

**Renaissance Lakes Community
Association
NEWSLETTER
Spring Edition 2026**



**RLCA Board
Members:**

**President
Julian Timis
(404) 446-6514**

**Bookkeeper:
Sharon Henderson
shend123@att.net
(404) 376-2195 cell**

**Editor:
Calvin Stevens**

BOARD MEMBERS:

“Vacant”

**Dr. Anthony
Rutledge**

Daryl Queen

Tracey Williams

****All payments
should be sent to:**

**RLCA
PO Box 371700
Decatur, GA 30037
renaissancelakeshoa@gmail.com**

THE ANNUAL MEETING was held on March 10th. A summary of the meeting will be provided later.

SPECIAL ASSESSMENT TO ALL RESIDENTS:

At the February 2025 annual Meeting, residents voted to increase the Annual Assessment from \$500.00 to \$550.00 to address urgent concerns. This increase will help balance and maintain our budget to address concerns about our gazebo, bridge, ponds, and pool. If you need to make payment arrangements, please get in touch with our bookkeeper, Sharon Henderson, at shend123@att.net. Your funds will be used to improve amenities within the community.

CURRENT ANNUAL ASSESSMENTS:

This year's annual assessments (**\$550.00**) are due by April 30, 2026.

All payments should be sent to **RLCA
PO Box 371700
Decatur, GA 30037**

If you want to arrange a payment plan, please contact our bookkeeper, Sharon Henderson, at shend123@att.net. Your funds will be used to improve community amenities.

OTHER WAYS TO PAY YOUR ANNUAL ASSESSMENT:

You can set up RLCA as a bill payee to send a paper check from your bank. (NOTE: Each bank or credit union may have different steps and fields, so please refer to your bank bill pay policy and guidelines.

- Payee: RLCA
- Biller Type: Company
- Account: Put your address number/street name, etc.
- Address: RLCA, P.O. Box 371700, Decatur, GA 30037-1700
- Email: renaissancelakeshoa@gmail.com
- Phone Number: Put your contact number
- Select an account to pay from
- Select a date to pay on
- Voila! A paper check will be sent to RLCA (payment delivery varies)

If you are a Real Estate Owner/Investor or own the property as a Business property, another “Free” service to mail payments is “checkbook.io,” “Bill.com,” or “Melio.com.”

Breaking News!

Our Annual Budget (\$103,554) was passed at the recent Annual Meeting. This action was necessary for the Board to take action to conduct business and to take care of necessary repairs, upkeep of common ground areas, and other business expenses.

Covenants and Bylaws: The Board encourages all homeowners to read RLCA Covenants, especially **Article VI- Use Restrictions, Sections 9 through 31**. If you need a copy, please contact Sharon Henderson, Bookkeeper, at shend123@att.net or Calvin Stevens, Editor, at cal.amc@juno.com.

OTHER CONCERNS:

1. There has been a noticeable appearance of residents not removing their trash cans from the curb promptly. Please ensure all trash cans are removed from the front of the home within one day after trash pickup, and no parking on the curb during trash pickup days (please read our Covenants, Article VI – Use of Restrictions and Rules).
2. Please provide information for our next Fall edition newsletter to the editor.
3. This is a reminder for **Contractors** not to post signs or solicit projects. Article VI, Use Restrictions, Section 4. Signs (page 11)
4. Residents are leaving parked vehicles in front of the home for extended periods of time. Vehicles are to be parked in the garage or driveway. Parking on the street poses a safety and security risk.

If you lost a loved one anytime during 2026, please notify one of the Board Members or me.” -- Juliam Timis, President

The Board is Seeking Residents to Serve on the Board:

The Board is seeking interested residents to serve on the Board this year. Several current Board members have terms that are up for election next year. If you are interested, please contact Julian Timis to seek more information about duties and responsibilities. Nominations are always taken from the floor during our Annual Meetings. Get involved and serve the community as a Board member or Standing Committee Chair. The duties can be found in the RLCA Conventions.

FREQUENTLY CALLED NUMBERS:

Streetlights	770-492-5200
Street Light Outage	888-660-5890
Stormwater Management	404-297-4464
Tactical Ops (Radar)	404-294-2278
Tax Assessor’s Office	404-371-2509
Tax Commissioner (Property Tax and Tags)	404-298-4000
Traffic Signal Malfunction	404-297-3929
Trees Down	404-297-3840
Voter Registration	404-298-4020
Water and Sewer-Billing	404-278-4475
Women’s Resource Center	404-688-9436
Workforce Development	404-678-3400

MEET YOUR COMMISSIONERS



Nicole Massial
District 3 Commissioner
404-371-2425
namassiah@dekalbcountyga.gov



Dr. LaDena Bolton
Super District 7 Commissioner
404-371-2899
labolton@dekalbcountyga.gov

Community News You Can Use

GET READY FOR SUMMER, RLCA:

Volunteers are needed for the pool committee. A pool committee is needed to ensure the community pool is being cleaned and well-maintained, and to organize fun activities. We inform the residents of the association rules and work with the HOA board and management company. We need you !!! You must be age 18 and older. Please sign up by calling **404-284-8773**. If you are planning any event at the gazebo or the use of the pool/tennis courts, you need to contact a member of the Board to obtain an application and the rules of use. -- **Alicia Spivey**

RESURFACING OF ROADS IN RLCA:

The Board has submitted a request to Commissioner Massial to obtain funds to resurface all roads within our community using SPLOST funds. Our community has not had any resurfacing (some minor repairs) done within our community since RLCA was developed in 1994. Watch for more information on this issue. Please note that it may take a while to get approval. So, please be patient.

SECURITY WATCH: Here's DeKalb Police non-emergency #678-406-7929

As summer approaches, and school will be out for the summer, the entire community needs to be watchful for criminal activity. Especially whenever the pool opens. Watch out for your neighbor on either side of you. Report suspicious activities at the lake and the pool. Watch out for vehicles parked vehicles within our community, especially with out-of-state license plates.

FRIENDLY REMINDERS:

1. This is a friendly reminder if you plan on **making any changes to the exterior of your home**, please use the PROPERTY CHANGE FORM, a template copy is located in this newsletter.
2. There appears to be a noticeable violation of parked vehicles on the street for extended periods of time, and parking on the lawn, in violation of our covenants. Please read Article VI, Section 5.
3. Payment of assessments is due by April 30, 2026. If you are having difficulties in meeting this annual requirement, please contact Ms. Sharon Henderson, Bookkeeper, to set up an approved payment plan.

NEED VOLUNTEERS TO SERVE ON VARIOUS STANDING COMMITTEES:

Your Board of Directors is seeking dedicated and interested residents to serve on the various Standing Committees:

1. Architectural Review Committee
2. Common Grounds Committee
3. Recreation Committee
4. Sunshine Committee
5. Newsletter Committee

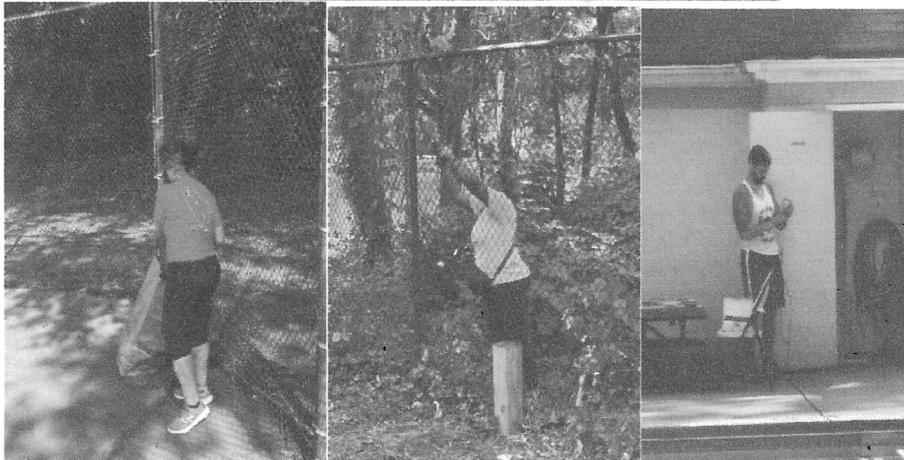
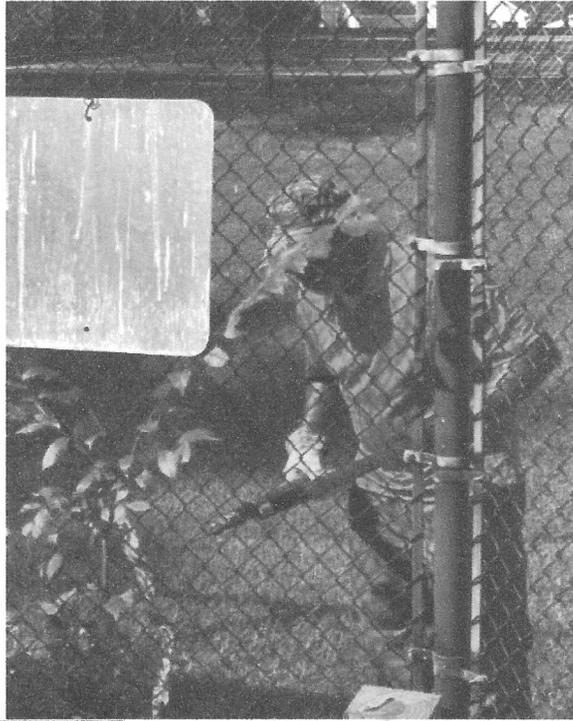
If you are interested, please contact any member of the Board. Your participation in one of these committees will assist the Board in meeting its obligation of complying with our covenants.

THE BOARD IS CONSIDERING HIRING A MANAGEMENT FIRM:

During our Annual meeting, there were discussions of hiring a management company to perform inspections of our properties. As you recall, several years ago, we terminated our management

firm because of the cost. You can add to the discussion by submitting your comments to the President of the Board no later than April 30, 2026.

A BIG THANK YOU TO THE RESIDENTS WHO PARTICIPATED IN THE CLEAN-UP CAMPAIGN:





SPOTLIGHT ON LOCAL RESIDENT MRS. SHARON PELLOM

Decatur-based author and empowerment life coach Sharon Pellom, a National Author in the Grocery Store Program, is helping individuals grow through her books and Awakeness™ Awareness Assessment. She is inviting 20–50 participants to join a local awareness study to understand thoughts, behaviors, and decision-making patterns. To participate, email AWAKENUS11@att.net. Learn more about her work, workshops, and upcoming events at awaken11-us.org. Phone: 404-990-4370.

STATUS OF ANNUAL ASSESSMENTS: As of March 26, 2026

1. Number of residents who have "fully" paid their assessments to date - **14**
2. Number of residents who "partially" paid their assessments - **5**
3. Number of residents on payment plans - **6**
4. Number of residents who are delinquent from prior years - **21** (NOTE: includes 12 handled by our Law Firm WCZ)
5. Number of rental own properties – **19**

Remember, the deadline for payment of annual assessments is April 30th. To make arrangements to be on the payment plan, please contact the Bookkeeper.

Sharon Henderson, RLCA Bookkeeper

Attention Neighbors:

Please review and follow all HOA guidelines regarding architectural projects and modifications to help preserve the beauty and harmony of our community.



RLCA ARC - renaissancelakeshoa@gmail.com

EDITOR'S NOTE: This "Application for Architectural Approval" (on the next pages) is published in each newsletter to remind homeowners of their responsibilities to submit structural and/or exterior color changes to the ARC for approval per our covenants.

Renaissance Lakes Homeowners Assoc.
Architectural Review Committee (ARC)

RLCA ARC, P.O. Box 371700, Decatur, GA 30037

or

renaissancelakeshoa@gmail.com

**APPLICATION FOR ARCHITECTURAL APPROVAL
FOR STRUCTURAL CHANGES AND/OR EXTERIOR COLOR CHANGES**

Submit all requests for changes or additions to the current architectural Review chair at the address listed above. Please attach any drawings and/or sketches that will aid in making a decision regarding your request. Homeowners have the right to appeal any decision by the ARC. The appeal must be in writing to the RLS Board of Directors at the above address within ten working days of the ARC decision.

Please be aware that should work be done to the exterior of your home without ARC approval, the Renaissance Lakes Homeowners Association has the right to demand the property be restored to its original condition at the owner's expense.

PROPERTY OWNERS NAME: _____
PROPERTY ADDRESS: _____
TELEPHONE NUMBER: _____
ESTIMATED COMPLETION DATE: _____

1. Narrative description of the proposed home and/or detached structure (i.e. fence, shed) improvement, change or addition. Cite materials and color(s), to be used. State similarities to existing structures as appropriate. Use a separate sheet of paper if necessary.

- If this application is for **re-painting only**, check here and go to step #3.
2. Please attach drawings to this request showing all proposed improvements including relationships to existing structures, landscaping and lot lines. Professionally drawn plans are needed to clearly show proposed improvements including existing structures:
 - A. Plot plan - "Top-down view" - the improvement should be drawn on a copy of your lot survey to show where the change will be placed.
 - B. Elevation(s) - "side view(s)" - one or more as necessary.

3. Painting

PAINT TYPE (please check one): **FLAT** **SATIN**

You must submit a list of proposed colors (PALLET), or choose from the set of pre-approved colors. We do not advise that you paint your home the exact color scheme as you next door neighbors, or those across your street. You must wait for approval before you may begin painting!

SPECIFIC COLORS:

ELEMENT	COLOR NAME	PAINT BRAND/CODE
Body		
Front Door		
Garage Door		
Trim		
Soffit/Fascia		
Decorative Features	Description:	

(BARE WOOD NOT PERMITTED)

A permit and inspection by the County of Dekalb may be needed. It is the sole responsibility of the homeowner to ensure compliance with all relevant building practices, codes, permits, and licensing requirements as such matters are beyond the scope of the Committee's review.

ADJACENT PROPERTY OWNERS

NAME	ADDRESS	CONTACTED Y/N
1.		
2.		
3.		
4.		
5.		

Unless otherwise stated, all work must be completed within sixty (60) days.

I understand that the Renaissance Lakes ARC will act upon this request within thirty (30) days of receipt. I agree not to begin improvements until the committee notifies me of their decision.

Homeowner Signature: _____ **Date:** _____

When the committee reviews this request, your neighbors have the right to comment and present views about your requested improvements. This is not for their approval; it is only to make them aware that there will be changes next door.

Please include the names of all property owners having adjoining lot lines with your property and those across the street and whether you have spoken to them regarding your plans.

If your request is only to change exterior colors, this written information is not needed at this time. If the committee deems it necessary/appropriate to consult with neighbors, a letter will be sent notifying them of the proposed plans and providing them an opportunity to review a copy of the plan documents. Neighbors not requesting a copy of the plan documents will be considered as having no objection.

FOR OFFICE ONLY:

ID#: _____ Date Received: _____ Received By: _____

ARCHITECTURAL REVIEW COMMITTEE:

Approval:

Conditional Approval:

Disapproval:

Comments:

Signed:

Date:

_____	_____
_____	_____
_____	_____
_____	_____

Renaissance Lakes Architectural Review Committee

Condensed Use Restrictions and Rules

February 2012

- All lots shall be used for residential purposes exclusively.
- No exterior construction, alteration (color change), addition, or erections of any nature shall be commenced or placed upon any part of the community, except such as is installed by the initial Declarant, or as approved by the Architectural Review Committee.
- Vehicles should not be left on any portion of the community except in garage or, dwelling driveway. Parking on lawn whether common grounds or residence is expressly prohibited.
- Leased lots (owner and or tenant) must provide ARC with copy of lease along with a list of lessees and lessees contact number, and auto tag number. Lessees must receive (from owner) a copy of community use restriction. All lessees will be held to the same level of compliance as homeowners.
- Nuisance: it shall be the responsibility of each owner an occupant to prevent the development of unclean, unhealthy, unsightly, or unkempt condition on his or her property. The assembly and disassembly of motor vehicles and other mechanical devices, which may cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the community.
- Garbage Cans, Woodpiles, etc. shall be screened or placed from view of neighboring streets and property. Trash should be bagged and or placed in a closed container to prevent trash being scattered in neighboring yards. No trash, yard trimmings, leaves, etc. should be placed on curb earlier than 24 hours of pickup.
- No fence or fencing type barrier of any kind shall be placed, erected without prior written consent from ARC.
- All mail boxes shall be of a similar style approved by ARC, and in good repair.
- No window Air conditions units may be installed in this community.
- Proper window treatments must be displayed at all times (nuisance clause).
- All front lawns in Renaissance Lakes Subdivision are mandated to be Bermuda grass. It is the responsibility of each homeowner to keep weeds at a bare minimum, and maintain a weed free **Bermuda lawn.**

FAILURE TO ADIDE BY RENNAISSANCE LAKES COVENANTS AND RESTRICTIONS WILL RESULT IN AND INITIAL NOTICE OF NONCOMPLIANCE, FOLLOWED BY FINES (SEE PROTECTIVE COVENANTS).

A copy of Renaissance Lakes Protective Covenants can be obtained from Renaissance Lakes Board of Directors at P.O. Box 371700 Decatur GA 30034 (there may be a printing cost).