



Will <wscroggi@gmail.com>

275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

20 messages

Erin Damiani <EDamiani@homesideproperties.com>

Thu, Jun 18, 2026 at 10:01 AM

To: "wscroggi@gmail.com" <wscroggi@gmail.com>, "adickey2@gmail.com" <adickey2@gmail.com>

Good morning,

The Appeal Hearing Committee has completed its review of your appeal and voted to reduce the fine assessed for each tree from \$600 to \$300. As a result, the total fine was reduced from \$1,800 to \$900. This will be reflected on your account within 24 hours or less.

If you would like to further appeal this decision, you may request a tier two appeal hearing before the Board of Directors. The Board will consider the matter during Executive Session, which serves as the final level of appeal.

The next Board meeting will be held via Zoom on June 23, 2026, at 7:00 pm. I know this time frame may not work. The next Board meeting will be held via Zoom on July 28, 2026, at 7:00 pm. If you wish to proceed with a final appeal, please RSVP so we can allocate time on the agenda for your hearing. Any additional information you would like the Board to consider should be submitted in advance so it can be included in the Board packet distributed the Friday prior to the meeting.

Please note that this will be the final opportunity to appeal this matter.

If you have any questions, please do not hesitate to contact us.

Thank you and we hope you have a safe and excellent trip!

Sincerely,

Erin Damiani, CAM

General Manager

Homeside Properties, AAMC® – An Associa® Company

770.992.6432 (Office) | 678.297.9491 (Fax)

900 North Point Parkway, Suite 325, Alpharetta, GA 30005

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Will <wscroggi@gmail.com>
To: Erin Damiani <EDamiani@homesideproperties.com>

Thu, Jun 18, 2026 at 10:14 AM

Could I please obtain a copy of the transcript from our Zoom hearing or even an audio/video recording of it? Thanks.

[Quoted text hidden]

Will <wscroggi@gmail.com>
To: Erin Damiani <EDamiani@homesideproperties.com>, Amanda Dickey <Adickey2@gmail.com>

Thu, Jun 18, 2026 at 12:30 PM

Additionally, I would appreciate clarification regarding the basis for the revised fine amount.

During the hearing, the fine structure was explained as \$300 per tree when a tree was removed without ARC approval but would have been approved, and \$600 per tree when a tree was removed without ARC approval and would not have been approved.

What I am struggling to understand is how that framework applies to our situation. We did not remove trees without submitting to the ARC. We submitted an application, participated in meetings, allowed site visits, provided an arborist report, and engaged in the ARC process for months.

Because the appeal decision reduced the fine from \$1,800 to \$900 without any accompanying explanation, I would appreciate understanding the committee's rationale for assessing a \$300 per tree fine in this specific circumstance.

Thank you for your time and assistance.

[Quoted text hidden]

Will <wscroggi@gmail.com>
To: Erin Damiani <EDamiani@homesideproperties.com>, Amanda Dickey <Adickey2@gmail.com>

Thu, Jun 18, 2026 at 8:15 PM

Just following up to make sure you received my replies, as I haven't heard anything back yet.

An export from Zoom is always available and shouldn't take more than a minute or two. Please let me know if you have any questions.

[Quoted text hidden]

Erin Damiani <EDamiani@homesideproperties.com>
To: Will <wscroggi@gmail.com>, Amanda Dickey <Adickey2@gmail.com>

Fri, Jun 19, 2026 at 8:28 AM

Good morning,

The board in good faith after appeal hearing the committee voted to reduce the fine in half to match our fining schedule due to your compelling appeal but still needed stick to the fining structure for the \$300 per tree and which was drop it from \$600 per as a courtesy for you taking the time to make the appeal.

Please see the tier two appeal options in my first email.
Don't hesitate to reach out with any other questions.

Thank you and hope you're having a great day!

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>

Sent: Thursday, June 18, 2026 8:17 PM

To: Erin Damiani <EDamiani@homesideproperties.com>; Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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You don't often get email from wscroggi@gmail.com. [Learn why this is important](#)

[Quoted text hidden]

Will <wscroggi@gmail.com>

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Fri, Jun 19, 2026 at 9:13 AM

Thank you, Erin.

We are about to board a flight, but it would be great to have the transcript/recording of our T1 hearing before our return. Please let me know when we should expect that.

Thanks for the update and we will certainly keep you posted about T2. Once we have that transcript and/or recording of our hearing, we will be in a more informed position on how we proceed.

Thanks again and have a great weekend.

[Quoted text hidden]

Erin Damiani <EDamiani@homesideproperties.com>

Fri, Jun 19, 2026 at 9:22 AM

To: Will <wscroggi@gmail.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Good afternoon,

We do not record or transcribe any executive season meeting, or appeal hearing committee meetings. We do take minute, but we had 3 other hearing so that information would be privileged and only available to the board.

Thank you, please let us know what other questions we can answer.

Sincerely,

Erin Damiani CAM
General Manager

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Sent: Friday, June 19, 2026 9:14 AM

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

Will <wscroggi@gmail.com>

Fri, Jun 19, 2026 at 9:36 AM

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Could we get the minutes related to our case specifically please? Redact anything outside of our hearing, we understand that is private. We do have the full audio recording, but Zoom always provides a full transcript and recording of every call, so it is a bit alarming that HOA keeps no actual records of these. This is exactly why I have requested everything to be documented and in writing and why I have kept very precise records of everything.

Please let me know when we should expect a redacted version of whatever records you have pertaining directly to our case.

Thanks again for your help.

[Quoted text hidden]

Erin Damiani <EDamiani@homesideproperties.com>

Fri, Jun 19, 2026 at 9:48 AM

To: Will <wscroggi@gmail.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Good afternoon,

I will have to reach to our legal counsel to see what we are able to provide but his is out of the office until 6/22 so it will be after we are able to speak with them.

Thank you,

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, 19 June 2026 09:36:11

[Quoted text hidden]

[Quoted text hidden]

Will <wscroggi@gmail.com>

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Fri, Jun 19, 2026 at 10:22 AM

No worries, thank you for the update.

Taking off now, so no stress on time, we won't be back until 7/6.

Thanks again and have a great weekend.

[Quoted text hidden]

Will <wscroggi@gmail.com>

To: Erin Damiani <EDamiani@homesideproperties.com>

Tue, Jul 7, 2026 at 9:52 PM

Cc: Amanda Dickey <Adickey2@gmail.com>

Hi Erin,

I wanted to follow up on my June 19 request regarding the minutes and/or records related specifically to our appeal hearing.

You mentioned that you needed to check with legal counsel regarding what could be provided and that counsel would be unavailable until June 22. Since we have now returned from our trip, I wanted to check back in and ask when we should expect a response.

To be clear, we are not requesting information related to any other homeowner's hearing. We are only requesting the records, minutes, notes, or other documentation pertaining directly to our case, with anything unrelated or privileged appropriately redacted.

As we are still within the appeal timeline and need to make an informed decision regarding Tier Two, I would appreciate a response as soon as possible.

Thank you,

Will and Amanda Scroggin

[Quoted text hidden]

Erin Damiani <EDamiani@homesideproperties.com>

Wed, Jul 8, 2026 at 12:09 PM

To: Will <wscroggi@gmail.com>

Cc: Amanda Dickey <adickey2@gmail.com>

Good afternoon,

We were able to confirm that Executive Session minutes, whether from the Board of Directors Meeting or any committee, including the Appeal Committee, are considered privileged and are not available for homeowner inspection or request.

We would be happy to assist you with your Tier Two appeal. The next Board of Directors meeting is scheduled for July 28, 2026, at 7:00 p.m. via Zoom. Your appeal will be heard after the General Session has concluded, and the Board enters the Executive Session.

If you would like the Board to consider any additional information, please send us a concise written summary of your appeal, along with any supporting documentation you would like the Board to review. I will ensure that your appeal and all submitted materials are included in the meeting agenda and Board packet for the July 28 meeting.

Please let me know if you have any questions. We look forward to assisting you through the appeal process.

Thank you and hope you had an excellent trip!

Sincerely,

Erin Damiani, CAM

General Manager

Homeside Properties, AAMC® – An Associa® Company

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From: Will <wscroggi@gmail.com>
Sent: Tuesday, July 7, 2026 9:52 PM
To: Erin Damiani <EDamiani@homesideproperties.com>

[Quoted text hidden]

[Quoted text hidden]

Will <wscroggi@gmail.com> Fri, Jul 17, 2026 at 4:19 PM
To: Erin Damiani <EDamiani@homesideproperties.com>, MLF President <president@martinslanding.org>
Cc: Amanda Dickey <adickey2@gmail.com>

Hi Erin,

We are formally requesting a Tier Two appeal regarding the fines related to the removal of trees from our property at 275 Truehedge Trace.

We understand the Tier One decision was sent on June 18, 2026, and we are submitting this request within the applicable appeal period.

Please confirm receipt of this email and confirm that our Tier Two appeal request has been accepted.

Please also confirm the next steps for the hearing, including:

1. The date, time, and Zoom information for the Tier Two appeal hearing.
2. Whether we will be permitted to present our appeal directly to the Board.
3. How much time we will be allotted.
4. What materials will be provided to the Board in advance of the hearing.
5. Whether the Board will receive our original Tier One appeal packet, exhibits, TownSquare history, prior communications, and any internal notes or records related to the appeal.
6. Whether we need to bring or resubmit any documentation for the Board's review.
7. The deadline for submitting any additional materials.

Thank you,

Will and Amanda Scroggin

[Quoted text hidden]

Erin Damiani <EDamiani@homesideproperties.com>

Fri, Jul 17, 2026 at 4:54 PM

To: Will <wscroggi@gmail.com>, MLF President <president@martinslanding.org>

Cc: Amanda Dickey <adickey2@gmail.com>

Good afternoon, Will & Amanda,

Please see my comments below for each of your questions.

You will need to join the board meeting on 7/28/26 at 7 pm and let us know what information you would like us to include.

1. The date, time, and Zoom information for the Tier Two appeal hearing.

The next Board Meeting will be held on Tuesday 7/28/26 at 7 pm. Your appeal will be heard in the executive session of the meeting, which will occur as soon as the general session of the meeting adjourns.

The Zoom link can also be found in the event section of Town Square.

Join Zoom Meeting

<https://us02web.zoom.us/j/89149862438?pwd=Q2hkMmJxU0VaV0c0N2dESXlhc0JPZz09>

Meeting ID: 891 4986 2438

Passcode: 257346

I will add your Tier Two appeal to the agenda for the executive session of the meeting. Please also send me anything you would like the board to review prior to the meeting. The deadline for this submission will be Friday, 7/24/26 as we give them the weekend to review the board packet prior to the meetings on Tuesdays.

2. Whether we will be permitted to present our appeal directly to the Board.

Yes, this appeal will be to all board members in attendance, unless we were not able to make quorum to start the meeting, in which case your appeal would be heard at the next board meeting.

3. How much time will we be allotted?

You will have 15 minutes to speak to the board once we have entered the executive session.

4. What materials will be provided to the Board in advance of the hearing?

Anything you request we include.

5. Will the Board receive our original Tier One appeal packet, exhibits, Town Square history, prior communications, and any internal notes or records related to the appeal?

The board has already approved and reviewed the executive session meeting minutes of the Tier One appeal hearing at the June board meeting, and all board members have access to Town Square.

Just please let us know what information you will be providing that you would like shared. Please keep in mind that keeping it to an overview/ summary may be more effective.

6. Whether we need to bring or resubmit any documentation for the Board's review.

Please just resend the information you want the board to review, and we will ensure it is sent with the board packet.

7. The deadline for submitting any additional materials.

Friday, 7/24/26 4:30 pm.

Thank you and let me know if you have any questions.

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, July 17, 2026 4:19 PM

To: Erin Damiani <EDamiani@homesideproperties.com>; MLF President <president@martinslanding.org>

Cc: Amanda Dickey <adickey2@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

Will <wscroggi@gmail.com>

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Fri, Jul 17, 2026 at 6:51 PM

Thank you so much, Erin. Really appreciate it!

[Quoted text hidden]

Will <wscroggi@gmail.com>

Fri, Jul 24, 2026 at 3:03 PM

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Hi Erin,

Would it be OK if I got you and the board additional information this evening? I was selected for jury duty on Wednesday and am currently still downtown on a quick break.

[Quoted text hidden]

Erin Damiani <EDamiani@homesideproperties.com>

Fri, Jul 24, 2026 at 3:26 PM

To: Will <wscroggi@gmail.com>

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

Good afternoon, Will,

I will need to send the board packet out by 5 pm today; however, I will have to send an updated version on Tuesday prior to the Board meeting after our ARC committee meeting on Monday, 7/27/26.

*Please note that this will result in less time for the board members to review the documentation you provide, and some board members who work full time might not have time to review it prior to the meeting.

I went ahead and added the attachment you had submitted with the original appeal; please see the attachment, but I would be happy to swap it out once we receive the information you wanted us to add.

Thank you and let us know how we can assist.

Sincerely,

Erin Damiani, CAM

General Manager

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To: Erin Damiani <EDamiani@homesideproperties.com>
Cc: MLF President <president@martinslanding.org>; Amanda Dickey <adickey2@gmail.com>
Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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On Fri, Jul 17, 2026 at 6:51 PM Will <wscroggi@gmail.com> wrote:

Thank you so much, Erin. Really appreciate it!

On Fri, Jul 17, 2026 at 4:56 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon, Will & Amanda,

Please see my comments below for each of your questions.

You will need to join the board meeting on 7/28/26 at 7 pm and let us know what information you would like us to include.

1. The date, time, and Zoom information for the Tier Two appeal hearing.

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The Zoom link can also be found in the event section of Town Square.

Join Zoom Meeting

<https://us02web.zoom.us/j/89149862438?pwd=Q2hkMmJxU0VaV0c0N2dESXlhc0JPZz09>

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To: Erin Damiani <EDamiani@homesideproperties.com>; MLF President <president@martinslanding.org>

Cc: Amanda Dickey <adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Thank you,

Will and Amanda Scroggin

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If you would like the Board to consider any additional information, please send us a concise written summary of your appeal, along with any supporting documentation you would like the Board to review. I will ensure that your appeal and all submitted materials are included in the meeting agenda and Board packet for the July 28 meeting.

Please let me know if you have any questions. We look forward to assisting you through the appeal process.

Thank you and hope you had an excellent trip!

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>
Sent: Tuesday, July 7, 2026 9:52 PM
To: Erin Damiani <EDamiani@homesideproperties.com>
Cc: Amanda Dickey <Adickey2@gmail.com>
Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,
I wanted to follow up on my June 19 request regarding the minutes and/or records related specifically to our appeal hearing.
You mentioned that you needed to check with legal counsel regarding what could be provided and that counsel would be unavailable until June 22. Since we have now returned from our trip, I wanted to check back in and ask when we should expect a response.
To be clear, we are not requesting information related to any other homeowner's hearing. We are only requesting the records, minutes, notes, or other documentation pertaining directly to our case, with anything unrelated or privileged appropriately redacted.
As we are still within the appeal timeline and need to make an informed decision regarding Tier Two, I would appreciate a response as soon as possible.
Thank you,
Will and Amanda Scroggin

On Fri, Jun 19, 2026 at 10:22AM Will <wscroggi@gmail.com> wrote:
No worries, thank you for the update.

Taking off now, so no stress on time, we won't be back until 7/6.

Thanks again and have a great weekend.

On Fri, Jun 19, 2026 at 9:49AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon,

I will have to reach to our legal counsel to see what we are able to provide but his is out of the office until 6/22 so it will be after we are able to speak with them.

Thank you,

Sincerely,

Erin Damiani CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, 19 June 2026 09:36:11

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Could we get the minutes related to our case specifically please? Redact anything outside of our hearing, we understand that is private. We do have the full audio recording, but Zoom always provides a full transcript and recording of every call, so it is a bit alarming that HOA keeps no actual records of these. This is exactly why I

have requested everything to be documented and in writing and why I have kept very precise records of everything.

Please let me know when we should expect a redacted version of whatever records you have pertaining directly to our case.

Thanks again for your help.

On Fri, Jun 19, 2026 at 9:22AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon,

We do not record or transcribe any executive session meeting, or appeal hearing committee meetings. We do take minute, but we had 3 other hearing so that information would be privileged and only available to the board.

Thank you, please let us know what other questions we can answer.

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, June 19, 2026 9:14 AM

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Thank you, Erin.

We are about to board a flight, but it would be great to have the transcript/recording of our T1 hearing before our return. Please let me know when we should expect that.

Thanks for the update and we will certainly keep you posted about T2. Once we have that transcript and/or recording of our hearing, we will be in a more informed position on how we proceed.

Thanks again and have a great weekend.

On Fri, Jun 19, 2026 at 8:29AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good morning,

The board in good faith after appeal hearing the committee voted to reduce the fine in half to match our fining schedule due to your compelling appeal but still needed stick to the fining structure for the \$300 per tree and which was drop it from \$600 per as a courtesy for you taking the time to make the appeal.

Please see the tier two appeal options in my first email.
Don't hesitate to reach out with any other questions.

Thank you and hope you're having a great day!

Sincerely,

Erin Damiani CAM
General Manager

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corruption of files and operating systems. The unauthorized access, use, disclosure, or distribution of this email may constitute a violation of the Federal Electronic Communications Privacy Act of 1986 and similar state laws.

From: Will <wscroggi@gmail.com>

Sent: Thursday, June 18, 2026 8:17 PM

To: Erin Damiani <EDamiani@homesideproperties.com>; Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Just following up to make sure you received my replies, as I haven't heard anything back yet.

An export from Zoom is always available and shouldn't take more than a minute or two. Please let me know if you have any questions.

On Thu, Jun 18, 2026 at 12:30 PM Will <wscroggi@gmail.com> wrote:

Additionally, I would appreciate clarification regarding the basis for the revised fine amount.

During the hearing, the fine structure was explained as \$300 per tree when a tree was removed without ARC approval but would have been approved, and \$600 per tree when a tree was removed without ARC approval and would not have been approved.

What I am struggling to understand is how that framework applies to our situation. We did not remove trees without submitting to the ARC. We submitted an application, participated in meetings, allowed site visits, provided an arborist report, and engaged in the ARC process for months.

Because the appeal decision reduced the fine from \$1,800 to \$900 without any accompanying explanation, I would appreciate understanding the committee's rationale for assessing a \$300 per tree fine in this specific circumstance.

Thank you for your time and assistance.

On Thu, Jun 18, 2026 at 10:14 AM Will <wscroggi@gmail.com> wrote:

Could I please obtain a copy of the transcript from our Zoom hearing or even an audio/video recording of it? Thanks.

On Thu, Jun 18, 2026 at 10:02 AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good morning,

The Appeal Hearing Committee has completed its review of your appeal and voted to reduce the fine assessed for each tree from \$600 to \$300. As a result, the total fine was reduced from \$1,800 to \$900. This will be reflected on your account within 24 hours or less.

If you would like to further appeal this decision, you may request a tier two appeal hearing before the Board of Directors. The Board will consider the matter during Executive Session, which serves as the final level of appeal.

The next Board meeting will be held via Zoom on June 23, 2026, at 7:00 pm. I know this time frame may not work. The next Board meeting will be held via Zoom on July 28, 2026, at 7:00 pm. If you wish to proceed with a final appeal, please RSVP so we can allocate time on the agenda for your hearing. Any additional information you would like the Board to consider should be submitted in advance so it can be included in the Board packet distributed the Friday prior to the meeting.

Please note that this will be the final opportunity to appeal this matter.

If you have any questions, please do not hesitate to contact us.

Thank you and we hope you have a safe and excellent trip!

Sincerely,

Erin Damiani, CAM

General Manager

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2 attachments



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Outlook-mbjyoi14.png
112K



Scroggin_v_MLF_Appeal_Letter_2026-05-27.pdf
115K

Will <wscroggi@gmail.com>

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Fri, Jul 24, 2026 at 4:33 PM

Hi Erin,

Before our Tier Two appeal hearing, we would like to ensure the Board is provided with the complete record related to this matter, including:

1. Our original tree removal request and complete TownSquare history.
2. All photographs, arborist documentation, estimates, and other supporting materials we submitted.
3. Our complete Tier One appeal packet and exhibits.
4. The Tier One decision and any notes, summaries, recommendations, or materials provided to the Tier One appeal panel.
5. All communications between us and the HOA and/or ARC related to this matter, including emails, TownSquare messages, and any internal communications or notes maintained by the Association. Throughout this process, we have made every effort to communicate promptly, ask questions, and provide requested documentation. Despite that, many of our questions remained unanswered or were addressed only after significant delays. We believe the complete communication history is important context for the Board's review.
6. The complete recording of the Tier One hearing.
7. Any records the Association relied upon when determining the amount of the fines or evaluating similar tree removal requests or violations.
8. The conduct of the Tier One hearing itself. During the hearing, statements were introduced that were unrelated to the matter under appeal, including the false claim that I had been "talking bad about the HOA/ARC on Facebook." That allegation had no bearing on whether our tree removal request and resulting fines were handled appropriately, yet it shifted the discussion away from the facts of our appeal. We respectfully request that the Board review the hearing recording to determine whether the proceedings were conducted fairly and whether unrelated or unsupported statements improperly influenced the outcome.

In addition, we will provide the Board with an updated appeal packet that includes a detailed timeline of events, the complete Tier One hearing recording, and a full exhibits packet for its review.

Please confirm which of these materials the Board will already receive, what we need to resubmit or provide separately, and the deadline and preferred method for submitting them.

Thank you,

Will and Amanda Scroggin

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[Quoted text hidden]

From: Will <wscroggi@gmail.com>

Sent: Friday, June 19, 2026 9:14 AM

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Thank you, Erin.

We are about to board a flight, but it would be great to have the transcript/recording of our T1 hearing before our return. Please let me know when we should expect that.

Thanks for the update and we will certainly keep you posted about T2. Once we have that transcript and/or recording of our hearing, we will be in a more informed position on how we proceed.

Thanks again and have a great weekend.

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Good morning,

The board in good faith after appeal hearing the committee voted to reduce the fine in half to match our fining schedule due to your compelling appeal but still needed stick to the fining structure for the \$300 per tree and which was drop it from \$600 per as a courtesy for you taking the time to make the appeal.

Please see the tier two appeal options in my first email.
Don't hesitate to reach out with any other questions.

Thank you and hope you're having a great day!

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>

Sent: Thursday, June 18, 2026 8:17 PM

To: Erin Damiani <EDamiani@homesideproperties.com>; Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Just following up to make sure you received my replies, as I haven't heard anything back yet.

An export from Zoom is always available and shouldn't take more than a minute or two. Please let me know if you have any questions.

On Thu, Jun 18, 2026 at 12:30 PM Will <wscroggi@gmail.com> wrote:

Additionally, I would appreciate clarification regarding the basis for the revised fine amount.

During the hearing, the fine structure was explained as \$300 per tree when a tree was removed without ARC approval but would have been approved, and \$600 per tree when a tree was removed without ARC approval and would not have been approved.

What I am struggling to understand is how that framework applies to our situation. We did not remove trees without submitting to the ARC. We submitted an application, participated in meetings, allowed site visits, provided an arborist report, and engaged in the ARC process for months.

Because the appeal decision reduced the fine from \$1,800 to \$900 without any accompanying explanation, I would appreciate understanding the committee's rationale for assessing a \$300 per tree fine in this specific circumstance.

Thank you for your time and assistance.

On Thu, Jun 18, 2026 at 10:14 AM Will <wscroggi@gmail.com> wrote:

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Good morning,

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If you would like to further appeal this decision, you may request a tier two appeal hearing before the Board of Directors. The Board will consider the matter during Executive Session, which serves as the final level of appeal.

The next Board meeting will be held via Zoom on June 23, 2026, at 7:00 pm. I know this time frame may not work. The next Board meeting will be held via Zoom on July 28, 2026, at 7:00 pm. If you wish to proceed with a final appeal, please RSVP so we can allocate time on the agenda for your hearing. Any additional information you would like the Board to consider should be submitted in advance so it can be included in the Board packet distributed the Friday prior to the meeting.

Please note that this will be the final opportunity to appeal this matter.

If you have any questions, please do not hesitate to contact us.

Thank you and we hope you have a safe and excellent trip!

[Quoted text hidden]

Erin Damiani <EDamiani@homesideproperties.com>

Fri, Jul 24, 2026 at 4:57 PM

To: Will <wscroggi@gmail.com>

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

Good afternoon,

I will add the attachments we have already received, per your request. Please see the more detailed answer to your questions below.

If you would like to submit anything else, please get it to me as soon as possible, and I will send it with the updated packet on Tuesday prior to the board meeting.

Please let me know if you are still unclear or have any questions.

Thank you!

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, July 24, 2026 4:33 PM

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

Before our Tier Two appeal hearing, we would like to ensure the Board is provided with the complete record related to this matter, including:

1. Our original tree removal request and complete TownSquare history.
(All Board Members have Access to Town Square)
2. All photographs, arborist documentation, estimates, and other supporting materials we submitted.
(I will attach the additional documents, again the one that is 60 pages is going to be difficult for the board to review so if you are able, please try and submit something that can be reviewed and presented at the meeting with your appeal time)
3. Our complete Tier One appeal packet and exhibits.
(I will attach the items you have provided so far)
4. The Tier One decision and any notes, summaries, recommendations, or materials provided to the Tier One appeal panel.
(This was provided to the board when they approved the appeal hearing meeting minutes at last month's board meeting.)
5. All communications between us and the HOA and/or ARC related to this matter, including emails, TownSquare messages, and any internal communications or notes maintained by the Association. Throughout this process, we have made every effort to communicate promptly, ask questions, and provide requested documentation. Despite that, many of our questions remained unanswered or were addressed only after significant delays. We believe the complete communication history is important context for the Board's review
(We would be happy to share any of our email communication with the board on this matter and they do already have access to Town Square)
6. The complete recording of the Tier One hearing.
(We do not record any of our meetings)
7. Any records the Association relied upon when determining the amount of the fines or evaluating similar tree removal requests or violations.
(This information is outlined in the ARC guidelines, detail on other homeowner fines or verdicts would not be available)
8. The conduct of the Tier One hearing itself. During the hearing, statements were introduced that were unrelated to the matter under appeal, including the false claim that I had been "talking bad about the HOA/ARC on Facebook." That allegation had no bearing on whether our tree removal request and resulting fines were handled appropriately, yet it shifted the discussion away from the facts of our appeal. We respectfully request that the Board review the hearing recording to determine whether the proceedings were conducted fairly and whether unrelated or unsupported statements improperly influenced the outcome.
(This will not be discussed at the appeal hearing as it plays no role in the fine that was approved initially, or the Tier One appeal verdict to drop the fine from \$1,800.00 to \$900.00. Facebook is not an official communication method for The Martin's Landing Board or Homeside Properties) We do not and will not be able to speak to this

In addition, we will provide the Board with an updated appeal packet that includes a detailed timeline of events, the complete Tier One hearing recording, and a full exhibits packet for its review.

Please confirm which of these materials the Board will already receive, what we need to resubmit or provide separately, and the deadline and preferred method for submitting them.

Thank you,

Will and Amanda Scroggin

On Fri, Jul 24, 2026 at 3:27 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon, Will,

I will need to send the board packet out by 5 pm today; however, I will have to send an updated version on Tuesday prior to the Board meeting after our ARC committee meeting on Monday, 7/27/26.

*Please note that this will result in less time for the board members to review the documentation you provide, and some board members who work full time might not have time to review it prior to the meeting.

I went ahead and added the attachment you had submitted with the original appeal; please see the attachment, but I would be happy to swap it out once we receive the information you wanted us to add.

Thank you and let us know how we can assist.

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, July 24, 2026 3:03 PM

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

Would it be OK if I got you and the board additional information this evening? I was selected for jury duty on Wednesday and am currently still downtown on a quick break.

On Fri, Jul 17, 2026 at 6:51 PM Will <wscroggi@gmail.com> wrote:

Thank you so much, Erin. Really appreciate it!

On Fri, Jul 17, 2026 at 4:56 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon, Will & Amanda,

Please see my comments below for each of your questions.

You will need to join the board meeting on 7/28/26 at 7 pm and let us know what information you would like us to include.

1. The date, time, and Zoom information for the Tier Two appeal hearing.

The next Board Meeting will be held on Tuesday 7/28/26 at 7 pm. Your appeal will be heard in the executive session of the meeting, which will occur as soon as the general session of the meeting adjourns.

The Zoom link can also be found in the event section of Town Square.

Join Zoom Meeting

<https://us02web.zoom.us/j/89149862438?pwd=Q2hkMmJxU0VaV0c0N2dESXlhc0JPZz09>

Meeting ID: 891 4986 2438

Passcode: 257346

I will add your Tier Two appeal to the agenda for the executive session of the meeting. Please also send me anything you would like the board to review prior to the meeting. The deadline for this submission will be Friday, 7/24/26 as we give them the weekend to review the board packet prior to the meetings on Tuesdays.

2. Whether we will be permitted to present our appeal directly to the Board.

Yes, this appeal will be to all board members in attendance, unless we were not able to make quorum to start the meeting, in which case your appeal would be heard at the next board meeting.

3. How much time will we be allotted?

You will have 15 minutes to speak to the board once we have entered the executive session.

4. What materials will be provided to the Board in advance of the hearing?

Anything you request we include.

5. Will the Board receive our original Tier One appeal packet, exhibits, Town Square history, prior communications, and any internal notes or records related to the appeal?

The board has already approved and reviewed the executive session meeting minutes of the Tier One appeal hearing at the June board meeting, and all board members have access to Town Square.

Just please let us know what information you will be providing that you would like shared. Please keep in mind that keeping it to an overview/ summary may be more effective.

6. Whether we need to bring or resubmit any documentation for the Board's review.

Please just resend the information you want the board to review, and we will ensure it is sent with the board packet.

7. The deadline for submitting any additional materials.

Friday, 7/24/26 4:30 pm.

Thank you and let me know if you have any questions.

Sincerely,

Erin Damiani, CAM

General Manager

Homeside Properties, AAMC® – An Associa® Company

770.992.6432 (Office) | 678.297.9491 (Fax)

900 North Point Parkway, Suite 325, Alpharetta, GA 30005

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From: Will <wscroggi@gmail.com>

Sent: Friday, July 17, 2026 4:19 PM

To: Erin Damiani <EDamiani@homesideproperties.com>; MLF President <president@martinslanding.org>

Cc: Amanda Dickey <adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

We are formally requesting a Tier Two appeal regarding the fines related to the removal of trees from our property at 275 Truehedge Trace.

We understand the Tier One decision was sent on June 18, 2026, and we are submitting this request within the applicable appeal period.

Please confirm receipt of this email and confirm that our Tier Two appeal request has been accepted.

Please also confirm the next steps for the hearing, including:

1. The date, time, and Zoom information for the Tier Two appeal hearing.
2. Whether we will be permitted to present our appeal directly to the Board.
3. How much time we will be allotted.
4. What materials will be provided to the Board in advance of the hearing.
5. Whether the Board will receive our original Tier One appeal packet, exhibits, TownSquare history, prior communications, and any internal notes or records related to the appeal.
6. Whether we need to bring or resubmit any documentation for the Board's review.
7. The deadline for submitting any additional materials.

Thank you,
Will and Amanda Scroggin

On Wed, Jul 8, 2026 at 12:10 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:
Good afternoon,

We were able to confirm that Executive Session minutes, whether from the Board of Directors Meeting or any committee, including the Appeal Committee, are considered privileged and are not available for homeowner inspection or request.

We would be happy to assist you with your Tier Two appeal. The next Board of Directors meeting is scheduled for July 28, 2026, at 7:00 p.m. via Zoom. Your appeal will be heard after the General Session has concluded, and the Board enters the Executive Session.

If you would like the Board to consider any additional information, please send us a concise written summary of your appeal, along with any supporting documentation you would like the Board to review. I will ensure that your appeal and all submitted materials are included in the meeting agenda and Board packet for the July 28 meeting.

Please let me know if you have any questions. We look forward to assisting you through the appeal process.

Thank you and hope you had an excellent trip!

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>
Sent: Tuesday, July 7, 2026 9:52 PM
To: Erin Damiani <EDamiani@homesideproperties.com>
Cc: Amanda Dickey <Adickey2@gmail.com>
Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

I wanted to follow up on my June 19 request regarding the minutes and/or records related specifically to our appeal hearing.

You mentioned that you needed to check with legal counsel regarding what could be provided and that counsel would be unavailable until June 22. Since we have now returned from our trip, I wanted to check back in and ask when we should expect a response.

To be clear, we are not requesting information related to any other homeowner's hearing. We are only requesting the records, minutes, notes, or other documentation pertaining directly to our case, with anything unrelated or privileged appropriately redacted.

As we are still within the appeal timeline and need to make an informed decision regarding Tier Two, I would appreciate a response as soon as possible.

Thank you,

Will and Amanda Scroggin

On Fri, Jun 19, 2026 at 10:22AM Will <wscroggi@gmail.com> wrote:

No worries, thank you for the update.

Taking off now, so no stress on time, we won't be back until 7/6.

Thanks again and have a great weekend.

On Fri, Jun 19, 2026 at 9:49AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon,

I will have to reach to our legal counsel to see what we are able to provide but his is out of the office until 6/22 so it will be after we are able to speak with them.

Thank you,

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>
Sent: Friday, 19 June 2026 09:36:11

To: Erin Damiani <EDamiani@homesideproperties.com>
Cc: Amanda Dickey <Adickey2@gmail.com>
Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Could we get the minutes related to our case specifically please? Redact anything outside of our hearing, we understand that is private. We do have the full audio recording, but Zoom always provides a full transcript and recording of every call, so it is a bit alarming that HOA keeps no actual records of these. This is exactly why I have requested everything to be documented and in writing and why I have kept very precise records of everything.

Please let me know when we should expect a redacted version of whatever records you have pertaining directly to our case.

Thanks again for your help.

On Fri, Jun 19, 2026 at 9:22AM Erin Damiani <EDamiani@homesideproperties.com> wrote:
Good afternoon,

We do not record or transcribe any executive season meeting, or appeal hearing committee meetings. We do take minute, but we had 3 other hearing so that information would be privileged and only available to the board.

Thank you, please let us know what other questions we can answer.

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>
Sent: Friday, June 19, 2026 9:14 AM
To: Erin Damiani <EDamiani@homesideproperties.com>
Cc: Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Thank you, Erin.

We are about to board a flight, but it would be great to have the transcript/recording of our T1 hearing before our return. Please let me know when we should expect that.

Thanks for the update and we will certainly keep you posted about T2. Once we have that transcript and/or recording of our hearing, we will be in a more informed position on how we proceed.

Thanks again and have a great weekend.

On Fri, Jun 19, 2026 at 8:29AM Erin Damiani <EDamiani@homesideproperties.com> wrote:
Good morning,

The board in good faith after appeal hearing the committee voted to reduce the fine in half to match our fining schedule due to your compelling appeal but still needed stick to the fining structure for the \$300 per tree and which was drop it from \$600 per as a courtesy for you taking the time to make the appeal.

Please see the tier two appeal options in my first email.
Don't hesitate to reach out with any other questions.

Thank you and hope you're having a great day!

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>

Sent: Thursday, June 18, 2026 8:17 PM

To: Erin Damiani <EDamiani@homesideproperties.com>; Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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You don't often get email from wscroggi@gmail.com. [Learn why this is important](#)

Just following up to make sure you received my replies, as I haven't heard anything back yet.

An export from Zoom is always available and shouldn't take more than a minute or two. Please let me know if you have any questions.

On Thu, Jun 18, 2026 at 12:30 PM Will <wscroggi@gmail.com> wrote:

Additionally, I would appreciate clarification regarding the basis for the revised fine amount.

During the hearing, the fine structure was explained as \$300 per tree when a tree was removed without ARC approval but would have been approved, and \$600 per tree when a tree was removed without ARC approval and would not have been approved.

What I am struggling to understand is how that framework applies to our situation. We did not remove trees without submitting to the ARC. We submitted an application, participated in meetings, allowed site visits, provided an arborist report, and engaged in the ARC process for months. Because the appeal decision reduced the fine from \$1,800 to \$900 without any accompanying explanation, I would appreciate understanding the committee's rationale for assessing a \$300 per tree fine in this specific circumstance. Thank you for your time and assistance.

On Thu, Jun 18, 2026 at 10:14AM Will <wscroggi@gmail.com> wrote:

Could I please obtain a copy of the transcript from our Zoom hearing or even an audio/video recording of it? Thanks.

On Thu, Jun 18, 2026 at 10:02AM Erin Damiani <EDamiani@homesideproperties.com> wrote:
Good morning,

The Appeal Hearing Committee has completed its review of your appeal and voted to reduce the fine assessed for each tree from \$600 to \$300. As a result, the total fine was reduced from \$1,800 to \$900. This will be reflected on your account within 24 hours or less.

If you would like to further appeal this decision, you may request a tier two appeal hearing before the Board of Directors. The Board will consider the matter during Executive Session, which serves as the final level of appeal.

The next Board meeting will be held via Zoom on June 23, 2026, at 7:00 pm. I know this time frame may not work. The next Board meeting will be held via Zoom on July 28, 2026, at 7:00 pm. If you wish to proceed with a final appeal, please RSVP so we can allocate time on the agenda for your hearing. Any additional information you would like the Board to consider should be submitted in advance so it can be included in the Board packet distributed the Friday prior to the meeting.

Please note that this will be the final opportunity to appeal this matter.

If you have any questions, please do not hesitate to contact us.

Thank you and we hope you have a safe and excellent trip!

Sincerely,

Erin Damiani, CAM

General Manager

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5 attachments



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Outlook-mbjyoi14.png
112K



275 Truehedge Trace CT Verdict Letter - Tree removal - backyard and side yard (2).pdf
7K



275 Turehedge Trace- Bob_Coombs_ISA_Certified_Arborist_Certificate (1).pdf
562K



Scroggin_v_MLF_Appeal_Letter_2026-05-27.pdf
115K



Scroggin_v_MLF_Exhibit_Packet_2026-05-27.pdf
5488K

Will <wscroggi@gmail.com>

Fri, Jul 24, 2026 at 5:19 PM

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Thank you, Erin. I appreciate your prompt reply.

I will add this conversation, along with all others that have occurred since the time of our initial appeal. I've been documenting this entire process very meticulously for both the Board, as well as for our neighbors in Martin's Landing to review. My intention has always been to create a complete, factual record of this process, and I intend to continue doing so. I have no interest in creating a narrative, only in documenting the communications, photos, decisions, and events exactly as they occurred.

If nothing else, this has been an eye-opening experience for us, and I believe others may benefit from understanding how this process works in practice.

We greatly appreciate your diligence in doing everything you're permitted to do, so thank you again for your time and assistance. We will talk soon and look forward to meeting with the Board on Tuesday.

-Will and Amanda Scroggin

On Fri, Jul 24, 2026 at 5:00 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon,

I will add the attachments we have already received, per your request. Please see the more detailed answer to your questions below.

If you would like to submit anything else, please get it to me as soon as possible, and I will send it with the updated packet on Tuesday prior to the board meeting.

Please let me know if you are still unclear or have any questions.

Thank you!

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, July 24, 2026 4:33 PM

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

Before our Tier Two appeal hearing, we would like to ensure the Board is provided with the complete record related to this matter, including:

1. Our original tree removal request and complete TownSquare history.
(All Board Members have Access to Town Square)
2. All photographs, arborist documentation, estimates, and other supporting materials we submitted.
(I will attach the additional documents, again the one that is 60 pages is going to be difficult for the board to review so if you are able, please try and submit something that can be reviewed and presented at the meeting with your appeal time)
3. Our complete Tier One appeal packet and exhibits.
(I will attach the items you have provided so far)
4. The Tier One decision and any notes, summaries, recommendations, or materials provided to the Tier One appeal panel.
(This was provided to the board when they approved the appeal hearing meeting minutes at last month's board meeting.)
5. All communications between us and the HOA and/or ARC related to this matter, including emails, TownSquare messages, and any internal communications or notes maintained by the Association. Throughout this process, we have made every effort to communicate promptly, ask questions, and provide requested documentation. Despite that, many of our questions remained unanswered or were addressed only after significant delays. We believe the complete communication history is important context for the Board's review
(We would be happy to share any of our email communication with the board on this matter and they do already have access to Town Square)
6. The complete recording of the Tier One hearing.
(We do not record any of our meetings)
7. Any records the Association relied upon when determining the amount of the fines or evaluating similar tree removal requests or violations.
(This information is outlined in the ARC guidelines, detail on other homeowner fines or verdicts would not be available)
8. The conduct of the Tier One hearing itself. During the hearing, statements were introduced that were unrelated to the matter under appeal, including the false claim that I had been "talking bad about the HOA/ARC on Facebook." That allegation had no bearing on whether our tree removal request and resulting fines were handled appropriately, yet it shifted the discussion away from the facts of our appeal. We respectfully request that the Board review the hearing recording to determine whether the proceedings were conducted fairly and whether unrelated or unsupported statements improperly influenced the outcome.
(This will not be discussed at the appeal hearing as it plays no role in the fine that was approved initially, or the Tier One appeal verdict to drop the fine from \$1,800.00 to \$900.00. Facebook is not an official communication method for The Martin's Landing Board or Homeside Properties) We do not and will not be able to speak to this

In addition, we will provide the Board with an updated appeal packet that includes a detailed timeline of events, the complete Tier One hearing recording, and a full exhibits packet for its review.

Please confirm which of these materials the Board will already receive, what we need to resubmit or provide separately, and the deadline and preferred method for submitting them.

Thank you,

Will and Amanda Scroggin

On Fri, Jul 24, 2026 at 3:27 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon, Will,

I will need to send the board packet out by 5 pm today; however, I will have to send an updated version on Tuesday prior to the Board meeting after our ARC committee meeting on Monday, 7/27/26.

*Please note that this will result in less time for the board members to review the documentation you provide, and some board members who work full time might not have time to review it prior to the meeting.

I went ahead and added the attachment you had submitted with the original appeal; please see the attachment, but I would be happy to swap it out once we receive the information you wanted us to add.

Thank you and let us know how we can assist.

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, July 24, 2026 3:03 PM

To: Erin Damiani <EDamiani@homesideproperties.com>

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

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

Would it be OK if I got you and the board additional information this evening? I was selected for jury duty on Wednesday and am currently still downtown on a quick break.

On Fri, Jul 17, 2026 at 6:51 PM Will <wscroggi@gmail.com> wrote:

Thank you so much, Erin. Really appreciate it!

On Fri, Jul 17, 2026 at 4:56 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon, Will & Amanda,

Please see my comments below for each of your questions.

You will need to join the board meeting on 7/28/26 at 7 pm and let us know what information you would like us to include.

1. The date, time, and Zoom information for the Tier Two appeal hearing.

The next Board Meeting will be held on Tuesday 7/28/26 at 7 pm. Your appeal will be heard in the executive session of the meeting, which will occur as soon as the general session of the meeting adjourns.

The Zoom link can also be found in the event section of Town Square.

Join Zoom Meeting

<https://us02web.zoom.us/j/89149862438?pwd=Q2hkMmJxU0VaV0c0N2dESXlhc0JPZz09>

Meeting ID: 891 4986 2438

Passcode: 257346

I will add your Tier Two appeal to the agenda for the executive session of the meeting. Please also send me anything you would like the board to review prior to the meeting. The deadline for this submission will be Friday, 7/24/26 as we give them the weekend to review the board packet prior to the meetings on Tuesdays.

2. Whether we will be permitted to present our appeal directly to the Board.

Yes, this appeal will be to all board members in attendance, unless we were not able to make quorum to start the meeting, in which case your appeal would be heard at the next board meeting.

3. How much time will we be allotted?

You will have 15 minutes to speak to the board once we have entered the executive session.

4. What materials will be provided to the Board in advance of the hearing?

Anything you request we include.

5. Will the Board receive our original Tier One appeal packet, exhibits, Town Square history, prior communications, and any internal notes or records related to the appeal?

The board has already approved and reviewed the executive session meeting minutes of the Tier One appeal hearing at the June board meeting, and all board members have access to Town Square.

Just please let us know what information you will be providing that you would like shared. Please keep in mind that keeping it to an overview/ summary may be more effective.

6. Whether we need to bring or resubmit any documentation for the Board's review.

Please just resend the information you want the board to review, and we will ensure it is sent with the board packet.

7. The deadline for submitting any additional materials.

Friday, 7/24/26 4:30 pm.

Thank you and let me know if you have any questions.

Sincerely,

Erin Damiani, CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, July 17, 2026 4:19 PM

To: Erin Damiani <EDamiani@homesideproperties.com>; MLF President <president@martinslanding.org>

Cc: Amanda Dickey <adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

We are formally requesting a Tier Two appeal regarding the fines related to the removal of trees from our property at 275 Truehedge Trace.

We understand the Tier One decision was sent on June 18, 2026, and we are submitting this request within the applicable appeal period.

Please confirm receipt of this email and confirm that our Tier Two appeal request has been accepted.

Please also confirm the next steps for the hearing, including:

1. The date, time, and Zoom information for the Tier Two appeal hearing.
2. Whether we will be permitted to present our appeal directly to the Board.
3. How much time we will be allotted.

4. What materials will be provided to the Board in advance of the hearing.
5. Whether the Board will receive our original Tier One appeal packet, exhibits, TownSquare history, prior communications, and any internal notes or records related to the appeal.
6. Whether we need to bring or resubmit any documentation for the Board's review.
7. The deadline for submitting any additional materials.

Thank you,
Will and Amanda Scroggin

On Wed, Jul 8, 2026 at 12:10 PM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon,

We were able to confirm that Executive Session minutes, whether from the Board of Directors Meeting or any committee, including the Appeal Committee, are considered privileged and are not available for homeowner inspection or request.

We would be happy to assist you with your Tier Two appeal. The next Board of Directors meeting is scheduled for July 28, 2026, at 7:00 p.m. via Zoom. Your appeal will be heard after the General Session has concluded, and the Board enters the Executive Session.

If you would like the Board to consider any additional information, please send us a concise written summary of your appeal, along with any supporting documentation you would like the Board to review. I will ensure that your appeal and all submitted materials are included in the meeting agenda and Board packet for the July 28 meeting.

Please let me know if you have any questions. We look forward to assisting you through the appeal process.

Thank you and hope you had an excellent trip!

Sincerely,

Erin Damiani, CAM

General Manager

Homeside Properties, AAMC® – An Associa® Company

770.992.6432 (Office) | 678.297.9491 (Fax)

900 North Point Parkway, Suite 325, Alpharetta, GA 30005

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From: Will <wscroggi@gmail.com>
Sent: Tuesday, July 7, 2026 9:52 PM
To: Erin Damiani <EDamiani@homesideproperties.com>
Cc: Amanda Dickey <Adickey2@gmail.com>
Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Hi Erin,

I wanted to follow up on my June 19 request regarding the minutes and/or records related specifically to our appeal hearing.

You mentioned that you needed to check with legal counsel regarding what could be provided and that counsel would be unavailable until June 22. Since we have now returned from our trip, I wanted to check back in and ask when we should expect a response.

To be clear, we are not requesting information related to any other homeowner's hearing. We are only requesting the records, minutes, notes, or other documentation pertaining directly to our case, with anything unrelated or privileged appropriately redacted.

As we are still within the appeal timeline and need to make an informed decision regarding Tier Two, I would appreciate a response as soon as possible.

Thank you,

Will and Amanda Scroggin

On Fri, Jun 19, 2026 at 10:22AM Will <wscroggi@gmail.com> wrote:

No worries, thank you for the update.

Taking off now, so no stress on time, we won't be back until 7/6.

Thanks again and have a great weekend.

On Fri, Jun 19, 2026 at 9:49AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon,

I will have to reach to our legal counsel to see what we are able to provide but his is out of the office until 6/22 so it will be after we are able to speak with them.

Thank you,

Sincerely,

Erin Damiani CAM
General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, 19 June 2026 09:36:11

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Could we get the minutes related to our case specifically please? Redact anything outside of our hearing, we understand that is private. We do have the full audio recording, but Zoom always provides a full transcript and recording of every call, so it is a bit alarming that HOA keeps no actual records of these. This is exactly why I have requested everything to be documented and in writing and why I have kept very precise records of everything.

Please let me know when we should expect a redacted version of whatever records you have pertaining directly to our case.

Thanks again for your help.

On Fri, Jun 19, 2026 at 9:22AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good afternoon,

We do not record or transcribe any executive season meeting, or appeal hearing committee meetings. We do take minute, but we had 3 other hearing so that information would be privileged and only available to the board.

Thank you, please let us know what other questions we can answer.

Sincerely,

Erin Damiani CAM

General Manager

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From: Will <wscroggi@gmail.com>

Sent: Friday, June 19, 2026 9:14 AM

To: Erin Damiani <EDamiani@homesideproperties.com>

Cc: Amanda Dickey <Adickey2@gmail.com>

Subject: Re: 275 Truehedge Trace- Appeal Hearing 6/16/26 Verdict Notice

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Thank you, Erin.

We are about to board a flight, but it would be great to have the transcript/recording of our T1 hearing before our return. Please let me know when we should expect that.

Thanks for the update and we will certainly keep you posted about T2. Once we have that transcript and/or recording of our hearing, we will be in a more informed position on how we proceed.

Thanks again and have a great weekend.

On Fri, Jun 19, 2026 at 8:29AM Erin Damiani <EDamiani@homesideproperties.com> wrote:

Good morning,

The board in good faith after appeal hearing the committee voted to reduce the fine in half to match our fining schedule due to your compelling appeal but still

needed stick to the fining structure for the \$300 per tree and which was drop it from \$600 per as a courtesy for you taking the time to make the appeal.

Please see the tier two appeal options in my first email.
Don't hesitate to reach out with any other questions.

Thank you and hope you're having a great day!

Sincerely,

Erin Damiani CAM
General Manager

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(Office) | 770.992 6432

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