



DECEMBER 2025

# THE NEIGHBORLY

## Kirkstone HOA Monthly Newsletter

More Transparency - More Accountability - More Community



### PAST DUE ACCOUNTS TO GO TO DEBT COLLECTION

To keep our neighborhood financially healthy, the **HOA will be forwarding severely past-due accounts to a NEW collection company in 2026** in accordance with our policies. .

Please make sure your annual dues & any outstanding fines are paid. These contributions help keep our community running smoothly—from landscaping & lighting to amenities and improvements.

**If you're unsure of your balance or need help accessing your account, please reach out to ACS Property Management at 770-904-5270**







## Reminder: Trash Cans should be out **ONLY** on Trash Days

We have received some concerns regarding waste storage & the issue of overflowing trash cans being left out on non-collection day in our community. Improper waste storage (or leaving the cans out on long after trash days) can attract pests—especially during colder months—and may lead to health risks and property damage. Maintaining proper trash-handling practices is essential to preserving both our neighborhood environment and our shared property values.

The Kirkstone HOA covenants state that the garbage containers may be placed or visible on the day a person will be making a recurring pickup. All other times the trashcan shall be screened or not visible from the street. Since the waste company requires you to place your trash container out the day before pickup, which is Tuesday, then after pickup on Wednesday, they should be removed from the street, promptly after our trash-pick-up day. If you are out-of-town, please coordinate with a neighbor.

If you're hosting gatherings, remind guests to park considerately and keep noise levels neighbor-friendly. A little mindfulness goes a long way in maintaining the peace and goodwill we all value in our neighborhood. Encourage visitors to use driveways or designated parking areas when possible, and to be respectful of shared spaces and quiet hours.



The HOA Board is comprised of volunteer neighbors or residents in Kirkstone. We are always looking for more volunteers to help with various community items. If you have concerns or ideas, we would love your help. If you are willing to get involved or curious at what getting involved might entail, **please email us at [kirkstonehoa@gmail.com](mailto:kirkstonehoa@gmail.com).**

# HOA DUES & DEADLINES



**Pay via ACS link on our website  
at [kirkstone-hoa.com](http://kirkstone-hoa.com)**

Everyone should have received a letter via mail about your HOA fees being due in 2026. No payment vouchers will be sent this year, again. Our HOA board worked hard to NOT increase them AGAIN this year!

**\$550 are the total dues owed, split into 2 payments: \$275 by 1/30/26 and the other \$275 by 3/30/26.**

## HAVE AN IDEA?

Have an idea for our community newsletter? **LET US KNOW!!!**

Email us at [kirkstonehoa@gmail.com](mailto:kirkstonehoa@gmail.com) or post it on the Facebook Group page below. It can be anything from a community event idea, a concern or an update about the neighborhood.



Join the Convo & Facebook group at [facebook.com/groups/kirkstonecommunityhomeowners](https://facebook.com/groups/kirkstonecommunityhomeowners)