



Annual HOA Meeting

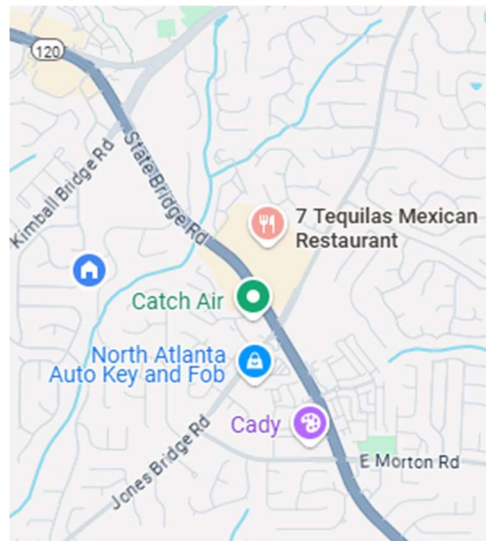
We are pleased to announce our annual homeowners meeting will be held on **Sunday, October 12th 2025 beginning at 4:00 pm** at Seven Tequilas Mexican Restaurant, 10945 State Bridge Rd, Alpharetta, GA 30022 (Saddlebrook/Kroger Shopping Center).

This is your opportunity to meet your board members and bring any questions, issues or concerns regarding our community. We also have a few open board positions so please come if you're interested in joining your HOA Board.

The Pines at Kimball Bridge HOA Annual Meeting

Sunday, October 12th from 4PM – 6PM

7 Tequilas Mexican Restaurant – 10945 State Bridge Road



Light appetizers and soft drinks will be provided!!!

Our agenda is still being worked on but if you have any topics you would like discussed, please e-mail thepineshoapresident@gmail.com. We have several topics to discuss so please come out and join us.

Also, please take some time to review the enclosed common covenant violations on the back side of this notice. We're hopeful all homeowners abide with our current protective covenants and bylaws.

We only have one full member meeting per year, so we hope to see you all there!!!



PLEASE REVIEW COMMON COVENANT VIOLATIONS BELOW. Please help us by abiding by your HOA rules and protective covenants. If you'd like to report any issues please e-mail thepineshoapresident@gmail.com. Thank you!

These are the most common violations that we see in the community. Please be aware of these – very little effort is required to conform to our covenants.

- 1) Residents are required to mow their yards on a regular basis as required to maintain grass height to an acceptable level, and to maintain the landscaping and structure (fences, decks, sheds, etc.) on their property. Grass and weed growth should also be kept out of the curb / gutter area of the streets. Please make the effort to keep trash picked up around your property as well.
- 2) Trash cans are to be placed by the curb Thursday afternoon for pickup Friday. They should be returned to storage as soon as pickup is completed. This is the “24 hour” rule. Trash cans should not remain on the street longer than 24 hours for the complete cycle. Trash cans MUST be stored out-of-sight from the street. If you are leaving town for the weekend, please arrange for a neighbor to remove the empty trash cans from the street.
- 3) Parking: **NO overnight parking of vehicles on the street OR in cul-de-sacs.** It is an Alpharetta City Code violation to park in a cul-de-sac overnight. Per our HOA covenants, guest vehicles are allowed temporary street parking (8 hours or less).
- 4) Commercial and recreational vehicles and trailers: NO commercial vehicles of any kind are to be parked on any lot within any right-of-way of any street in The Pines community. (See covenants for complete description of vehicles that are not allowed.) No disabled or unsightly vehicles are allowed / cannot be covered with a car cover. Trailers are not allowed.
- 5) Renters (tenants) are held responsible for observing the Restrictive Covenants as well as the property owner.
- 6) All forward-facing projects and repairs must be approved by the HOA Board prior to work commencing using the Project Approval Form (Project Approval Form Available in our HOA's Handbook at <https://www.thepinesatkimballbridge.org/covenants/>)
- 7) This list does NOT represent all of our Covenants and Bilaws. A complete list covenants and amendments are posted on our website at: [thepinesatkimballbridge.org/covenants/](https://www.thepinesatkimballbridge.org/covenants/).