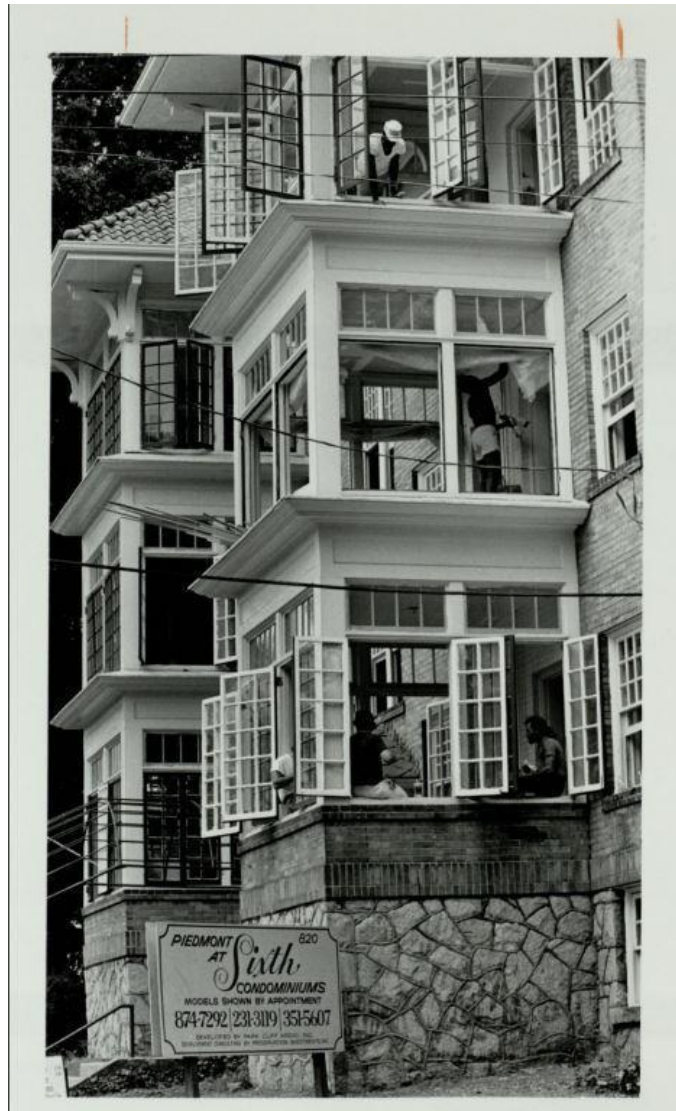


The Elliott Condominium

820 Piedmont Avenue 1-6 | 171 Sixth Street 7-12
Atlanta, Georgia 30308

Welcome to The Elliott, built circa 1916 and one of the oldest apartment buildings in Midtown.



The Elliott being flipped from apartments to condos in 1981

The Elliott is a great place to live and Midtown is a great place to play. Get to know your neighbors, our neighborhood the Garden District and get involved - unit owners are encouraged to play a role in our small community!

Fun Fact: The Elliott was featured (twice!) in the 2018 film Love, Simon.

*The following is general information about how things work in the building – moving, parking, trash, security, etc. as well as important contact information. Also attached are some documents that **require your attention** as a member of the Association or a tenant in an Association unit, including the rules and fine structure. Please feel free to reach out to the Board with any questions.*

MOVING IN & MOVING OUT

Please refer to the Rules document in its entirety before moving day, and follow the steps for moving in/out, delivery and removal.

- ◆ Lobby keys open the door to both entrances (6th St. and Piedmont) as well as the back gate where the trash bins are stored. The basement key is separate and should have been provided by the seller at closing. Doors may not be propped open unless attended.
- ◆ 2 fobs will be assigned to each unit and will be programmed by the Board along with the Doorbird entry button. Additional fobs may be provided for use for \$25 each. Lost fobs incur a \$25 replacement fee. All fobs must be returned to the Board upon move out. [Doorbird tips here](#).
- ◆ Non-refundable move-in / move-out fees of \$200 (respectively) are required for all moves. If you purchased your unit, this was covered at closing. A refundable security deposit is also due to the HOA prior to moving (renters, this is separate from your security deposit with your Landlord). Please see the Rules document for details.
- ◆ Door stops that can be used for the front doors are located in baskets in each entry. Moving blankets are stored in the basement HOA room along with straps that can be used to wrap up the posts along the hall stairs. These blankets should never leave the property.
- ◆ Keep hallways, stairs, front entrances, and access to fire escapes as clear as possible while moving. Never leave furniture, appliances, or boxes in front of a unit door.
- ◆ Moving is an exciting time and opportunity to personalize your new space. Please review the Rules and Condominium Declaration before making any plans for changes to the portions of your unit that extend to the Common Elements (including doors, windows) to make sure you stay in compliance and seek the proper approvals.

SAFETY & SECURITY

- ◆ The lobby doors, the basement door, and the back gate are locked at all times for resident and property security. Please refrain from leaving doors unlocked and unattended.
- ◆ We recommend not leaving anything of value in your car when parked in the garage or on the street, as break-ins are common in Midtown. The Atlanta police have asked neighborhoods to follow a “clean car rule” meaning nothing should be in sight in your car. If you do experience a break-in in The Dakota deck, please make the Board aware ASAP as we like to inform The Dakota.
- ◆ Plan ahead for package deliveries – Midtown has porch pirates, and we have had packages stolen at The Elliott. Consider routing Amazon deliveries to the [Amazon Locker at Georgia Tech](#).
- ◆ Fire extinguishers are stored in the holders on the street-side landings of each hallway as well as in the basement and on the deck shared by units 1, 2 and 8. Pull fire alarms that will set off very loud ringing bells in the building are located on each landing of each building. Please call 911 if you see or smell smoke.
- ◆ Please refer to the Fire Safety Checklist at the end of this document.

INSURANCE

- ◆ All unit owners must insure their units and personal possessions. Tenants must have renter's insurance. The Elliott master policy only covers common elements of the building and does not cover replacement of, damage to or theft of the contents of your unit.
- ◆ Please see section 5.2 in the Rules for more details or contact the Board for more information about insurance requirements to ensure you are fully covered.

PARKING & TOWING

- ◆ Parking is in The Dakota - all 12 parking spots are leased by our HOA through The Dakota HOA. These spots may not be sublet at any time.
- ◆ Please register your cars with The Dakota property manager (see attached document)
- ◆ Your guests are allowed to park in your space in The Dakota.
- ◆ Access to our parking spots is through The Dakota parking entrance on 6th St. and down the stairs. From the Piedmont entrance, turn left up 6th; from the 6th St. entrance turn left as you exit the building, cross the street, walk halfway up the block and into The Dakota parking deck entrance. Once inside, veer to the left (outside the gates) to the door that is marked "Not an Exit" and has a push code lock for access. **THE CODE IS 5-4-1** - then push the large button and turn the handle. Go down the stairs and our spots are immediately outside the door to both sides. Your spot is marked with The Elliott name and unit number on the concrete floor of each spot. To exit the garage, enter the same code into the lower door. You can also exit through the 7th St. garage entrance and walk down Piedmont to 6th.
- ◆ If an unauthorized vehicle is found in your spot - call A Tow at 404-577-8950 and give them the code JUNIPER. If asked for a name, please share "Celia Hinely" or "Elizabeth Savage". If this occurs between 9:00 AM - 5:00 PM M-F, you may go to The Dakota office on Juniper and ask the property manager to sticker the car for you and/or initiate towing. You must wait for the tow truck and identify the car to be towed.
- ◆ If you are a 2-car residence, the Association asks that you park one of your cars at The Dakota to free up the few street parking spots near our entrances for loading and unloading.
- ◆ Parking is tight around the building, especially on weekend nights. Atlanta Police, Midtown Blue and ATLPlus have been known to ticket or boot cars parked:
 - In front of the two hydrants near The Elliott on Piedmont
 - In front of The Elliott on Piedmont south of 6th St.
 - On 6th St. in front of the 165 townhomes if too close to the fire hydrant/yellow paint
 - On 6th St. along the faded yellow paint from the telephone pole to the Piedmont crosswalk
- ◆ The east side of Piedmont has legal parking with time limits per the signs posted.
- ◆ Unloading may be possible with hazards on (at your own discretion), but we recommend not leaving a vehicle parked illegally for any extended time or overnight.

TRASH & RECYCLING

- ◆ Trash bins are located in the alley to the west of the 6th St. entrance, and can be accessed via the courtyard or 6th St. Trash pickup is every Monday. Bins are not unit specific - green bins are for trash, which must be in a trash bag. Blue bins are for recycling, which must be loose/*not* in a bag. The city does not recycle plastic bags, cellophane, or Styrofoam - place these items in the trash bins, or drop them off at CHaRM.

- ◆ Please break down all small and medium sized boxes before placing them in the recycling bins. Large broken down boxes that do not fit inside the bins completely need to be carried to the curb on Sunday evening – please do not put them out in advance in case of rain.
- ◆ If you have large items, please contact the city and arrange for a special pick up at City Department of Solid Waste Services – www.ATL311.com.
- ◆ Please note that there is a Goodwill donation drop-off next to the BP at Piedmont & Ponce.
- ◆ If all trash bins are full, extra bins are available in the basement.
- ◆ Please consult the [Center for Hard to Recycle Materials](#) (CHaRM) for information about disposing of paint, hazardous materials, styrofoam, electronics, etc. They are a great resource for responsible waste management in Atlanta.

NOISE

- ◆ Due to the age of the building, noise travels easily between units, as well as on the shared back porches and in the enclosed courtyard. Please be aware of this circumstance and be kind to your neighbors.
- ◆ Due to the age of the building, hardwood floors and high ceilings carry sound. Any unit that shares a wall, floor, hall or ceiling with your unit may be privy to activities in your unit. Carpets with pads, curtains and upholstered furniture all help reduce the echo effect of an empty unit and improve your privacy.
- ◆ If you turn up your stereo/TV loud enough to hear in another part of your unit, or if you can hear your heels on the hardwood floors, then your neighbors will also be able to hear it.
- ◆ Please refer to sections 1 and 3 in the Rules for more details.

PETS

- ◆ Please reference Section 3 of the Rules document for complete details on pets at The Elliott.
- ◆ We recommend not walking your dog on The Dakota property nor using their doggie bags. Our access to The Dakota is limited to the parking spaces leased by the Association and does not extend to other areas of their property or their amenities. The Dakota has provided photos of offenders in the past, putting our arrangement for parking at risk.

COMMON AREAS & MAINTENANCE

- ◆ The courtyard is our shared common area and the lower deck is available for the use and enjoyment of all residents. Due to the layout of the building and the closeness of the deck to the building, noise and talk in the courtyard can be easily heard in the building, so be considerate. If you would like to host a party or have multiple guests in the courtyard, please advise the Board and they will let other residents know.
- ◆ Landscaping services, summer mosquito spraying in the courtyard, exterior building pest control, and bi-weekly hallway cleaning are contracted with vendors to maintain the grounds and are included in the Owner's Association dues.
- ◆ Annual dryer vent cleaning is required with proof of service provided to the Board.

STORAGE

- ◆ There is assigned storage available in the basement; please refer to the diagram just inside the door. Note that the basement is not secure (door opens from the sidewalk on 6th), nor waterproof, nor very clean, so storage is at your own risk. The HOA is not responsible for any personal items stored there. Your items, where possible, are required to be identified with your name and unit number.
- ◆ Bicycles should be locked in the basement to the bike rack in the right rear of the basement and should not enter the building/courtyard.
- ◆ Please refer to Section 2.4 of the Rules for more complete information on storage in the basement.

CABLE / TV / INTERNET

- ◆ These services are not provided through the HOA. At this time, Comcast is the only cable provider in this specific area of Midtown. Comcast and AT&T provide internet services in this area. The building has been wired for Google Fiber, but is not yet available. Google has not indicated an estimated completion date. Streaming services are another good option.
- ◆ Satellite dishes are not allowed at The Elliott. All units are wired for cable and all were at one time wired for telephone lines, unless prior unit owners cut or removed lines. You will need a box from Comcast in order to receive their digital signal.

PROPERTY MANAGEMENT

[SoHome Management](#) handles property management for The Elliott. Sarah Hohwald is our primary contact. After closing, you will be contacted by Sarah to set up payment of your monthly HOA fee and you should feel free to email her with any questions or issues that come up.

Sarah Hohwald, *Property Manager*
470-816-6729
sarah@sohomemanagement.com

City of Atlanta information can be found online at www.atlantaga.gov.

2023-2024 HOA BOARD OF DIRECTORS

- Elizabeth Savage, *President*
Unit 7, 770-377-5085,
elizabeth.savage10@gmail.com
- Celia Hinely, *Treasurer*
Unit 4, 404-386-5478
chinely@inwk.com
- Lindsay Fletcher, *Secretary*
Unit 11, 770-861-4041
lindsaygfletcher@gmail.com

You may occasionally receive emails from the Board via TheElliott.HOABoard@gmail.com, so please make sure to keep an eye out for this email address as well

Additional Documents:

1. Vehicle registration form - please complete and email to dakotamgr@hoadv.com for each car owned by unit residents. This should be done upon moving in. This is for the one parking space each unit has in The Dakota parking deck. Your space is marked with paint designating "Elliott Unit #". You can park in your spot as soon as you move in.
 2. A courtesy copy of the Condominium Declaration & Bylaws. You should have received a copy when you signed your lease or prior to closing. Please read these rules carefully to fully understand all procedures at The Elliott.
 3. A courtesy copy of the Association rules governing the condominium property. You should have received a copy when you signed your lease or prior to closing. Please read these rules carefully to avoid being fined for violations.
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Fire Safety Checklist

1. Change batteries in Smoke & Carbon Monoxide detectors – both are required in each unit (grab a ladder from the basement to test)
2. Never leave candles, space heaters, ovens/ranges, dryers, string lights, irons, etc. on unattended
3. Keep candles out of the way of dogs & cats
4. Clean your dryer lint trap after every load of laundry; have your dryer vent cleaned annually
5. Avoid overloading outlets, replace any worn cords
6. Service your HVAC unit
7. Purchase a small fire extinguisher for your unit (or service/replace your existing extinguisher)
8. Make sure your path to the rear fire escape is clear
9. Ensure the electrical in your unit is up to code – call a licensed electrician for servicing as needed
10. Review & follow fire safety practices outlined in the Rules document (available on the portal)