



Will <wscroggi@gmail.com>

MLF- Appeal Hearing 275 Truehedege Trace

MLF Office <mlf@martinslanding.org>

Thu, Jun 11, 2026 at 12:26 PM

To: Will <wscroggi@gmail.com>

Cc: Amanda Dickey <adickey2@gmail.com>, MLF President <president@martinslanding.org>

Good afternoon,

It is unfortunate that you are unable to attend, as we moved our appeal hearing schedule to accommodate the dates you previously provided. Your appeal hearing remains scheduled for June 16, 2026, at 3:00 PM.

The Appeal Committee has also requested that you provide a copy of the arborist's report and certification credentials, commonly an ISA (International Society of Arboriculture) Certification. The committee believes this information may assist them in their review and consideration of your appeal. If you intend to rely on the arborist's professional opinion as part of your appeal, we encourage you to submit these materials prior to the hearing so they may be included in the committee's review packet.

Please see the Zoom information below:

Martin's Landing is inviting you to a scheduled Zoom meeting.

Topic: MLF Appeal Hearings – Parkside

Time: June 16, 2026, at 3:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/82737113951?pwd=yfdbjkQfXvupAsZhbLLHPXdyhKuPQv.1>

If you are unable to attend the scheduled Tier One Appeal hearing, you may pursue a Tier Two Appeal pursuant to ARC Guidelines Section 10.C.ii and 10.C.iii:

ii. A Tier Two Appeal shall be delivered to the MLF President and the MLF Office via certified mail or electronic mail (president@martinslanding.org and mlf@martinslanding.org) within thirty (30) days of the Appeal Board's decision.

iii. A Tier Two Appeal shall be heard and ruled upon in writing by the MLF Board within forty-five (45) days of receipt of the written appeal. This ruling shall constitute the final decision, and no further appeals shall be available.

Board meetings are held on the fourth Tuesday of each month. The next Board meeting will be held via Zoom on June 23, 2026, at 7:00 PM. The Zoom link for the Board Meeting is always available on Town Square in the event sections.

If you would like the Board to consider your appeal at that meeting, please let us know. We can include the information you have submitted in the Board packet and add you to the Executive Session agenda. If you

will still be traveling, we would be happy to schedule your appearance for the July 28, 2026, Board meeting at 7:00 PM via Zoom.

Please advise which meeting you intend to attend so that we may ensure your materials are included in the Board packet, which is distributed to Board members on the Friday preceding each meeting.

Regarding your records request:

Section 11.13 of the Foundation's By-Laws, entitled "Books and Records," states:

"The books, records, and papers of the Foundation shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, By-Laws of the Foundation, and Rules shall be available for inspection by any Member at the principal office of the Foundation."

This provision applies to the Foundation's books, records, and governing documents. It does not require the Foundation to provide records containing privileged, confidential, attorney-client protected, personnel-related, or other homeowners' private information.

Please note that all approved General Session Board Meeting Minutes are available to homeowners through TownSq and may be reviewed at any time.

The records requested in Items 1 through 11 are not available for homeowner inspection or production because they contain confidential information relating to other homeowners, ARC deliberations, enforcement matters, appeals, fine histories, internal communications, executive session discussions, legal matters, and other privileged information. The Foundation has an obligation to protect the privacy rights of its members and maintain the confidentiality of Board and committee deliberations.

Specifically, the Foundation will not provide records relating to violations, fines, appeals, ARC applications, approvals, correspondence, or enforcement actions involving other properties or homeowners. Likewise, internal communications between Board members, ARC members, management personnel, legal counsel, or other agents of the Foundation are not subject to homeowner inspection.

Executive Session meeting minutes are not available for review or distribution, as they contain confidential information regarding homeowners, collections, legal matters, personnel issues, and other protected topics. Additionally, ARC deliberations, committee notes, voting records, and internal discussions are not records available for homeowner inspection.

Regarding Board meeting minutes, approved General Session minutes are available through TownSq. Draft, unapproved, or Executive Session minutes are not available for distribution.

To the extent the Foundation maintains records specifically pertaining to your property that are available for inspection under the governing documents and applicable law, those records may be reviewed through the appropriate records inspection process.

The Foundation believes it has complied with its obligations under Section 11.13 of the By-Laws and applicable governing documents. Any records withheld are being withheld because they contain confidential, privileged, private, or otherwise protected information that is not subject to homeowner inspection.

Thank you, and please let us know how else we can assist you and what questions you may have.

Sincerley,

Onsite Management

Martin's Landing Foundation

9205 Martin Road

Roswell, GA 30076

770-992-6432

mlf@martinslanding.org



MARTIN'S LANDING

Emergency/After-Hours assistance: contact Homeside Properties at 678-248-8862.

Answers to all the COMMUNITY ASSOCIATION DISCLOSURE questions are found on the MLF website:

www.martinslanding.org>Real Estate.

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