to repair the deck.
- Complete the deck repairs.
- Open the pool on time in May.



TENNIS & PICKLEBALL COMMITTEE

WHAT WE DO

The Tennis and Pickleball Committee works to enhance the Tennis and Pickleball experience in Martin's 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
Tennis Hut

CHAIR:

Roger Dewey

EMAIL:

tennis@martinslanding.org and pickleball@martinslanding.org



TENNIS & PICKLEBALL COMMITTEE

- 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://reservemycourt.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

2025 Accomplishments

In 2025, the Tennis & Pickleball Committee made some major improvements in addition to the usual maintenance and coordination of activities, clinics, lessons and events. We couldn't have done it without Chair Kevin Campbell and all the committee members who volunteered their time and effort to ensure our tennis and pickleball facilities are maintained to a level we can all be proud of. Here's a look at 2025 achievements:



TENNIS & PICKLEBALL COMMITTEE

Tennis

- Resurfaced River Club courts 1, 2, 5, 6 and Lake courts 1 and 2
- Resurfaced Clay courts 3 and 4
- Resolved plumbing and electrical issues on Clay courts
- Replaced ice machine
- Replaced grills, added one flat top grill

Pickleball

- Added new LED lights
- Replaced timer
- Patched cracks
- Arranged for lights to be added for the pathway to the Pond restrooms
- Added ball holder baskets



TENNIS & PICKLEBALL COMMITTEE

2026 Plans

- We hope to move forward with getting LED lights at the River Club courts, adding bleachers, sail shades and a grill to the pickleball courts, replacing the Clay court fencing, and replacing benches where necessary.
- We thank the Board and the Martin's Landing residents and members for your continued support of our tennis and pickleball communities!
- We'd also like to thank Coach Marcus Hurtig for his ongoing efforts to create opportunities for our residents and members of all levels and age groups to improve through coaching, clinics and events, and Coach Carlos Jimenez for his dedicated participation in our tennis and pickleball programs.



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, ALTA Tennis League, and Juniors Tennis.
- There are two ALTA pickleball leagues.
- All tennis/pickleball team members that are outside of our community pay dues to play tennis in Martin's Landing Facility.



TENNIS & PICKLEBALL COMMITTEE



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MARTIN'S LANDING

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.

