

Element

Community Newsletter

August 2026



Manager—Ebony Williams

elementmanager@hoadv.com

Resident Services Coordinator—Sarah Taylor

elementadmin@hoadv.com

Maintenance — Hassan Taylor

Submit maintenance request through Building LINK

Office Line: 404-551-3970

Element Security: 404-450-5029-10pm- 6:00am

Atlantic Station Security: 404-961-7876

A Tow: 404-577-8950

After Hours Property Damaging Emergencies

866-421-0374 – NEW NUMBER

**NO AIRBNB or any other short-term leasing
allowed in this facility.**

ALL UNIT leasing requires a leasing permit

Minimum \$2,500 Fine Per Occurrence

NO FINE WAIVERS GRANTED



HOA Meeting

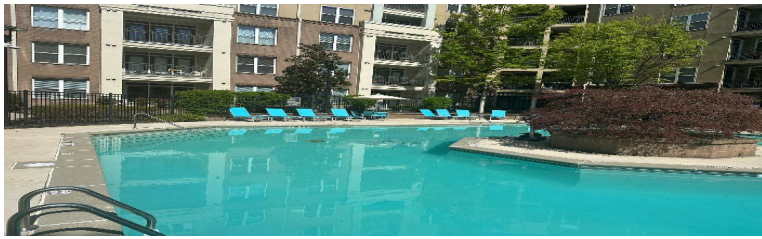


August 25, 2026

7:30 PM

Clubhouse/Online

August



The pool is open

Please remember the rules and be considerate of others

1. Pool hours 8:00am—10:00pm
2. No loud amplified music
3. No glass containers inside the gate
4. Each resident is allowed 5 nonresident guests
5. Return all moved furniture to its correct place
6. No pets inside the gates
7. Remove all trash
8. No parties without prior management approval



We love our furry residents, but we need your help maintaining our grounds:

- Do **not** allow pets to urinate on building walls, planters, or gates
- Please avoid the large grass area along 16th Street
- Pet urine is damaging the grass and increasing landscaping costs
- Use the **designated pet relief area on State Street near the dog park**

Proper Waste Disposal

- Do **NOT** leave household items at the trash chutes or in hallways.
 - Trash bags should be securely tied and placed inside the trash chute.
 - Large household items must be taken to the top of the loading dock and placed behind the compactor doors. After placing items, close the doors but do not lock the lock
- There are cameras in these areas. Please follow these directions carefully. Failure to comply will result in fines.**

Neighbor-Friendly Reminders

City guidelines for late-night noise:

Sunday–Thursday: **11:00 PM – 7:00 AM**

Friday–Saturday: **12:00 AM – 7:00 AM**

Community best practices:

Begin lowering noise levels by **10:00 PM**

Keep music, TVs, and gatherings at a reasonable volume

Be mindful of footsteps if you live upstairs (remove hard shoes, use rugs)

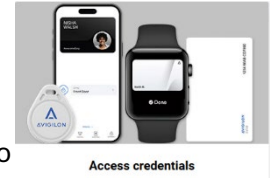
Avoid late-night chores like vacuuming or moving furniture

Keep pets and children at a reasonable noise level indoors

New Access Control Procedure

Resident Action Items Prior to Access to New Control System

Please complete the following steps before you can receive your new access credentials



1. Complete the Occupant Information Form

- See email dated July 22 for access to required form
- Confirm that all resident, tenant, and occupant information is correct and up to
- If all required information is not received, your new access credentials may not work.

2. Upload Your Resident Photo

- Log in to Building Link.
- Click “My Public Profile.”
- Enable “My Public Profile.”
- Upload your photo.



We **must** have a photo of every resident on file. If you wish, you may opt out of having your profile shown to neighbors; however, a photo must still be uploaded for management view.

3. Update Your Homeowner's Insurance Information

1. Log in to the Resident site.
2. Select the **Edit Profile** tab.
3. Go to the **Unit Profile** section.
4. Navigate to the bottom of your Unit Profile page and enter your homeowner's insurance policy details.



4. Update Your Vehicle and Pet Information

- Log in to the Resident site.
- Select the **Edit Profile** tab.
- Go to the **Unit Profile** section
- Update vehicle Tag, Color, Make & Model
- Register your pets



5. **Each registered occupant must pick up their own key fob.** For security purposes, every individual must verify their identity. **Spouses, roommates, family members, or other household members may not pick up a key fob on someone else's behalf.**
6. **A valid government-issued photo ID is required** at the time of your appointment. We will not be able to release a key fob without proper identification.
7. **Each registered occupant is entitled to one (1) key fob.** Additional or spare key fobs will **not** be created or issued.
8. If the **owner or landlord did not list all occupants on the JotForm**, Management **cannot add additional occupants** without the owner's authorization. Any updates to the list of authorized occupants **must be submitted by the owner or landlord.**
9. Instead of issuing spare key fobs, our new **Avigilon** access control system allows residents to create **Guest Passes** for visitors or temporary access, eliminating the need for additional physical fobs.

These procedures are in place to protect the security of our community and ensure a fair and efficient distribution process. We appreciate your cooperation and look forward to the implementation of this new access procedure.