MARIETTA COUNTRY CLUB ESTATES HOA

2nd Quarter HOA Meeting Notes

Meeting Minutes
May 12,2026

Call to order
A meeting of Marietta Country Club Estates HOA was held at Marietta Country Club at 6:00 PM. Meeting called to order by Giles Bowman at 6:01 PM.

Attendees
Attendees included Giles Bowman (President), Tom Balkema (Secretary), Jennifer Everett, Judy Harper, Ann Stovall, Chris Campbell , Dina Dlugos, Denny Lim

Members not in attendance
Members not in attendance: Don Campbell

Approval of minutes

➡ ***Committee Reports***

✓ **Financial**

FINANCIAL REPORT N/A

Status of HOA Account	
Operating Fund: **Pacific Checking 0030386302**	$ 17,402.07
Reserve Fund: **Pacific Reserve 0030608526**	$ 20,693.93
Total Assets as of **1/31/2026**	$ 38,096.00

✓ **Architecture Standards**

Per Ann Stovall**,**

- All homes under construction have now completed actions.
- There are two homes upcoming that will be demolished and construction to begin. Both homes on Lattimore Farm Drive

✓ **Social**

- No Action

Unfinished Business

N/A

Open Forum

Board discussion around home security, two recent home break-ins, and unwanted solicitors frequently coming to resident homes.

Marietta Country Club Estates: Home Security & Community Awareness Update

1. Home Security Systems
The MCCE Board strongly recommends that all homes be equipped with security alarms and cameras. Local law enforcement considers these devices the minimum standard for home protection, and they are often effective in deterring potential intruders. Homeowners with alarm systems are urged to arm them every time they leave the property to ensure maximum security.

2. Recent Break-Ins
There have been two reported break-ins in our neighborhood recently. Both incidents occurred during the daytime, and in each case, the home security systems were not armed. We encourage all residents to remain vigilant by keeping an eye on neighbors' homes and reporting any suspicious people or vehicles. For example, Board member Chris Campbell recently encountered an individual in the neighborhood who could not provide a valid reason for being there or proper identification.

3. Solicitation and Trespassing
During this election cycle, we have seen an increase in door-to-door solicitors. While Marietta Country Club has a posted "No Soliciting" policy, some individuals do not comply. Beyond being an inconvenience, this can also pose a security risk, as solicitors may be observing whether residents are home.

Residents are encouraged to post clear "No Soliciting, No Trespassing" signs on their property. According to Cobb County regulations, individuals who enter a property displaying such signage without permission are trespassing and may face legal consequences.

Community Reminder:
Your awareness and vigilance are essential in maintaining the safety and security of our neighborhood. By securing your home and observing your surroundings, you help protect not only your property but the entire Marietta Country Club community.

The following guiding rules are recommended by our Cobb County Police to all Cobb County residents to equip their homes and best practice actions to help in avoiding home breakins.

To prevent home break-ins, focus on making your home a less attractive target by increasing visibility, securing all entry points with deadbolts, and creating the illusion of occupancy. Key, high-impact measures include installing motion-sensor lighting, using smart cameras to monitor entrances, and keeping shrubbery trimmed to eliminate hiding spots.

Securing Entry Points (Doors & Windows)

- Install Deadbolts: Use high-quality deadbolts on all exterior doors, not just knob locks, which are easily broken.

- Reinforce Doors: Use solid wood or metal doors, and reinforce frames with 3-inch screws to prevent kick-ins.
- Secure Sliding Doors: Place a sturdy rod or broomstick in the track to prevent sliding glass doors from being forced open.
- Window Security: Install sash locks or pin windows to prevent them from being opened from the outside. Use security film to stop glass from shattering.
- Garage & Sheds: Keep garage doors closed and locked, as they offer easy access to the home.

Visibility and Landscaping

- Motion Sensor Lights: Install motion-activated floodlights around the perimeter, especially near dark entrances and backyards.
- Trim Landscaping: Trim bushes and trees near windows and doors to remove hiding spots for intruders.
- Keep Valuables Hidden: Don't leave lawnmowers, grills, or bicycles in plain sight, as they tempt thieves.

Security Systems and Technology

- Visible Cameras & Alarms: Use visible security cameras (like doorbells) and security system yard signs, which act as strong deterrents.
- Smart Home Tech: Utilize smart locks that allow you to check if your door is locked remotely, and use smart bulbs to create a lighting schedule.
- Two-Way Audio: Use cameras with two-way audio to call out to anyone suspicious on your property

Habits for Preventing Break-ins

- Lock Up, Always: Lock all doors and windows, even when leaving for a short time or while at home.
- Don't Hide Keys: Avoid leaving keys under doormats, in planters, or in mailboxes.
- Make it Look Occupied: When on vacation, use automatic timers for lights and radio/TV. Arrange for mail/newspaper pickup, and have someone move your car if needed.
- Get to Know Neighbors: Create a Neighborhood Watch to keep an eye on each other's homes.

When You're Away

- Do Not Post on Social Media: Avoid announcing vacations on social media.
- Secure Trash/Mail: Do not allow trash or newspapers to pile up.
- Garage Security:

Decisions to be Completed

Action Items

Announcements: Next Meeting 3rd Quarter HOA Board Meeting will be in May.

The meeting location is Marietta Country Club.

Future Planning

Adjournment The meeting adjourned at 6:31 p.m.

Tom Balkema

HOA Secretary **Date of approval**