**Home Page**

Charleston Park HOA

Acworth, Georgia

Located in Acworth Georgia, GA in the northwestern tip of Cobb County, Charleston Park encompasses 48 homes in a beautiful, tree-studded neighborhood with numerous community parks with amenities nearby.

The City of Acworth holds community events throughout the year to celebrate holidays and special events that have become part of the landscape of this beautiful area of Cobb County.

Charleston Park Subdivision is located in the city of Acworth, Georgia off Old McEver Road. The subdivision is adjacent to U.S. Army Corps of Engineer property just across Proctor Creek from Cobb County’s Kenworth Park. Our subdivision is included in the award-winning Cobb County School District. Lake Allatoona and Lake Acworth are just down the street from our location.

**Forms & Documents**

p2023\_v01 Charleston Park Articles of Incorporation.pdf

p2023\_v01 Charleston Park Articles of Incorporation.pdf

p2023\_v01 CPHOA\_Rules\_and\_Policies.pdf

p2023v01 Charleston Park By Lawspdf.pdf

**Contacts:**

2023 HOA Board Members

President, Angelica Guglielmino [cphoa.angelica@gmail.com](mailto:cphoa.angelica@gmail.com)

Vice-President Richard Strickland [strickRichardcphoa@gmail.com](mailto:strickRichardcphoa@gmail.com)

Secretary/Treasurer Jason Fort [cphoaMain@gmail.com](mailto:cphoaMain@gmail.com)

General Email for board member questions [cphoaMain@gmail.com](mailto:cphoaMain@gmail.com)

Management Company –

Team Management preforms the following duties:

* annual HOA assessment statements
* processing payments to the association
* conducts quarterly home inspections with letters of non-compliance
* architectural committee requests

Team management is the primary contact for association business

Their account representative is Christine Swenson [cswenson@teammgt.com](mailto:cswenson@teammgt.com)

Office Phone 678-393-2202

**Projects**

2023 Projects

Several key projects have been part of the associations work during 2023. Some have been completed. Others are in process. Additional details can be found in the periodic newsletters or in broadcast emails to HOA members.

Fence Painting- completed through many volunteer hours on repairing and painting by a group of homeowners.

Mailbox for the HOA. Homeowners can mail documents to the association easily now.

The address for the association is:

Charleston Park HOA,

4100 Charleston Park Lane

Acworth, GA 30101

Tree Trimming – CPHOA Used an outside arborist to assess the actual needs for the tree trimming. After acquiring three quotes the low quote/bid was used. The job was completed in one day when the low quote company came in with 4 crews.

Pressure Washing Common Area Sidewalks—There will be a volunteer pressure washing day in October or November. Watch for details in a newsletter or via email.

Playground Equipment Refurbishment—Details will be communicated to HOA members in an email or via newsletter.

2024 Projects

Street Light Pole painting- Some street light poles need painting. Our association will contact Cobb EMC and request that the light poles in the subdivision be painted in 2024.