

EXHIBIT PACKET

Supporting Documentation for Formal Tier One Appeal

ACC Violation Fining Notice — May 15, 2026

Martin's Landing Foundation, Inc.

Homeowners:

Will and Amanda Scroggin

275 Truehedge Trace, Roswell, GA 30076

Fine Notice Date: May 15, 2026 | Fine Amount: \$1,800.00

EXHIBIT INDEX

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|------------------|--|
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Incorporated in the formal appeal letter |
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A

Chronological Record of Events

WHAT THIS ESTABLISHES:

The complete factual timeline from March 16, 2026 through May 27, 2026, documenting every ARC interaction, every homeowner submission, both ARC-initiated site visits, the April 27 board meeting during the 40-day silence period, and the post-removal property improvements at the Scroggins' expense.

This exhibit is incorporated within the Formal Appeal Letter as Appendix A.

EXHIBIT A — Chronological Record of Events

This exhibit is incorporated within the Formal Appeal Letter as Appendix A and is not duplicated here.

B

TownSq Application Record, Full Communications Thread, and Verdict Letter

WHAT THIS ESTABLISHES:

Directly contradicts the fine letter's claim that no application was on file. Shows the full ARC review process, all homeowner submissions including the arborist report, the April 3 partial approval verdict, Amanda Scroggin's April 4 written liability notice, and the ARC's responses throughout.

6:41    

[< Back](#) **Details**

APPROVED WITH CONDITIONS 3/19/26, 9:39 PM

Tree removal - backyard and side yard

Submitted by: Amanda Scroggin

Name (Required)
Will and Amanda Scroggin

Address (Required)
275 Truehedge Trace

Email (Required)
Adickey2@gmail.com

Phone Number (Required)
6785575964

Sub-Association (Required)
• Parkside

Lakeview Resident Acknowledgement (Required)
• No

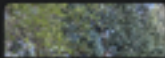
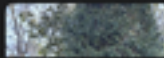
Immediate Danger (Required)
• No

Number of Trees (Required)
10

LOCATION (REQUIRED)

PICTURE OF TREE(S) (REQUIRED)

TownSq Application — 'Tree Removal: Backyard and Side Yard' — submitted March 19, 2026 by Amanda Scroggin. Status: Approved With Conditions.

6:41 

[< Back](#) **Details**

Tree Diameter (Required)
10" - 7'

Tree Species & Reason for Removal (Required)
Evergreens. Many reasons. Main reasons are the trees in the backyard are destroying my neighbor's fence and hang well into their backyard. They are having a giant tree removed for safety and want to reclaim their backyard. These trees are way too large to be privacy trees. Trees near the street have caused issues with my water from the city. They are also wild trees that clearly weren't there on Google Earth just 7-8 years ago. The other big reason is we would like to replace our old fence next. In order to do that, we need to get the trees off of the current fence to and make room for new.

River Corridor (Required)
• No

Arborist (Required)
• No

MLF Office Notified
• No

Project Start Date (Required)
ASAP

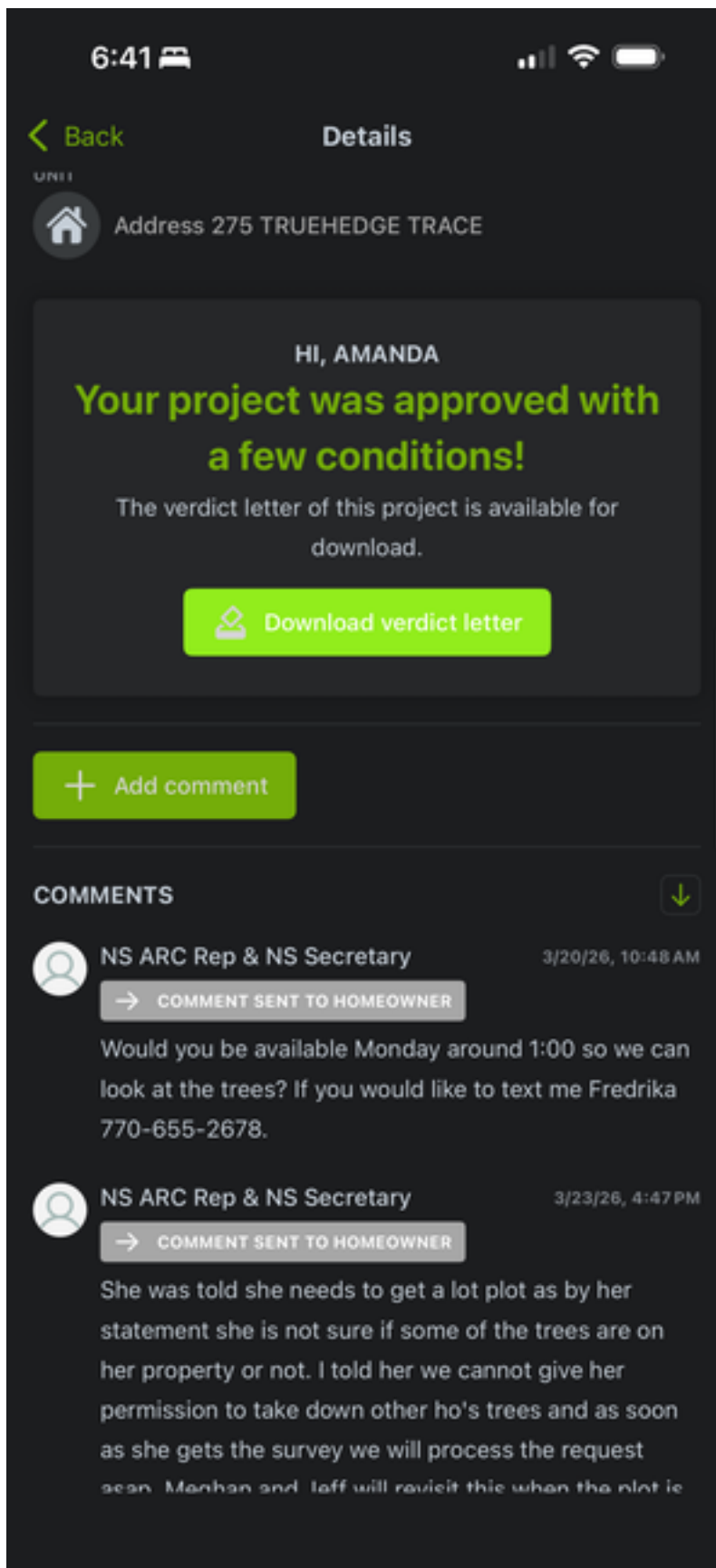
Project Completion Date (Required)
TBD

Acknowledgement (Required)
Yes

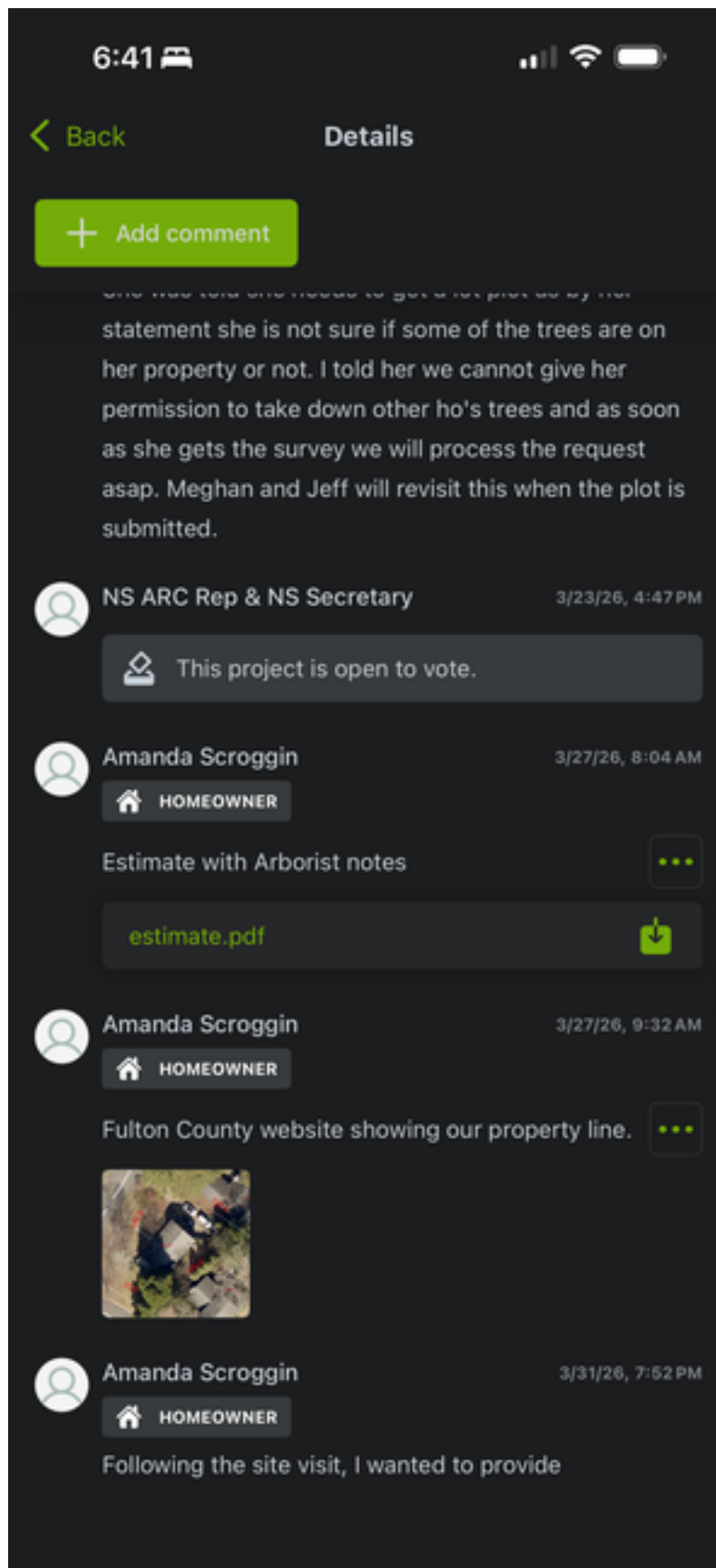
OPEN FOR VOTING UNTIL
May 7, 2026

MINIMUM NUMBER OF VOTES
7

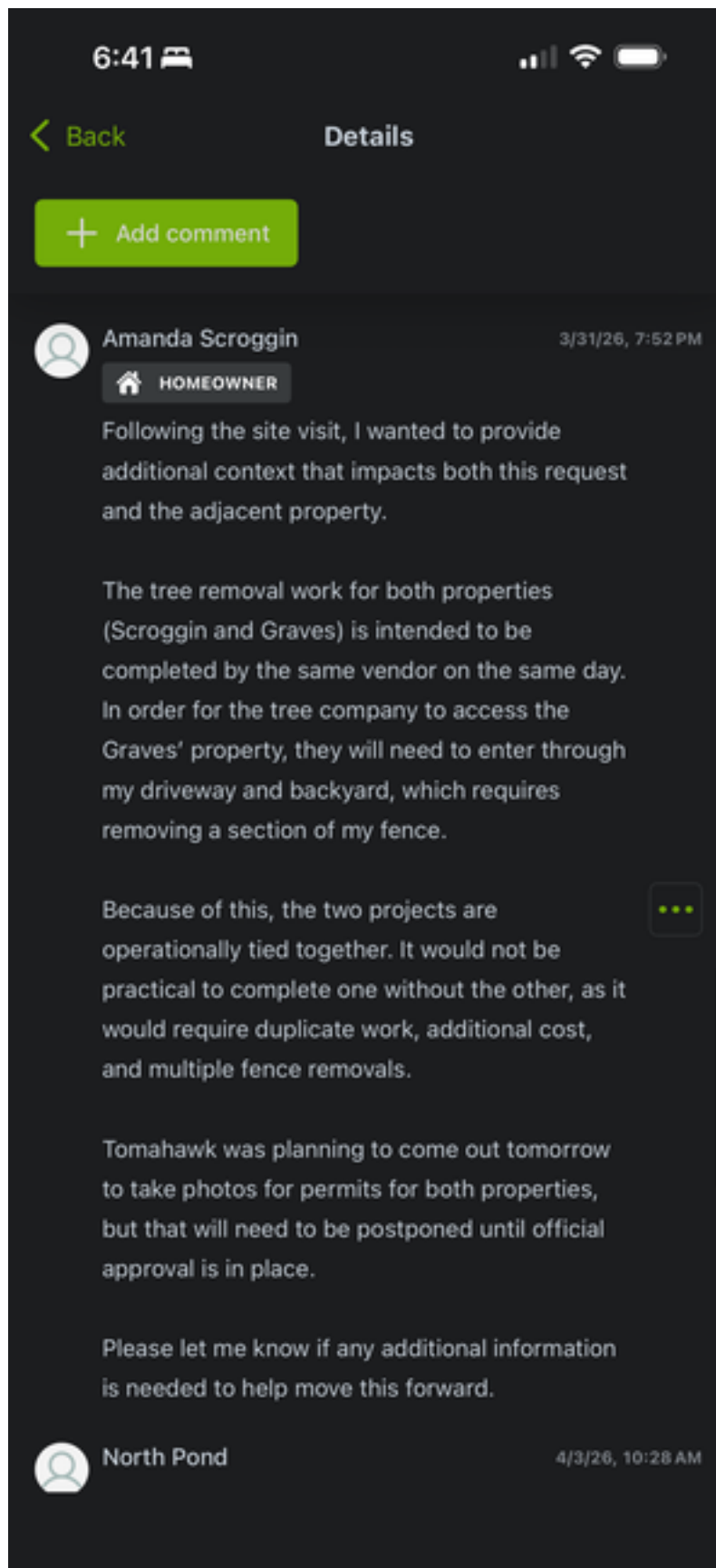
Application details continued — tree species, reasons for removal, project timeline, acknowledgement.



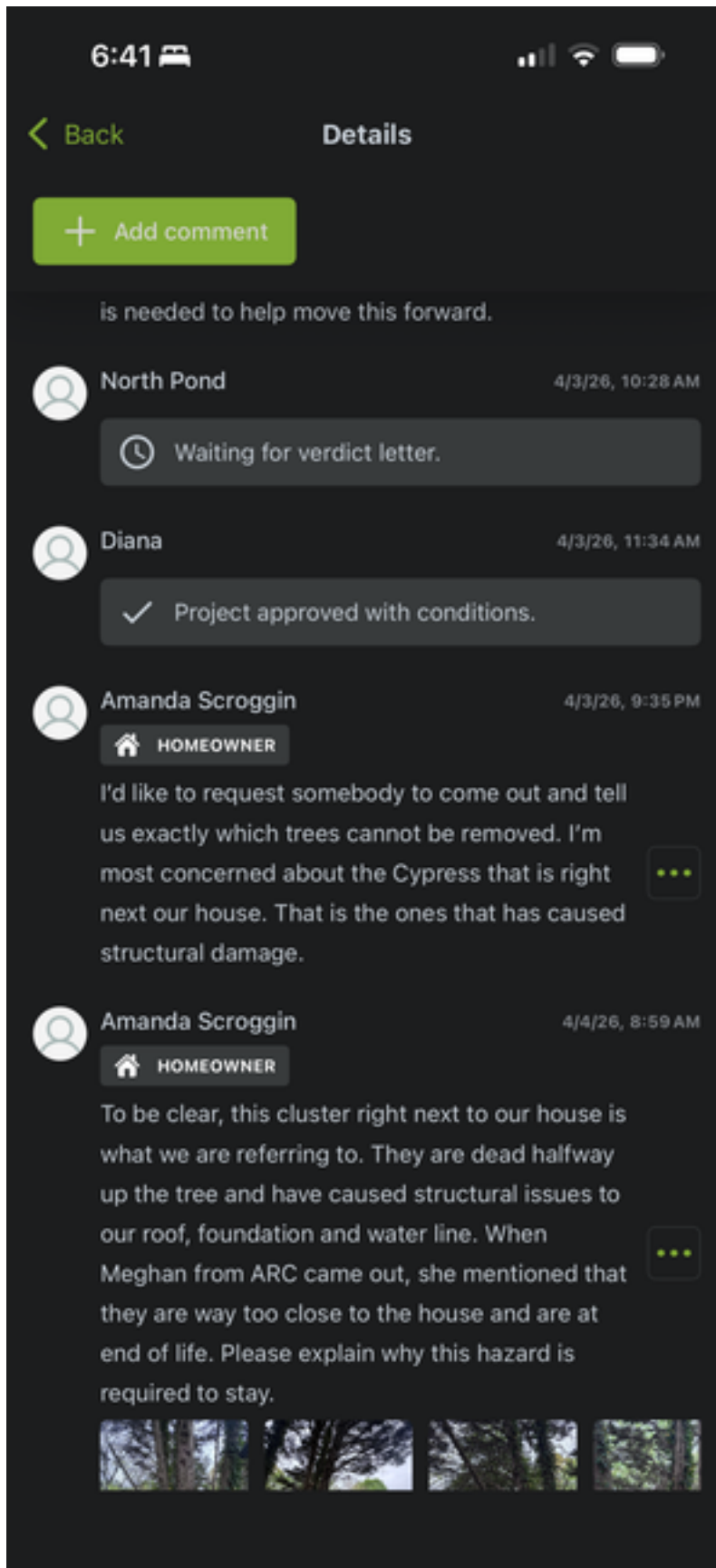
ARC comments thread — site visit requested 3/20/26; lot plat requested 3/23/26. Verdict: 'Your project was approved with a few conditions.'



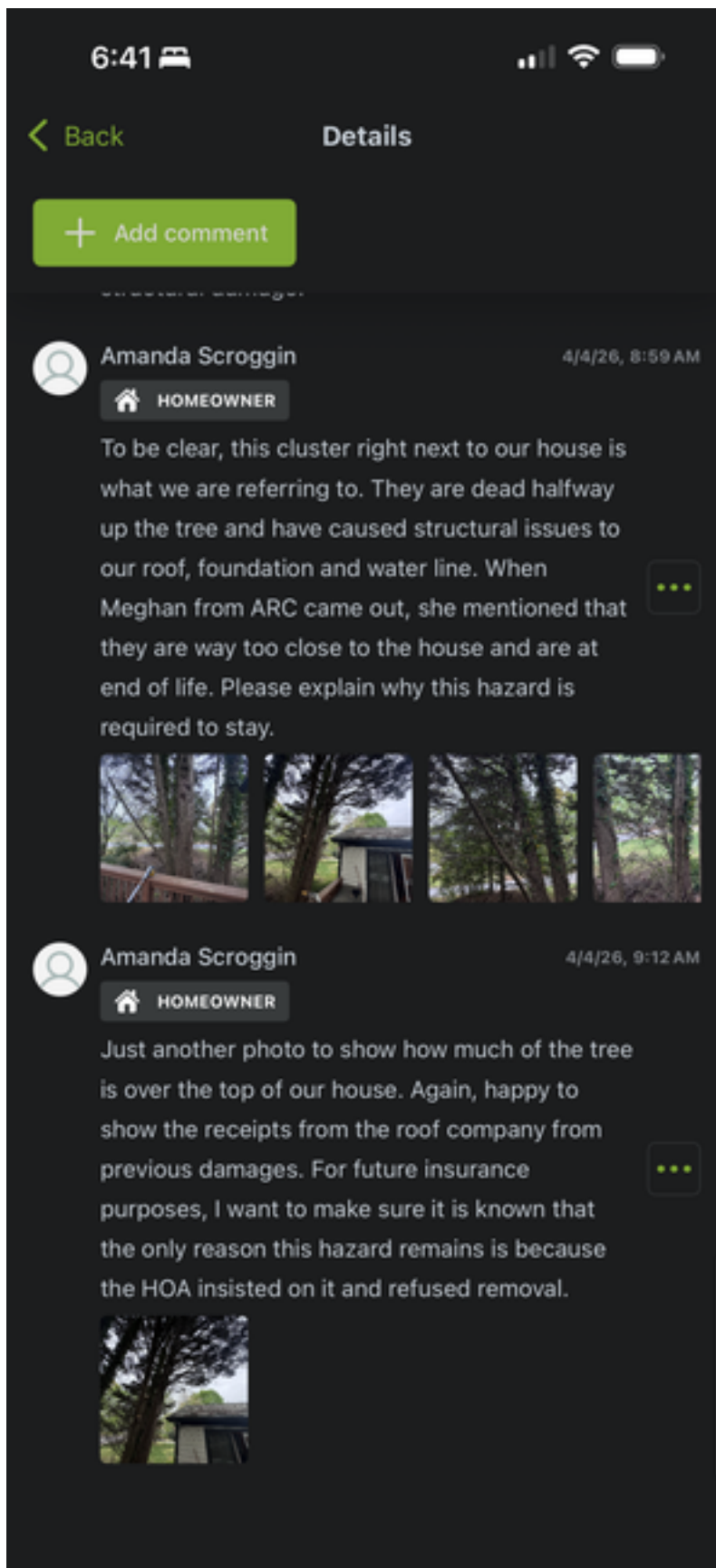
Homeowner uploads Tomahawk estimate (3/27/26) and Fulton County property line documentation (3/27/26).



Amanda Scroggin (3/31/26): explains that Scroggin and neighbor removal are operationally tied — same vendor, same day, fence access required.



ARC votes 4/3/26. Amanda requests clarification on which trees cannot be removed, specifically citing the cypress cluster causing structural damage (4/3/26-4/4/26).



Amanda Scroggin (4/4/26): posts formal written liability notice — 'the only reason this hazard remains is because the HOA insisted on it and refused removal.'

C

Tomahawk Tree Service Arborist Report and Estimate #13801 (March 16, 2026)

WHAT THIS ESTABLISHES:

Professional basis for removal: end-of-life trees, structural encroachment, pest and wildlife access to roofline, root intrusion risk to underground utilities. Spacing standard (8-10 ft) not met. Arborists advised by phone that selective limb removal would produce top-heavy, structurally compromised trees with no safe intermediate remediation option.



Tomahawk Tree Service

275 Truehedge Trce
Roswell, GA 30076

(404) 423-7569
wscroggi@gmail.com

ESTIMATE	#13801
ESTIMATE DATE	Mar 16, 2026
SERVICE DATE	Mar 16, 2026
EXPIRATION DATE	Apr 15, 2026
TOTAL	\$2,900.00

CONTACT US
78 Thompson Pl
Roswell, GA 30075

(770) 640-0003
info@tomahawktreeservice.net

ESTIMATE

Services	amount
Tree Removal	\$2,400.00
Remove all small trees, scrub trees, Leyland Cypress right side of home along property line.	
Remove all Evergreens inside of backyard fence	
Remove all trees, privet, evergreens on outside of backyard fence (within property line)	
Haul all debris and clean up included	
Stump Grinding	\$500.00
Grind all new and old stumps within removal areas. About 20-30 small stumps total	
Right of home, inside backyard fence area, small area outside backyard fence area	
Arborist Report	\$0.00
Right Side of Residence – Holly & Misc. Removals	
Two holly specimens (approximately 9" DBH and 8" DBH) located along the right side of the residence within a designated natural area have exceeded their intended landscape function and have developed into small trees. Both are situated in immediate proximity to the water meter and adjacent underground utility lines. Due to their overgrown condition, continued maintenance would require excessive and improper reduction ("topping"/aggressive cutting), which is not a viable long-term management practice.	
Holly species, when not routinely maintained, commonly develop dense canopies and invasive root systems that may encroach upon and disrupt nearby infrastructure, including water lines, meters, and shallow utility runs. Given their proximity to critical utilities and the likelihood of root intrusion causing displacement or damage, removal is recommended to mitigate future risk and eliminate ongoing maintenance concerns.	
Rear Right Corner – Leyland Cypress	
Three Leyland Cypress (approximately 12" DBH each) located at the rear right corner of the residence were improperly installed in close proximity to both the structure and one another. Industry standards recommend spacing of approximately 8–10 feet to allow for proper canopy development and structural integrity. These trees have become overcrowded, resulting in compromised growth patterns and excessive encroachment toward the residence.	
Additionally, the dense canopy structure is contributing to pest and wildlife access to the roofline and attic space. Based on observed size and condition, the trees appear to be approaching or exceeding the typical lifespan for Leyland Cypress (20–30 years), further increasing the likelihood of decline and structural failure. Removal is strongly recommended due to improper placement, declining viability, and associated structural and pest concerns.	
Rear Right – Dead Hardwood	
One approximately 10" DBH unidentified hardwood located at the rear right side of the residence is confirmed dead with visible structural decay. The tree no longer provides functional or aesthetic value and poses a potential hazard due to deterioration. Removal is recommended.	

Overall Site Conditions & Recommendations

The subject area is predominantly comprised of unmanaged volunteer growth, including privet, underbrush, and miscellaneous scrub trees, along with poorly placed ornamental and privacy plantings. The area has become overgrown and functionally unmanageable.

The holly specimens present a heightened risk to underground utilities due to root intrusion and should not have been established in such proximity. It is likely that subsurface interference has already occurred or will occur if left unaddressed. A full removal and site reset is recommended to restore usability and prevent future infrastructure conflicts.

For reestablishment, consideration should be given to fencing and/or installation of properly spaced, non-invasive plant species better suited for long-term landscape use.

Backyard – Clearing & Arborvitae

Client has requested removal of privet, underbrush, and volunteer trees throughout the backyard to increase usable space and facilitate fence expansion. These species are considered invasive or non-contributing and are appropriate for clearing.

A row of young Arborvitae planted along the interior fence line has also been improperly spaced relative to surrounding structures and vegetation. These trees require adequate spacing (typically 8–10 feet) to develop properly. Current placement has already resulted in encroachment, and conditions will worsen as growth continues. Removal is recommended to prevent future structural conflicts and overcrowding.

Permitting Note

The vegetation identified for clearing (privet, underbrush, and volunteer species) is generally classified as invasive or non-protected growth and typically does not require permitting for removal, subject to local municipal guidelines.

Services subtotal: \$2,900.00

Subtotal \$2,900.00

Total \$2,900.00

PLEASE NOTE:
BY APPROVING THE ESTIMATE, YOU ARE ACKNOWLEDGING THAT YOU HAVE READ, UNDERSTOOD AND AGREE TO ALL THE TERMS AND CONDITIONS OF THE AGREEMENT LISTED AND AUTHORIZE THE WORK TO BE PERFORMED. PAYBLE UPON COMPLETION.

PAYMENT IS DUE AT THE TIME OF SERVICE AND CAN BE PAID BY CHECK, CASH OR CREDIT CARD (credit card processing fees apply). CHECKS MAY BE MADE PAYABLE TO TOMAHAWK TREE SERVICE AND GIVEN TO THE CREW ON THE DAY OF SERVICE. IF PAYMENT IS NOT RECEIVED AT THE TIME OF SERVICE, AN INVOICE WILL BE SENT TO THE PROVIDED EMAIL ADDRESS ON DAY OF SERVICE.

STUMP GRINDING IS NOT PERFORMED ON THE SAME DAY AS TREE REMOVAL. WHEN STUMP GRINDING IS INCLUDED IN THE ESTIMATE, IT IS INVOICED TOGETHER WITH TREE SERVICES, AND FULL PAYMENT FOR THE ENTIRE JOB IS DUE UPON COMPLETION OF THE TREE REMOVAL PORTION OF THE WORK, REGARDLESS OF THE SCHEDULED STUMP GRINDING DATE.

*Stump grinding is coordinated through a partner and typically takes place 3–5 business days after tree services are completed. Wet or damp weather may delay stump grinding.

Tomahawk Tree Service is not responsible for damage to sprinkler systems, water lines, or any underground utilities. It is the customer’s responsibility to contact 811 to have all underground utilities properly marked prior to stump grinding.

Permit processing and Insurance Filing, if not on Estimate, WILL be invoiced when applicable.

This estimate is valid for approval for 30 days from date of Estimate. After 30 days an unapproved estimate may no longer remain valid. Please contact Tomahawk for review.

Stump grinding does not include root chasing or cleanup of wood chips. Root chasing is available at an additional charge per foot, determined at the time of service.

We recommend notifying your internet provider prior to your scheduled tree service. In the event of a service interruption, this may help facilitate reconnection.

D

Text Message Records — Fredrika Stillwater, Jeffrey West, and Meghan Cherfoli (March 23 - April 5, 2026)

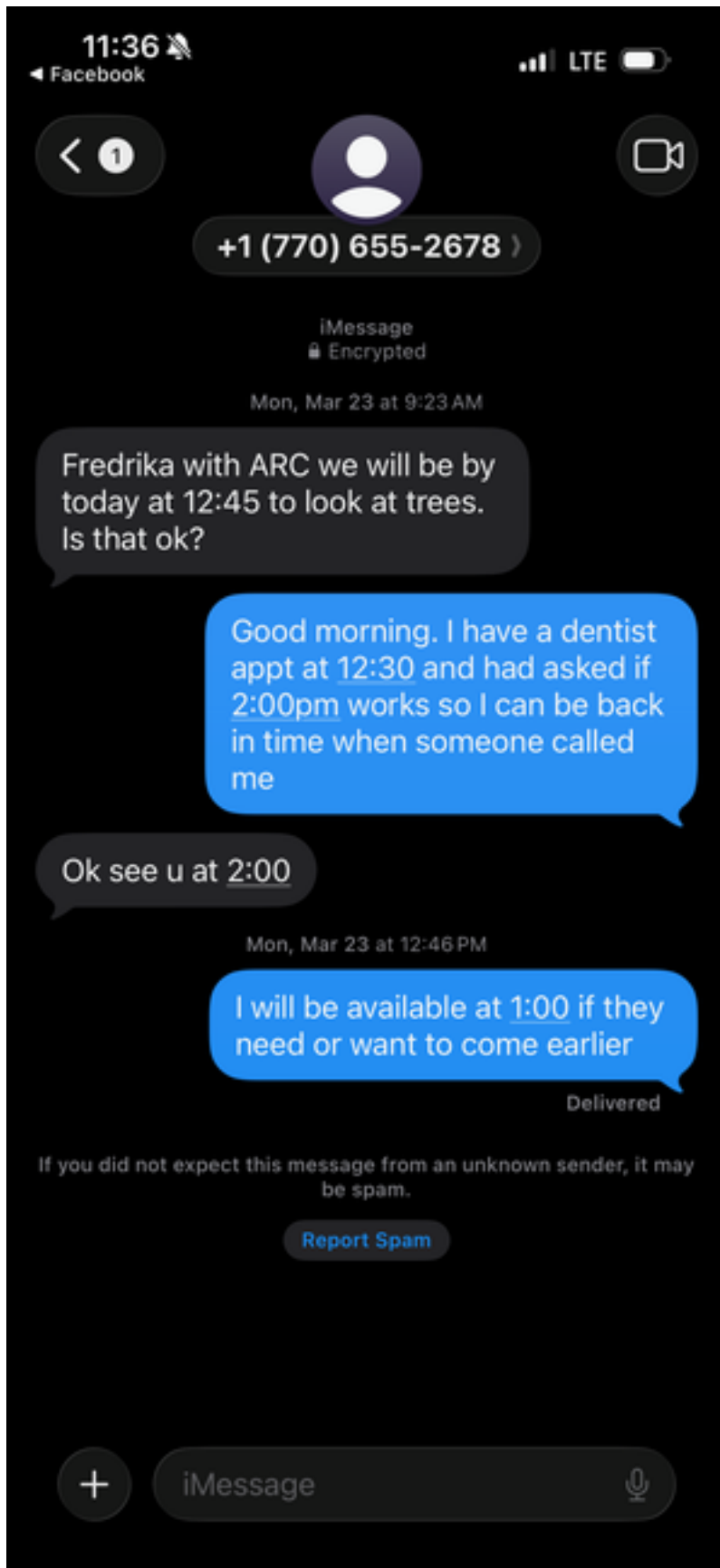
WHAT THIS ESTABLISHES:

Documents all three ARC-initiated site visits. Fredrika Stillwater initiated the first visit on March 23.

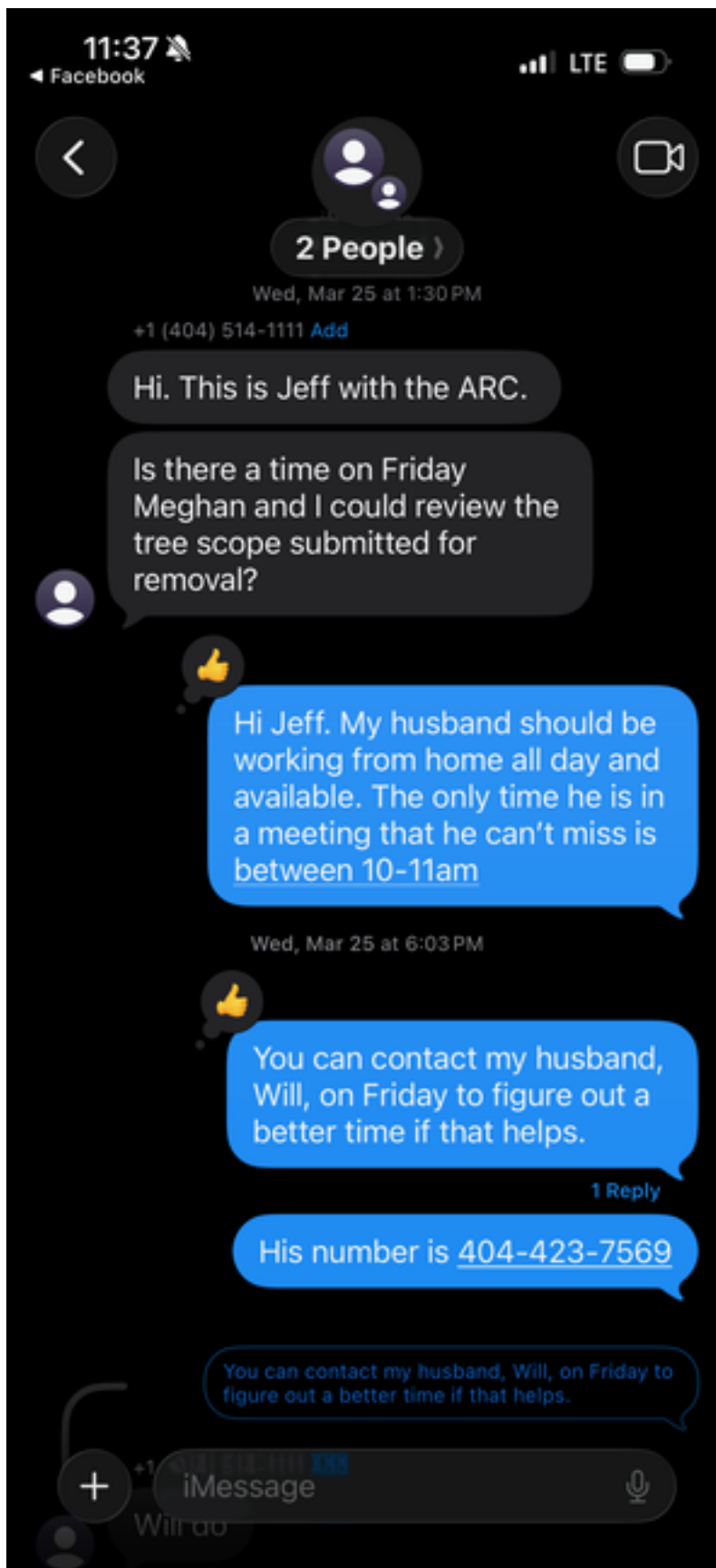
Jeffrey West and Meghan Cherfoli initiated the second visit on March 25 for a Friday March 27 review.

Jeffrey West verbally cited aesthetics as the sole basis for the cypress deferral on April 5, 2026.

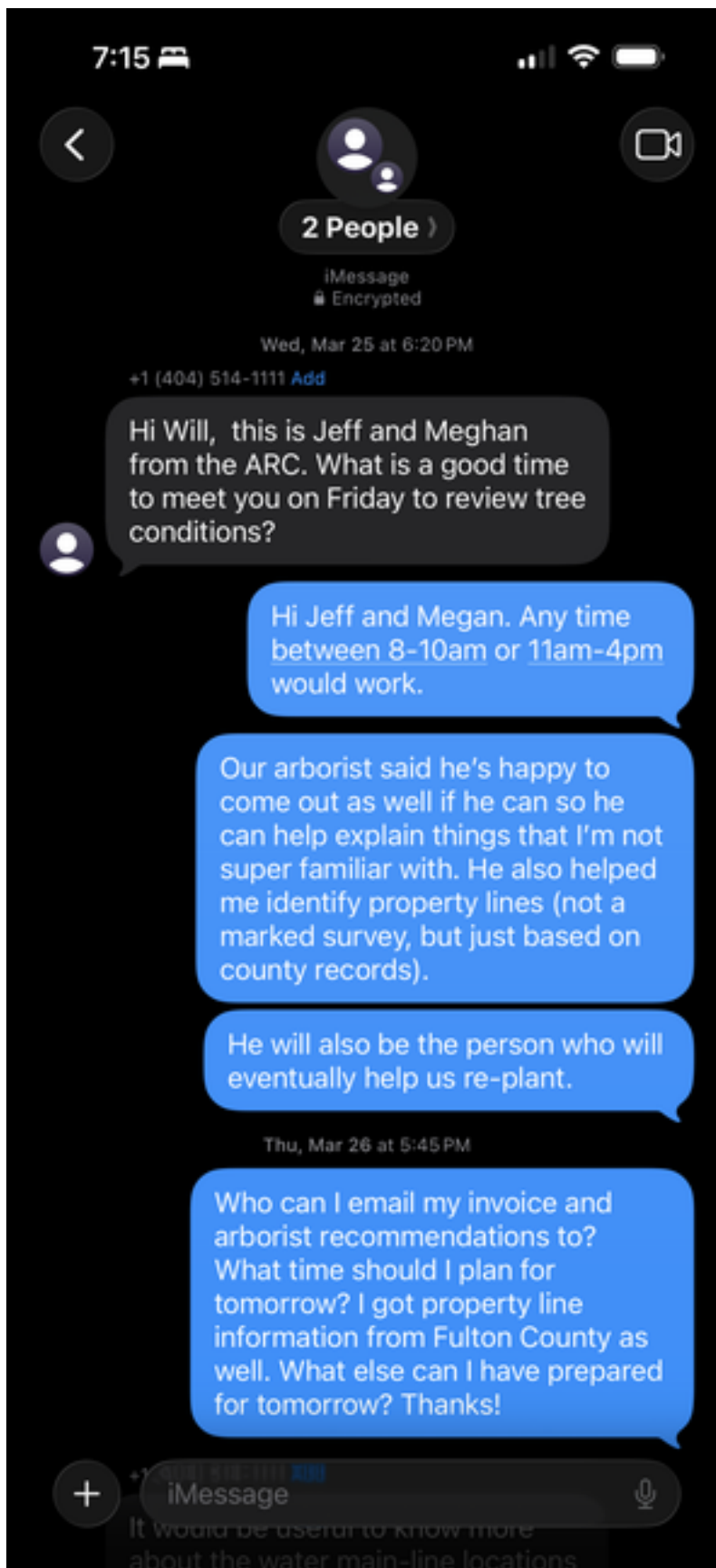
All site visits were ARC-initiated. The ARC directed all documentation to be uploaded to TownSq.



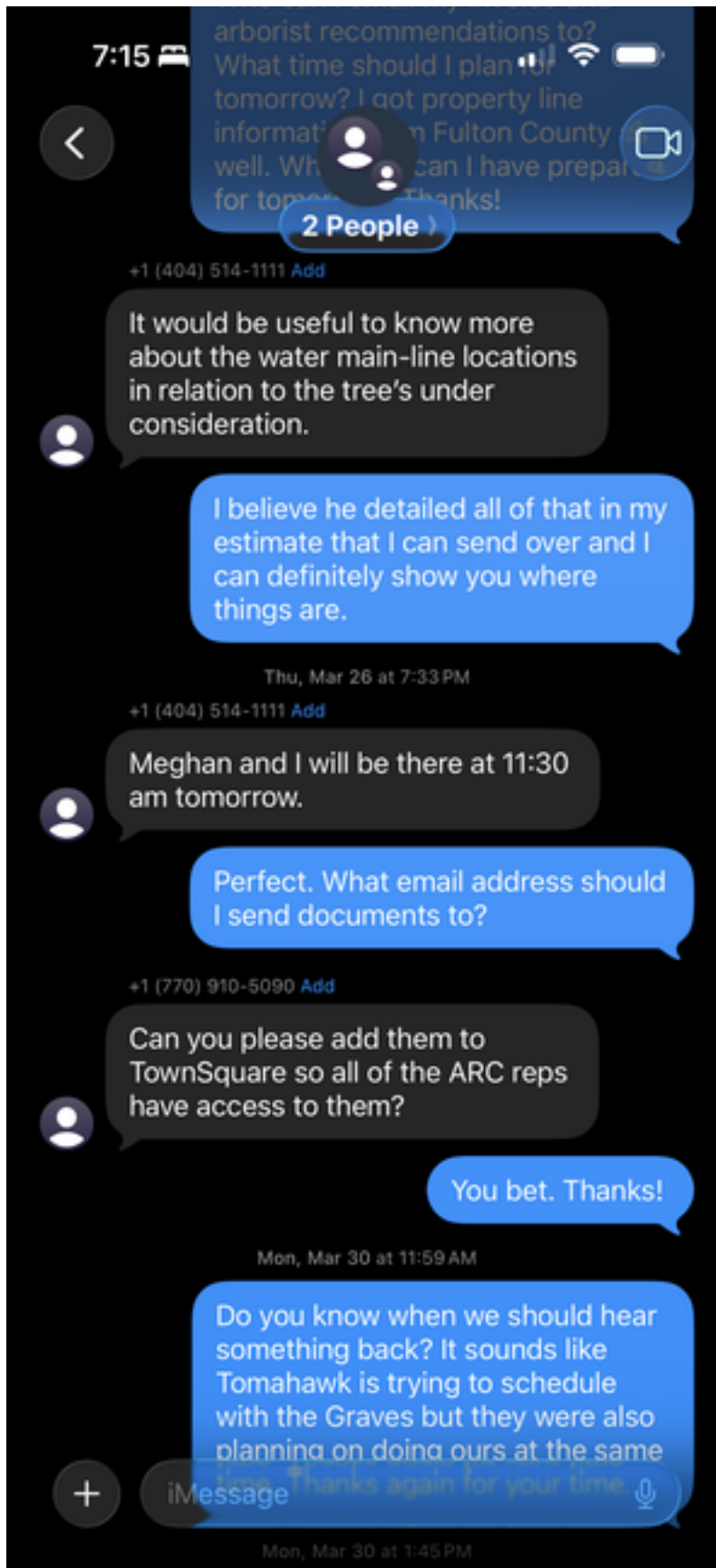
anda Scroggin at 9:23 AM: 'Fredrika with ARC we will be by today at 12:45 to look at trees.' Amanda has a dentist appointment; visit rescheduled to 2:00 PM. This is the first A



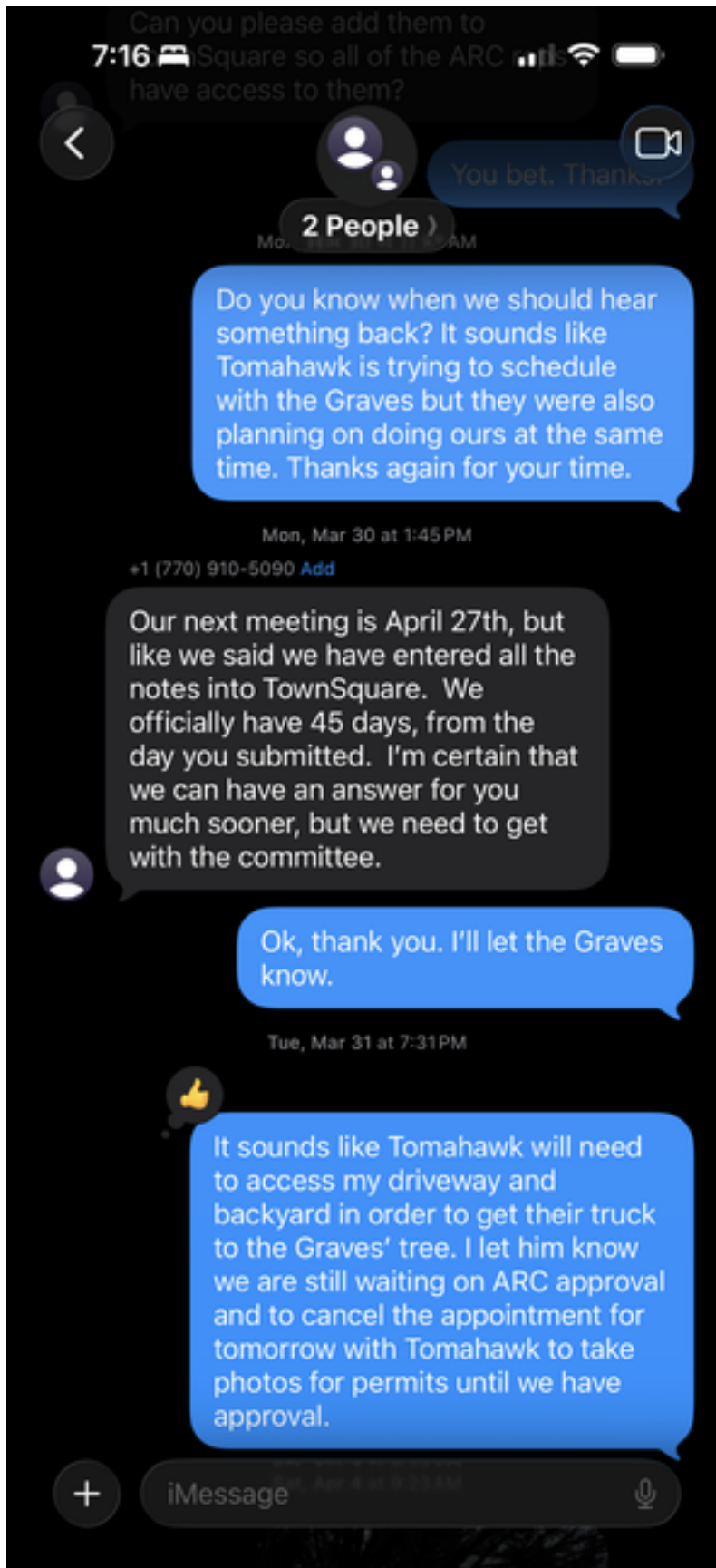
in in a group message with Meghan Cherfoli asking to schedule a Friday visit to 'review the tree scope submitted for removal.' Amanda confirms Will is available. This initiated



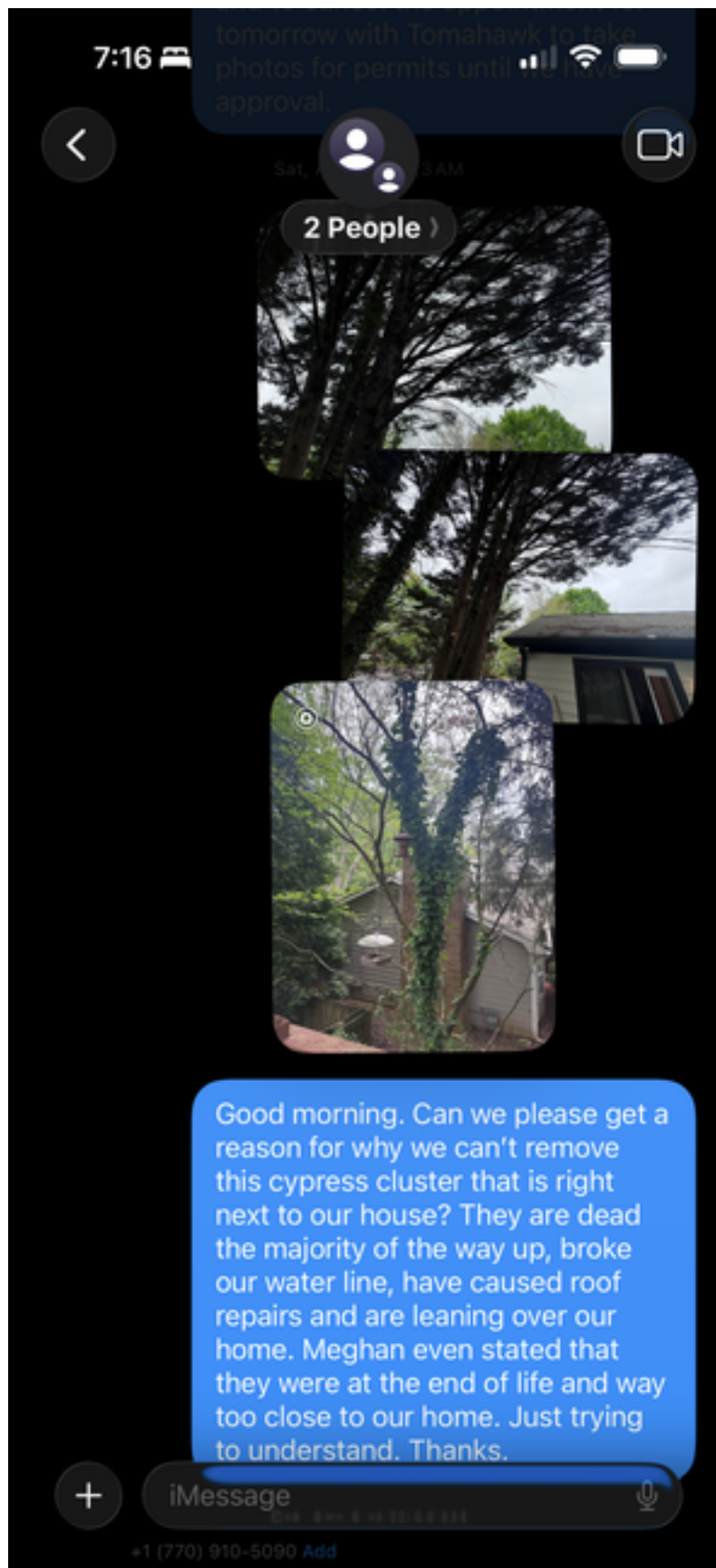
3/25/26 — Continued scheduling exchange for the second site visit. Amanda directs Jeff to contact Will directly and provides his number. ARC confirms.



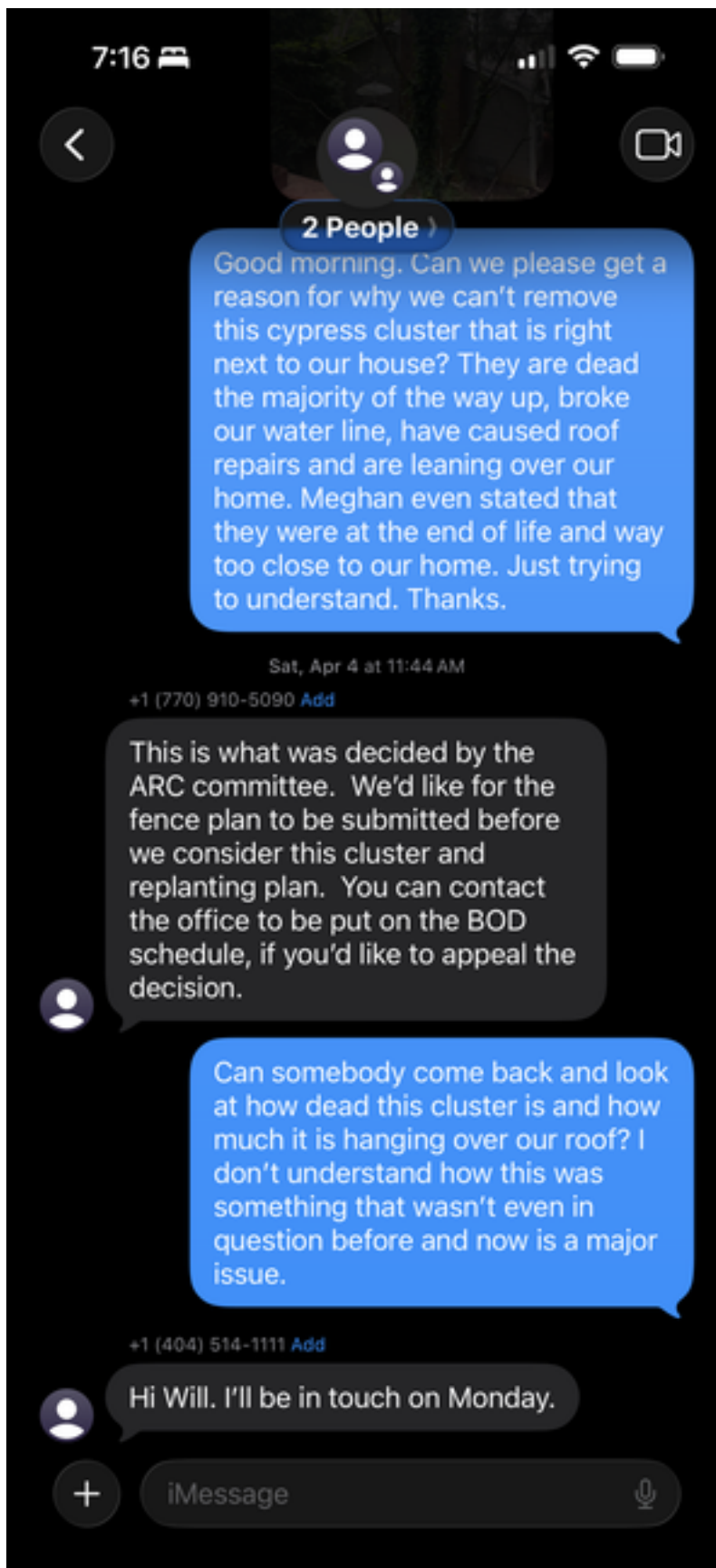
requests water main location information; homeowner directs to Tomahawk estimate. ARC directs all documentation to be uploaded to TownSq so all ARC representatives may a



3/30/26 — ARC rep states 'our next meeting is April 27th' and confirms 45-day review period. Homeowner postpones Tomahawk scheduling pending approval.



4/4/26 — Homeowner asks for written explanation why the cypress cluster cannot be removed, citing dead condition, water line damage, roof repairs, and canopy over home.



4/26): fence plan must be submitted before cypress cluster is considered. Homeowner asks for additional site review of canopy. ARC: 'I'll be in touch on Monday.' No follow-

E

Photographic Documentation — Tree Condition, Ivy Coverage, Proximity to Structure, Canopy Over Roofline

WHAT THIS ESTABLISHES:

The Leyland Cypress trees were in immediate proximity to the structure with canopy extending directly over the roofline. Upper canopy showed visible decline and dead interior branching consistent with end-of-life status. Multiple trunks were heavily covered in ivy, consistent with MLF Landscape Committee guidance on structural and insurance risk. Industry spacing standard of 8-10 ft was not met.



EXHIBIT E — Photo 1 of 11: Aerial/elevated view — Leyland Cypress cluster directly over the roofline at 275 Truehedge Trace.
The canopy extends over and onto the roof of the primary structure. Trees are well within the 8-ft. minimum clearance from the structure required by industry standards and referenced in Tomahawk Estimate #13801.



EXHIBIT E — Photo 2 of 11: Heavy ivy coverage on all trunks of the Leyland Cypress cluster.

Ivy is present from ground level to the upper canopy on every trunk — a condition the MLF Landscape Committee specifically warned against in its March 8, 2026 guidance (Exhibit H), citing structural risk and insurance denial.



EXHIBIT E — Photo 3 of 11: Ground-level view looking up through the Leyland Cypress cluster.

Two or more primary trunks visible in close proximity to one another — well under the 8-10 ft. spacing standard for Leyland Cypress. Dead interior branching throughout the canopy is consistent with end-of-life decline.



EXHIBIT E — Photo 4 of 11: Leyland Cypress immediately adjacent to the house corner and foundation.

The siding, exterior door, and gutter are visible at right. The trees stand well within 8 ft. of the foundation and exterior wall — consistent with the arborist's finding of 'excessive structural encroachment toward the residence.'



EXHIBIT E — Photo 5 of 11: Ivy-covered branch in direct physical contact with the gutter and roofline.

The vegetation is not merely overhanging — it is resting directly on the gutter and roofline surface.

Direct structural contact documented here is consistent with the arborist's hazard findings in Exhibit C.



EXHIBIT E — Photo 6 of 11: View from the homeowner's deck looking up.

The Leyland Cypress canopy covers the entire occupied deck area and roofline directly overhead. The gutter is visible at the top of the frame. This photo was taken while standing on the deck below.



EXHIBIT E — Photo 7 of 11: Tree trunk and canopy in direct contact with the roofline corner and gutter fascia.

The trunk is physically touching the structure at the roofline — not merely close to it.

This is the structural encroachment the arborist identified as posing an immediate hazard to the dwelling.



EXHIBIT E — Photo 8 of 11: Primary branch displaced and leaning over the occupied deck.

A major limb has shifted toward the deck structure below — consistent with the arborist's finding of active fall risk. The homeowner's occupied deck is visible beneath the overhanging branch.



EXHIBIT E — Photo 9 of 11: Full side-elevation view — Leyland Cypress alongside and over the structure.

Shows the full height of the trees relative to the house. The canopy clearly extends above and over the roofline.

Trees are at or beyond the 20-30 year typical lifespan for Leyland Cypress, per the Tomahawk arborist.



EXHIBIT E — Photo 10 of 11: Fallen branches and debris from the Leyland Cypress on the occupied deck surface.
Active and ongoing fall hazard: branches and debris have already landed on the deck below.
Consistent with the arborist's documented finding of 'dead trees in immediate danger of falling.'



EXHIBIT E — Photo 11 of 11: Post-removal — stump grinding, grading, and soil remediation completed.

The Scroggins restored the property at their own expense immediately following the April 13 removal. Drainage infrastructure is visible. The area has been professionally graded and remediated.

F

Photographic Documentation of Unenforced Tree Removal at Neighboring Property (Timestamped)

WHAT THIS ESTABLISHES:

A neighbor directly across the street had a prominently visible front-yard tree removed on the same date as the Scroggins' removal, by the same contractor (Tomahawk Tree Service). Google Earth image confirms the tree's prior existence. Stump photo documents its removal. No ARC application was filed, no fine or notice was issued. The Scroggins received the maximum allowable fine.



EXHIBIT F — Image 1 of 2: Google Earth / Street View — neighboring property showing tree prior to removal.
Large, prominently visible front-yard tree is present. This tree was removed on the same date as the Scroggins' removal, by Tomahawk Tree Service, without an ARC application on file.



EXHIBIT F — Image 2 of 2: Current condition — freshly cut stump visible from main road.

The stump remains in place with no remediation. No fine or enforcement notice was issued to this property.

The Scroggins, who submitted a formal application and cooperated with two site visits, received the maximum fine.



ACC Violation Fining Notice Dated May 15, 2026

WHAT THIS ESTABLISHES:

The subject of this appeal. Contains five material deficiencies: (1) false claim that no application was on file; (2) citation of only Section 5A with no reference to emergency provisions in Sections 7 or 13.b.v; (3) no rebuttal of the arborist's professional findings; (4) delivery via regular first-class mail rather than certified mail; (5) maximum fine applied with no explanation of basis.



Martin's Landing Foundation, Inc

9205 Martin Road Roswell, GA 30076

Phone 770-992-6432

app.townsq.io

May 15, 2026

Amanda Scroggin
275 Truehedge Trace
Roswell, GA 30076

**Re: 275 Truehedge Trace
ACC Violation Fining Notice**

Dear Amanda Scroggin:

The Architectural Review Committee and the Board of Directors recently reviewed the following architectural modifications that was initiated and/or completed without approval:

Per the Architectural Guidelines, Section 5A, "A homeowner shall seek ARC approval for all installation, construction, modification, or alteration of exterior items, structure, or significant landscape items."

Three trees, which would not have been approved, were removed without ARC approval. You are being fined \$600 for each of three trees totaling \$1,800.

All exterior modifications require prior written approval from the Architectural Review Committee. Our records indicate that we do not have an architectural application on file for this modification. At this time, a fine of **\$1,800** is being assessed to your account. If you will be unable to have this issue resolved within fourteen (14) days from the date of this letter, or if you would like to provide any additional information, or appeal this fine, please contact your community manager through TownSq, via email at mlf@martinslanding.org, or at (770) 992-6432 within fourteen (14) days from the date of this letter.

Thank you for your timely attention to this matter.

Respectfully,

Erin Damiani, CAM
Homeside Properties Managing Agent
On Behalf of the Board of Directors for
Martin's Landing Foundation, Inc.

EXHIBIT G — Fine Notice: ACC Violation Fining Notice dated May 15, 2026. Fine: \$1,800.00.

Notice states: 'our records indicate that we do not have an architectural application on file' — factually incorrect. Cites only Section 5A. No reference to emergency provisions. No rebuttal of arborist findings.

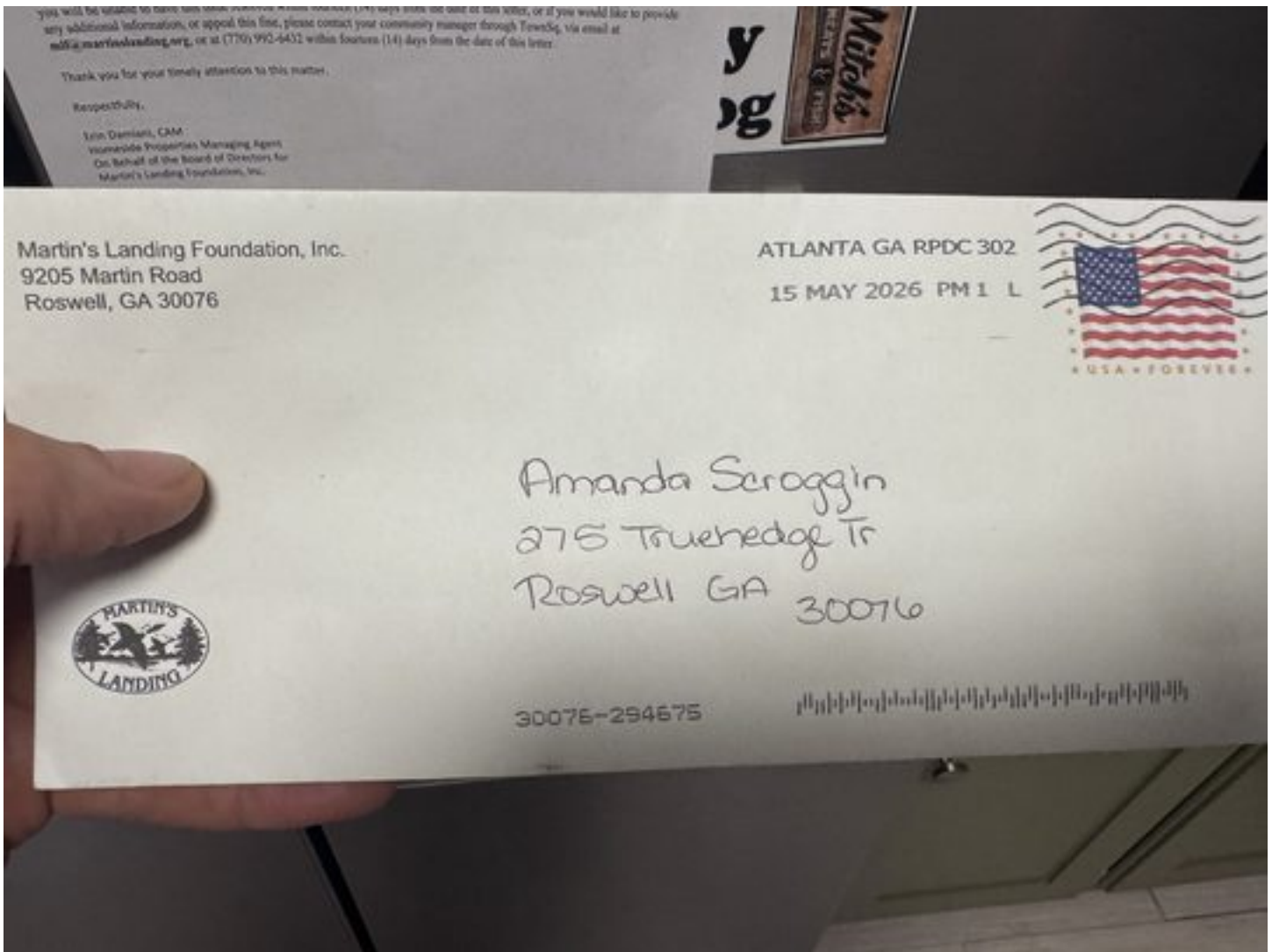


EXHIBIT G — Envelope: Fine notice delivered via regular USPS first-class mail.

No certified mail markings present. By-Laws and Georgia POAA require notice by certified or registered mail. This is the first and only communication received from the Foundation in the forty days following April 5, 2026.

H

MLF Landscape Committee Ivy Removal Guidance — 2026 Annual Meeting Slideshow (March 8, 2026)

WHAT THIS ESTABLISHES:

The Foundation's own Landscape Committee — chaired by Meghan Cherfoli, the ARC member who participated in the site visits — published guidance on March 8, 2026 advising homeowners to remove ivy from trees citing structural risk and potential insurance denial. This directly contradicts the ARC's denial of the Scroggins' application to remove ivy-covered, professionally documented hazardous trees.

LANDSCAPE COMMITTEE

The mission of the Landscape Committee is to maintain and enhance the MLF common property, “landscaped” and “natural” designated areas, for the maximum enjoyment of our existing homeowners, and to appeal to prospective home buyers, as well. The committee works alongside our landscape maintenance contractor, NatureScapes, to accomplish this goal.



LANDSCAPE COMMITTEE

MEETING SCHEDULE:

1st Wednesday of the month, 9:30 am

Lake Pavilion Meeting Room

* Landscape contractor, NatureScapes, joins the meeting at 10:30am.

CHAIR:

Meghan Cherfoli

EMAIL:

landscape@martinslanding.org

We'd love to invite new members to join the Landscape Committee! Please email landscape@martinslanding.org if you are interested or have any questions.



LANDSCAPE COMMITTEE

2025 Growing Forward:

The Landscape Committee is tasked with maintaining and improving our neighborhood's curb appeal. They maintain the pine straw and mulch at the playgrounds, maintain our common property landscaping, clean MLF common property, and maintain the tree canopy. In 2025, they made several landscape enhancements including:

- New landscape design, including added boulders, in the river area
- Trees planted in several locations
- A new gravel path at the pickleball court
- Gravel added to the River Gazebo area
- Plants added at the River Pool
- Replanted area along the lake nature path that had been destroyed



LANDSCAPE COMMITTEE

2026 Growing Forward:

- 2026 plans include landscaping inside the River Pool area after pool construction, adding landscaping beside the Pond pavilion, and addressing a few more age-declined and non-thriving beds throughout the property.
- We will be rebidding our landscape contract, late this year, for 2027-2030.
- Finally, the Landscape Committee would like to thank volunteer **Carol Mitchell** for her many years of dedication to keeping Martin's Landing beautiful.



LANDSCAPE COMMITTEE



03/08/2026



MARTIN'S LANDING

LANDSCAPE COMMITTEE



03/08/2026



MARTIN'S LANDING

LANDSCAPE COMMITTEE



03/08/2026



MARTIN'S LANDING

LANDSCAPE COMMITTEE

REMINDER!

Do not cut anything
on MLF property.

Do not clip or cut plant material on MLF common property. We are having issues with homeowners cutting down MLF trees and plant material. We'd like for them to stay where they are planted so everyone can enjoy them.



LANDSCAPE COMMITTEE

REMINDER!

- Please remove all ivy growing on trees on your property. Ivy can be effectively controlled by cutting a one-foot section out of the vine near the base of the tree. Once severed, the ivy will gradually die back over time.
- It's important to address ivy growth promptly, as many insurance companies may deny tree damage claims if ivy is present on the affected tree.



LANDSCAPE COMMITTEE



REMINDER!

Do not place any type of debris on MLF property.

Please understand your property lines. You can use the Fulton County Tax Assessor Website to get an overview of your property, or have a survey done for more exact measurements.



Prior Property Damage Documentation: Insurance Claim, Wildlife Invoices, and Roof Repair Invoice

WHAT THIS ESTABLISHES:

Auto-Owners Insurance Claim No. 300-0442175-2024 (Date of Loss: July 15, 2024) documents approximately \$56,932 in payments for a water line failure and basement flooding at 275 Truehedge Trace. Paid invoices from Southern Wildlife Management, LLC (January 2025, \$1,549.76) and Dr. Roof Atlanta (June 2025, \$1,200.92) document \$2,750.68 in out-of-pocket expenses. The Leyland Cypress trees were the only trees overhanging the affected roof area.

[← back](#)

Claim #300-0442175-2024

Location 1

275 TRUEHEDGE TRCE ROSWELL GA 30076-2946
Homeowners (52-798656-00)
Date of Loss: 07/15/2024

Activity

 [upload a file](#)

04/14/2025

Your claim has concluded.

12/05/2024

We have issued check 365882890 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$2,537.14 for Recoverable Depreciation on Personal Property (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

12/04/2024

Electronic payment made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$2,537.14 has been voided.

11/25/2024

We have issued electronic payment made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$2,537.14 for Recoverable Depreciation on Personal Property (275 TRUEHEDGE TRCE).

11/04/2024

We have issued check 365715118 made payable to AMANDA SCROGGIN and additional payee(s) in the amount of \$1,702.97 for Recoverable Depreciation on Personal Property (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

09/25/2024

 [Estimate](#)

09/25/2024

We have issued check 365511946 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$7,348.42 for Actual Cash Value on Personal Property (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

09/25/2024

We have issued check 365511943 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$20,037.86 for Mitigation on Personal Property (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

09/20/2024

We have issued check 365491860 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$11,682.56 for Mitigation on Dwelling (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

09/19/2024

Payment issued for check 365449917 made payable to WILLIAM SCROGGIN and additional payee(s) has been voided.

09/12/2024

We have issued check 365449917 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$11,682.56 for Mitigation on Dwelling (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

09/12/2024

We have issued check 365449916 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$3,844.62 for Recoverable Depreciation on Dwelling (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

09/11/2024

We have issued check 365442558 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$1,511.04 for Temporary Repairs on Personal Property (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

09/06/2024

Payment issued for check 365363183 made payable to WILLIAM SCROGGIN and additional payee(s) has been voided.

08/26/2024

We have issued check 365363183 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$11,682.56 for Mitigation on Dwelling (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

07/19/2024

We have issued check 21655515 made payable to WILLIAM SCROGGIN and additional payee(s) in the amount of \$8,267.38 for Actual Cash Value on Dwelling (275 TRUEHEDGE TRCE). Mailing Address: 275 TRUEHEDGE TRCE, ROSWELL, GA 30076-2946

07/17/2024

 [Correspondence](#)

07/17/2024

We emailed the contact information for your claim to adickey2@gmail.com.

07/16/2024

STEPHEN CARVER has been assigned as your claim representative.

07/15/2024

We have received your claim.

Your Claim Branch

Newnan Claims Branch

 888.248.1961

 gaclaims.clm@aoins.com

Contact Us

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Affordable Wildlife & Pest Control Solutions

Southern Wildlife Management, LLC
dba Southern Pest Management
<https://southernpest.biz>
(678) 935-5900

WILDLIFE & PEST CONTROL INVOICE

CUSTOMER

Will Scroggin
275 Truehedge Trce
Roswell, GA 30076

Service Address
Will Scroggin
275 Truehedge Trce
Roswell, GA 30076

Invoice # 10435
invoice Date 01/06/2025

Item	Description	Qty
------	-------------	-----

WILDLIFE TRAPPING SERVICES: Standard (Squirrel, Rat, Mouse) & Free Exclusion Inspection	1
This is our basic Wildlife Trapping services which includes UP to Five (5) visits, daily trap checks & baiting. As with all trapping companies the trapping services are not guaranteed. You pay for the expertise (track record) & time of the licensed Wildlife Trapper.	

Our Trapping Conditions:

- 1) NEVER EVER touch or tamper with our traps.
- 2) Do not mess with any critters trapped.
- 3) Do not walk around checking traps - it will scare them away.
- 4) Do not add any food to, on or around our traps.
- 5) Tampering with our traps could cause us to discontinue the job without any partial refunds.

Our Terms & Conditions can be found at: <https://southernpest.biz/terms-conditions/>

Terms	Subtotal	\$400.00
Our Terms & Conditions can be viewed at: https://southernpest.biz/terms-conditions/	0% Discount	\$0.00
	Total	\$411.90
Notes	Amount Paid	\$411.90
Thank you for your business!	Amount Due	\$0.00



Affordable Wildlife & Pest Control Solutions

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 dba Southern Pest Management
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WILDLIFE & PEST CONTROL INVOICE

CUSTOMER

Will Scroggin
 275 Truehedge Trce
 Roswell, GA 30076

Service Address
 Will Scroggin
 275 Truehedge Trce
 Roswell, GA 30076

Invoice # 10447
 invoice Date 01/14/2025

Item	Description	Qty
	WILDLIFE EXCLUSION SERVICES: Sealing & Critter-Proofing	1
	this service involves going along the entire perimeter of the home or building using animal-proof material (metal) and applying it in the areas that we feel pose a risk for wildlife entry. The following line items are included in your exclusion services.	
--- Construction Gap - 1st Level	The construction gap or builder gap is the most common entry point for critters. It is a gap that exists behind gutters and under shingles. Unlike many others, we do not buy prefabricated bent metal we opt to custom cut & bend the metal to fit your specific gap. We fasten the metal under the shingles and either into the gutter or behind the gutters in a manner which would keep the critters from gaining access.	72
	This line item accounts for the linear feet of the lowest 1st level.	
--- Construction Gap - 2nd Level	The construction gap or builder gap is the most common entry point for critters. It is a gap that exists behind gutters and under shingles. Unlike many others, we do not buy prefabricated bent metal we opt to custom cut & bend the metal to fit your specific gap. We fasten the metal under the shingles and either into the gutter or behind the gutters in a manner which would keep the critters from gaining access.	33
	This line item accounts for the linear feet of the gap on the 2nd level.	
--- Pipe Chase	this is a gap around a pipe or utility entry which needs to be sealed using critter-proof methods and materials.	2
--- Soffit Returns / Soffit Junctions	the soffit returns/junctions are sealed with animal-proof material to keep critters from gaining access.	2
	EXCLUSION WARRANTY: FREE Five Year (5) Warranty	1
	We offer a FREE No-Nonsense Five (5) Year Warranty.	
	Our warranty, like most others, guarantees nothing will get past our work. This simply means we only warranty the areas that we sealed. We sealed the current entry points and the common backup entry points for all critters.	

To see the complete Terms & Conditions please go to: <https://southernpest.biz/terms-conditions>

Terms

Payment Terms: We will collect check or credit card the day we start the exclusion.
Please note: There will be a 3% Admin Processing Fee added to the total if the form of payment is not check or cash.

Notes

We are a family-owned business and your business makes a difference to us. Thank you for allowing us to handle the situation.

Subtotal	\$1,105.50
0% Discount	\$0.00
Total	\$1,137.86
Amount Paid	\$1,137.86
Amount Due	\$0.00



CLIENT SIGNATURE

Will Scroggin / 01/14/2025

TECH SIGNATURE

Bruce Lyman / 01/14/2025



Dr. Roof Atlanta
88 Mansell Court
Roswell, GA 30076
Phone: (770) 552-7663
Email: service@drroof.com

Invoice

INVOICE #: 161663
Date: 6/25/2025
Project Completed On: 6/25/2025

Will Scroggin
275 Truehedge Trce
Roswell, GA 30076

Job Site Location:
Will Scroggin
275 Truehedge Trce
Roswell, GA 30076

Item	Description	Quantity	Unit Price	Total
Roof Repair	Dr.Roof technician will remove the duct tape and damaged shingles to the left side of the chimney. Install new plywood decking up to 16 ft. ² is included in this price. During this process, the metal edge will be removed and then reinstalled after new plywood has been installed. Install new underlayment and new shingles at the repair. This repair will require two new pieces of siding at the chimney due to flashing being installed externally on the siding. New shingles will be GAF3 tab in the color of charcoal. One year warranty on Dr.Roof work only. Owner gives permission to manipulate the metal edge at the repair area and does not hold Dr.Roof responsible for any exclusion warranties which may be affected.	1.00	800.00	\$ 800.00
Roof Repair	- Remove Exposed Nails - Seal Holes & Install Washered Screws (No warranty on existing boot or shingles around the vent pipe)	3.00	153.64	\$ 460.92
Roof Repair	Replace a couple damaged shingles at the eave over the back door	1.00	0.00	\$ 0.00
Roof Repair		1.00	-60.00	\$ -60.00

Total: \$ 1,200.92
Receipts & Adjustments: \$ 0.00
Balance Due: \$ 1,200.92

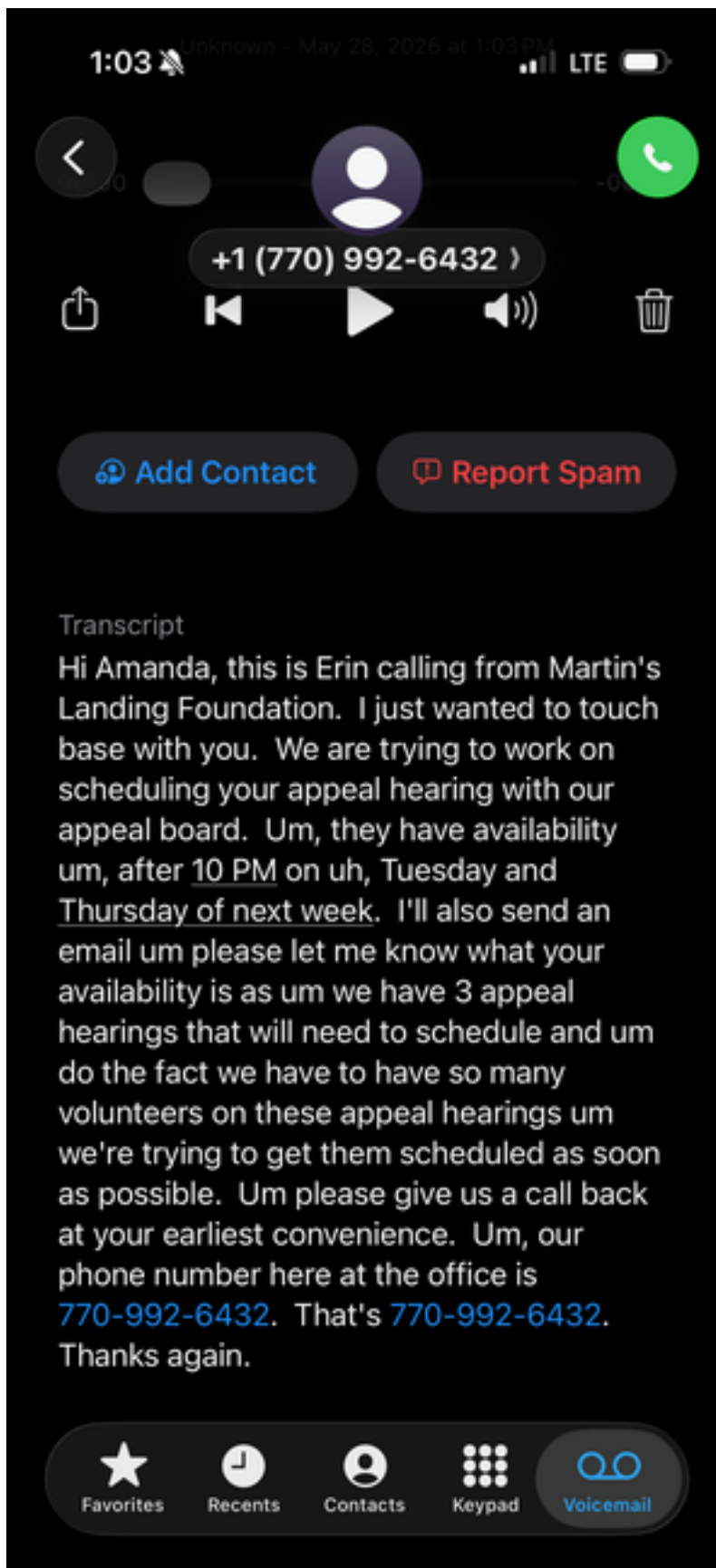
Thank you for choosing Dr. Roof Atlanta, we appreciate your business!
Payment due upon completion. Please remit payment to avoid interest and late fees.

J

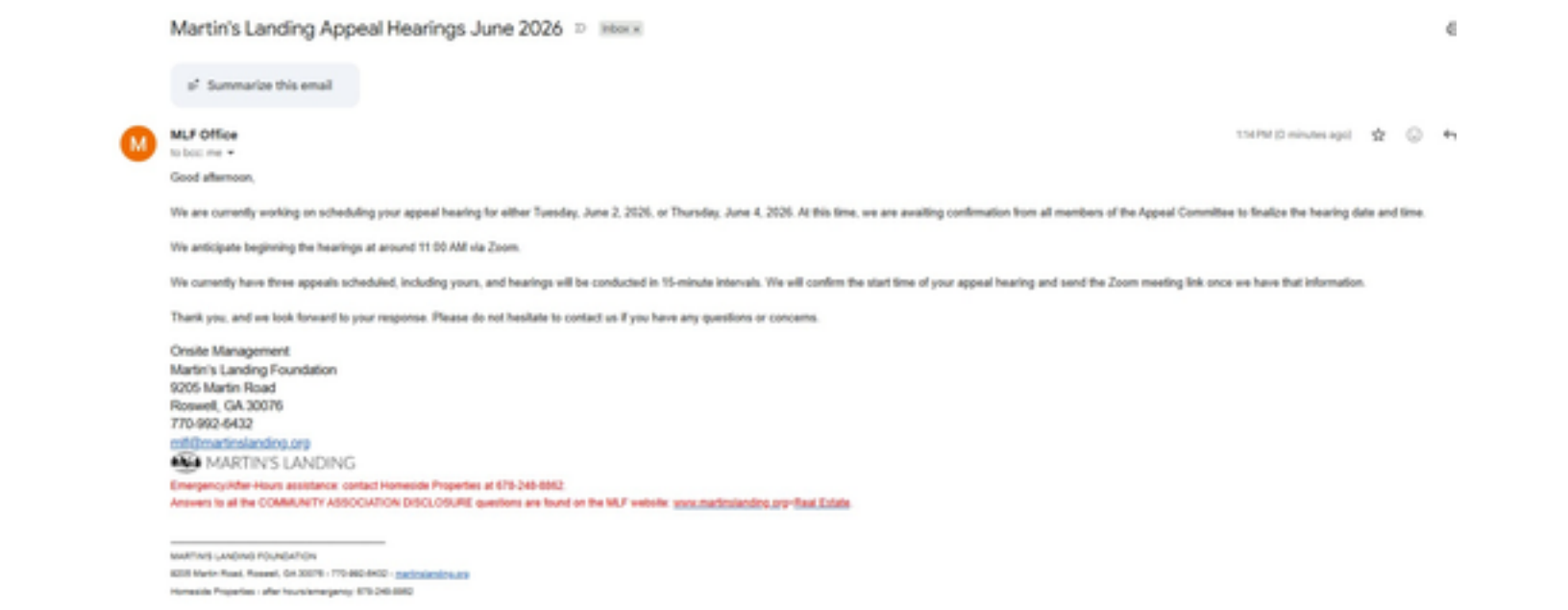
Post-Submission Communications from MLF (May 28, 2026)

WHAT THIS ESTABLISHES:

On May 28, 2026 — the same day the Scroggins submitted their appeal — MLF left a voicemail (1:03 PM) and sent an email via blind carbon copy (1:14 PM) proposing hearing dates of June 2 or June 4, 2026 in 15-minute intervals. Neither communication addressed the substantive issues, procedural requests, refusal requests, or records requests raised in the appeal. The Scroggins responded in writing at 2:18 PM objecting to the dates and format and reiterating all outstanding requests.



J — MLF Voicemail (May 28, 2026, 1:03 PM): Erin Damiani, CAM, Homeside Properties, leaves voicemail on Amanda Scroggin's phone proposing June 2 or June 4 hearing



ail (May 28, 2026, 1:14 PM): MLF Office sends scheduling email via blind carbon copy proposing June 2 or June 4 at ~11:00 AM via Zoom, 15-minute intervals. No substantiv

K

Neighboring Property Fine Notice — 270 Truehedge Trace (May 28, 2026)

WHAT THIS ESTABLISHES:

On May 28, 2026 — the day after the Scroggins' appeal identified 270 Truehedge Trace as an unenforced removal — MLF issued a \$300 fine to the neighboring homeowners for removing a tree with no ARC application, no photos, and no arborist report. The notice states the removal 'likely

would have been approved' based on no evidence. The Scroggins provided a formal application, a professional arborist's report, and years of damage documentation — and received \$1,800 maximum.

This directly contradicts MLF's stated fine formula and demonstrates selective, inconsistent enforcement.

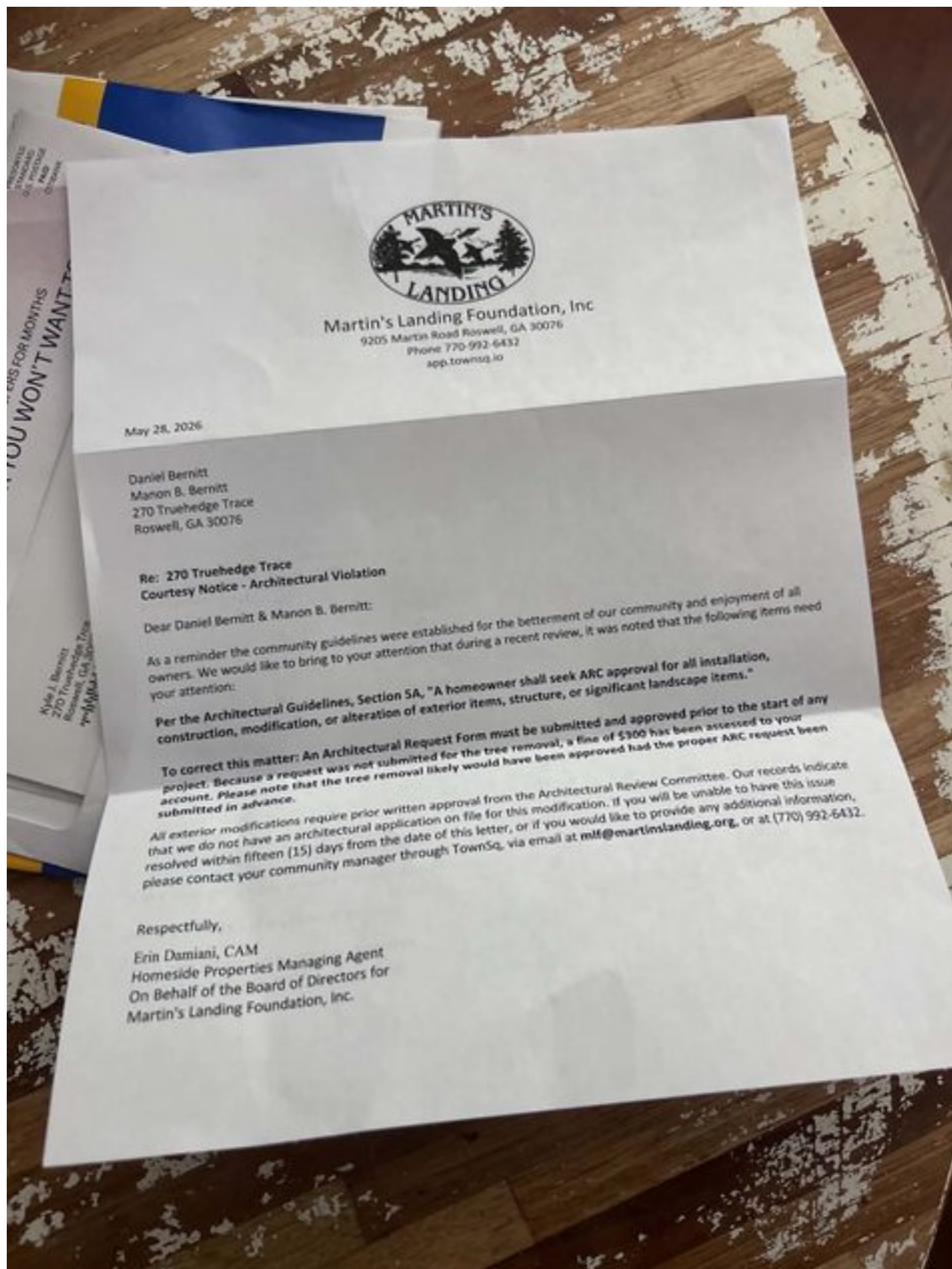


EXHIBIT K — Courtesy Notice: Architectural Violation issued to Daniel & Manon Bernitt, 270 Truehedge Trace.

Fine: \$300.00. No ARC application submitted. No photos, no arborist report, no supporting documentation.

Notice states removal 'likely would have been approved' — a determination made with nothing on file.

Issued May 28, 2026 — the day after the Scroggins' appeal identified this property as unenforced.