

Sandridge Commons Newsletter

January 2026 VOLUME 20

PO Box 2275 • Gainesville, Georgia 30503

www.sandridgecommons.com

Allison Conley, President

Quest McKinney, Vice President

Bob Carlyle, Treasurer

Jennifer Nunez, Secretary



Have you joined our
Facebook Page?



Check us out for community updates:

**Sandridge Commons
Townhouse Community**

Need to pay your HOA
Fees?



HOA fees due January, 2026

Pay electronically on our webpage at:

www.sandridgecommons.com

OR

Mail a check to:

Sandridge Commons HOA

PO Box 2275

Gainesville, GA 30503

Friends and Neighbors,

We hope 2026 will be a great year for you, your family, and our community. If we can be of assistance, please contact us at hoa@sandridgecommons.com. We love hearing from you!
Happy New Year,
Quest McKinney, Bob Carlyle, Jennifer Nunez, and Allison Conley



Don't forget! 1st Quarter HOA payments are due January, 2026!

\$250 / \$275.00 if paid after 1/30/26

Community News/Updates/Reminders:

- We will be having our annual HOA meeting on Tuesday, January 27, 2026. The meeting will be held at the Gainesville Civic Center at 6:00pm. In the next few days, you should receive a copy of the meeting notice, agenda, and proxy in the mail (also attached to this email). Please make plans to attend if you can. During this meeting we will discuss the status of the community, give a financial report, and review the budget for the new year. Please note that our covenants require that we meet a quorum. We must have $\frac{1}{3}$ of the current membership present at the meeting in order to conduct business. If you are unable to attend in person, you can attend by proxy. A copy of the proxy is attached to this newsletter. If you are unable to attend, please complete a proxy and email it to HOA@sandridgecommons.com, give to a board member, or send with someone who will be attending the meeting. Proxies are also available on our website at www.sandridgecommons.com.
- Pet waste has become a huge problem recently. Owners taking their dogs out should always clean up after their pets. Please also be courteous about taking your dogs out in neighbor's flower beds, at the front entrance, parking lot, and areas near entrances of homes (front and rear).
- We have had many owners paint and replace worn roofs in recent months, which really makes our neighborhood look neat and clean. Please be mindful of the exterior condition of your home. Homes must be pressure washed if visible mold is growing (front and rear). Faded or worn paint must be updated. Damaged roofs should also be repaired or replaced. Homes in our community must be maintained as documented in the neighborhood covenants.
- Please also remember that mailboxes must be in good repair and visually appealing. If you are in need of a new mailbox, or repairs, please visit

www.betterboxmailboxes.com. All mailbox replacements must be the single or double version from Better Mailboxes. Homeowners are responsible for keeping mailboxes in good condition. Please reach out if you have questions about replacements.

- **Please be reminded that all painting, roof changes, or exterior changes (including mailboxes) need to be approved by the HOA.** Just shoot us an email. We are usually pretty quick to respond.
HOA@sandridgecommons.com Don't assume that the color or product you are using is approved. All changes require approval.
- We continue to have lawns sprayed to cut down on weeds. Our contractor, Gainesville Grow, leaves signs around the grounds when they spray. For those of you that have pets, they recommend that pets stay off freshly sprayed grounds for 24 hours.
- Please remember that all porches and patios must be clear of clutter and may not be used for storage of any items. You may be fined for trash and clutter.
- If you notice one of our street lights out, please do the following:
 - Report the outage at www.georgiapower.com OR
 - Send us an email at hoa@sandridgecommons.com with the location and we will report it. Thank you for helping us keep our street lights in good working order!
- **Please note: If your account has a past due balance, you will receive a statement within the next 30 days.** We still have a few delinquent accounts. If your account is behind, please reach out to us. We want to work with you! Please be advised that it is within the rights of the HOA to file a lien against your home, as well as begin the foreclosure process, if dues are past due. ***It takes all of us paying our part to have the funds needed for ground maintenance and neighborhood repairs.**
- Remember that leasing and subleasing of your property is against HOA by-laws. Homeowners breaking this policy are subject to fines and eviction of tenants. Ongoing fines can result in liens and/or foreclosure of your home.

**Don't forget! 1st Quarter HOA payments
are due January, 2026!
\$250 / \$275 if paid after 1/30/26**

PROXY
2026 Annual Homeowners Meeting

To the Secretary of the Sandridge Property Owners Association:

The undersigned hereby appoints the Secretary of the Association or

(Specify name here if anyone other than the Sandridge Commons Association Secretary)

with the power of substitution for and in the name, place, and stead of the undersigned, to vote as proxy, and counted present to establish a quorum, at the membership meeting of the association, to be held at:

Gainesville Civic Center
830 Green Street
Gainesville GA 30501
Tuesday, January 27, 2026, 6:00pm

In no event should this proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it is given.

Date: _____

Owner Signature: _____

Print Name: _____

Address: _____

Telephone Number: _____

Email Address: _____

Please submit this proxy by email to Sandridge Commons HOA at HOA@sandridgecommons.com or present a paper copy upon sign-in at the meeting on Tuesday, January 27, 2026 at 6:00pm.

Sandridge Commons HOA Annual Meeting Notice

The annual meeting for the Sandridge Commons HOA is coming up soon. Please mark your calendars and join us if you can.

Tuesday, January 27, 2026

6:00pm

**Gainesville Civic Center
Gainesville, GA**

Important things to note:

- Agenda is attached. If you have something you would like added to the agenda, please email us at hoa@sandridgecommons.com, no later than January 23, 2026.
- Attendance is important in order to establish a quorum. If you cannot attend, please complete the attached proxy and email to hoa@sandridgecommons.com, hand deliver to a board member, or have a neighbor who is attending present your proxy before the meeting on January 27th.

We hope to see you there!

SANDRIDGE COMMONS ANNUAL MEETING AGENDA

Meeting Date: Tuesday, January 27, 2026

Time: 6:00pm

Meeting Location: Gainesville Civic Center

The purpose of this meeting is to deliver a report of the financial and physical status of the community to residents. Meeting minutes will be posted on the community website following the meeting. If you are unable to attend the meeting, please execute a proxy and submit the completed document to HOA@sandridgecommons.com, hand deliver to a board member (prior to the meeting date), or give the completed proxy to a neighbor who will be attending. This is to ensure we can establish a quorum. The quorum requirement is 1/3 of the total association membership.

Items to be Presented:

- Approval of minutes from January 2025 Annual Meeting
- Status of the Community
- Financial Report
- 2026 Budget and Fees Approval

In accordance with the By-laws and Georgia Law, the only business that may be undertaken at this meeting are the items listed on the agenda. Should you have other concerns, please contact a board member, or email hoa@sandridgecommons.com, no later than January 23, 2026.

*Proxy is attached. Additional proxy copies are available at www.sandridgecommons.com.

January 9, 2026

Dear Sandridge Homeowner,

Happy New Year! We hope everyone enjoyed the holiday season and that 2026 is off to a great start. Please make note of the following information.

- As required by the Sandridge Commons Association by-laws, we are notifying you of our annual community meeting on January 27, 2026. See the meeting notice and agenda. Both are attached. Please be reminded, if you have something you would like added to the agenda, please email, hoa@sandridgecommons.com, no later than January 23, 2026.
- Community meetings require that we have a quorum present. Currently, quorum requirements are $\frac{1}{3}$ of the total membership. We hope that you can join us for the annual association meeting, however, if you are unable to attend, please complete the attached proxy (instructions are included on the proxy document).
- The HOA provides a quarterly newsletter and community information is emailed out to the email address on file for your residence. If you are not currently receiving our electronic newsletters, and/or community information, please submit your contact information to hoa@sandridgecommons.com. Please include your name, address, phone number, and email address. Please note, your contact information is never shared. Thank you for updating your contact information with the HOA.
- If you have a past due balance with the HOA, you will receive a statement, within the next 30 days, outlining the balance due for your residence. Thank you for your prompt attention to these statements and returning your membership to good standing.

We look forward to seeing you on January 27th!

Sandridge Commons HOA