

# LOVE HILLS HOA



Crisis Committee

February 14-16, 2025

[www.gtmun.gatech.edu](http://www.gtmun.gatech.edu)

**Committee**  
*Love Hills Homeowners Association*



**Georgia Tech  
Model United  
Nations**

#TECHMUN 2025

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# LETTER FROM THE CRISIS DIRECTOR

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***Esteemed Neighbors,***

*I'm DJ Kaur, the CD for the Homeowner's Association Committee. I'm a freshman Mechanical Engineering major and this is my fourth year involved with MUN! I cannot wait to see all the adventures we embark on in this committee.*

*As you read through this background guide, you'll notice that there is some prior history with our setting, as well as an array of incredibly detailed characters. It is my hope that you will embody their spirit to the best of your capabilities while remaining respectful with the people and culture involved. The HOA in general is famously regarded as a nuisance for the average resident, and while we also acknowledge real problems, we do expect a certain level of petty drama as well. I mean what??? This is going to be SO profesh.*

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*Remember, we're a team and we love each other! Get ready for a wild ride, delegates. Your actions could make or break our lovely neighborhood.*

*Sincerely,  
DJ Kaur*



# ***BACKGROUND***

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Love Hills is a fictional, 60-household neighborhood in the suburban city of Marietta, Georgia, just a 30 minute drive from the metropolis of Atlanta. The neighborhood, originally known as Canton Hills, was built in 1966, during a wave of suburban expansion that saw working-class Americans able to settle farther away from urban centers with the increased popularity of the automobile. Living in Marietta was cheaper than Atlanta, and it was considered ideal for raising a family. The neighborhood diversified as it grew in the 90's and into the present day, but the culture of the neighborhood has not completely shifted. Some of the original residents still live in their homes from the 60s.

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The Canton Hills Homeowners Association was created in the same year as the neighborhood, in 1966, in order to foster a safe community for all residents. In 2006, the HOA established a partnership with Smith Enterprises, a real estate development firm owned by the then-president of the HOA's husband. They built a pool area, a clubhouse, and multiple additional three-story houses, to try to attract more wealthy residents. As it turns out, this strategy worked, and as the group took an increased focus on neighborhood beautification and renovations, increasingly wealthy families were attracted to the neighborhood. This started a shift in Canton Hills' demographics that divided regular residents and HOA members alike. About half of the homes in the neighborhood are visibly older and smaller, still those classic 1960's homes. Some people see them as quaint, but to others, they are an eyesore that needs to be gotten rid of. Some people don't really care at all, and would rather talk about the weather or the neighbor's kid's grades.

In 2018, Canton Hills changed their name to Love Hills, in order to create a more safe and welcoming environment. Most of the HOA's covenants since then have been relatively petty. A new set of covenants are currently being developed, called 'neighborhood improvement projects,' that would require the historic houses of Love Hills to make certain renovations to unify the look of the neighborhood. Some vocal members of the HOA are against these renovations as they seem unnecessary and financially impractical for some families. Other members of the HOA, particularly the president, say that these renovations will bring in more new members and overall be extremely beneficial to the neighborhood. The past four HOA meetings have been extremely

unproductive, and the importance of coming to a decision about the neighborhood improvement projects is extremely necessary.

Because the recent HOA meetings have been unproductive, the current operations of the neighborhood are not running too well. The entrance garden as well as the current neighborhood sign is overgrown and dirty (oh my!). Almost a third of neighbors have their yards overgrown, and the sidewalk near the school bus stops is weathered and cracking. Some folks have complained that there's no shade for the children to wait for their bus when it rains. A pack of stray cats has been found throughout the area near Spooky Drive and they've been digging in the trash, leaving it all over the place. Furthermore, a series of robberies have occurred in the neighborhood, leaving residents feeling uncomfortable.



Lastly, as we near warmer weather, residents have an itch to get on the pitch. They yearn for the pickleball, for the badminton, and perhaps even for the tennis. But alas, there is no sports playing, or even just a playing place within the neighborhood. We begin the committee at the February 2025 meeting. The pool is dry and the weather is all over the place. There is an unsettling environment in the neighborhood, with stark contrasts between each neighbor.

# NOTES

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*Alongside directives, this committee can also write "covenants." A covenant requires 2/3 vote to pass, and is adopted as a law of the HOA. This means all residents must abide by it, or else they'll have to pay a fine. The HOA can strike down an existing covenant by including their action to strike it down a directive. If the directive passes, the covenant is immediately struck.*

*The Love Hills Homeowners Association (HOA) is the governing council of the neighborhood of Love Hills, formerly Canton Hills, located in Marietta, Georgia. In order to uphold the neighborhood's tenants of community, safety, inclusivity, and beauty, the Love Hills HOA hereby establishes the following covenants:*



# Covenants and Mechanics

1. Meetings will occur every month, on the first Tuesday of the month at the clubhouse office room.

a. The President, Treasurer, and Secretary must be present for an official meeting to be held, with official roles as established:

i. **The President** of the Love Hills HOA is a highly influential role within committee. They facilitate meetings and must vote on every covenant and directive in committee. The President serves as a figurehead for the HOA, and is expected to take an active role in the committee. If they fail to contribute substantially to the committee, they may be impeached with a 3/4 vote of confidence for another candidate during any HOA meeting. If the President contributes to a directive, when it is voted on, the directive gets an extra vote in favor of it.

ii. **The Treasurer** of the HOA is responsible for any covenants relating to the collection and distribution of funds. As the delegate with the most financial influence, they can control where the money goes. The Treasurer has the ability to veto any covenant or directive that involves the use of funds. The HOA may overturn a veto with a 2/3 majority vote.

iii. **The Secretary** takes detailed meeting attendance and notes, and sends out a summary email after every HOA meeting to all of Love Hills. As a result, they act as a public relations representative for the HOA and are able to shape the narrative of what happens in committee. Their vote counts as a double in committee.

b. **Elections** for the President, Treasurer, and Secretary of the Love Hills Homeowners Association are held every meeting. The President, Treasurer, and Secretary positions will randomly be chosen by backrooms every crisis update.

c. HOA does not meet during the Fourth of July or New Year's Day.

2. **Yards** must look pristine and unified, ensured by the following regulations:

a. Front and back yards must largely consist of a grass suitable to Georgia weather that must not exceed a length of 3 inches

b. No vegetable gardens should be kept in the front yard

c. All boxwood shrubs must be circular in shape and trimmed annually no later than

March 31.

d. "Best Yard" award decided during the April HOA meeting of the year with a majority vote, winners will receive a complementary yard sign to showcase their achievement.

3. The **street view** of Love Hills must be pristine, ensured by the following regulations:
- a. All residents must use Waste Management, Inc to dispose of waste, including trash and recycling
    - i. Recycling and trash cans must not be visible from the street view 24 hours after trash pickup
  - b. All motorized vehicles (cars, trucks, motorcycles, etc) must be parked only in driveways, at least two feet from the edge
  - c. Residents are not permitted to operate businesses from inside their home
  - d. Smoking tobacco, marijuana, or otherwise using or selling illegal substances is strictly prohibited

4. **Smith Enterprises** operates as an official partner organization of the Love Hills Homeowners Association, facilitating and receiving 20% of the profit from all real estate endeavors in the neighborhood, including
- a. Buying and selling homes
  - b. New neighborhood construction projects
  - c. Home improvement/renovation projects

5. **Financial operations** are outlined below:
- a. Monthly household fees for the HOA are determined at the first meeting of the year, due by the first of every month. The current HOA fees are \$200 monthly, for 30 homes in the neighborhood.
  - b. Every resident must obtain a permit to host public events, and pay a booking fee for the venue if it is within neighborhood bounds.
  - c. Residents may rent out the pool house as a space. Any profits are directed towards daily functions of the HOA.
  - d. The HOA reserves the right to fine residents for noncompliance with any of the HOA Covenants.



# ***Proposed Neighborhood Improvement Projects***

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*The HOA implores its residents to implement these improvements within their homes and urge their fellow neighbors to do the same. These are essentially unofficial “covenants”, and have recently been brought up at the near end of the latest HOA meeting. HOA members can motion to vote on these covenants as well.*

1. Through partnership with Smith Enterprises, for Love Hills to remain the modern and beautiful neighborhood that it is, the homes must abide by the following guidelines:
  - a. All homes must have an elevated entryway with a small deck that is 6’ by 10’ and covered by a roof of equal proportion.
  - b. All homes should be painted with three coats of the shade Chantilly Lace White.
  - c. All roofs should be replaced with brown asphalt shingles and made to have 90 degree ridges
  - d. All windows must be made of impact-resistant material
  
2. Each neighbor should attend the Spring Social and the Fall Fest, each held once a year:
  - a. Dress attire is formal.
  - b. The function will be at the clubhouse.
  - c. Details of timing will be sent closer to the event, and it is expected everyone arrives promptly on time.

# HOA Maps

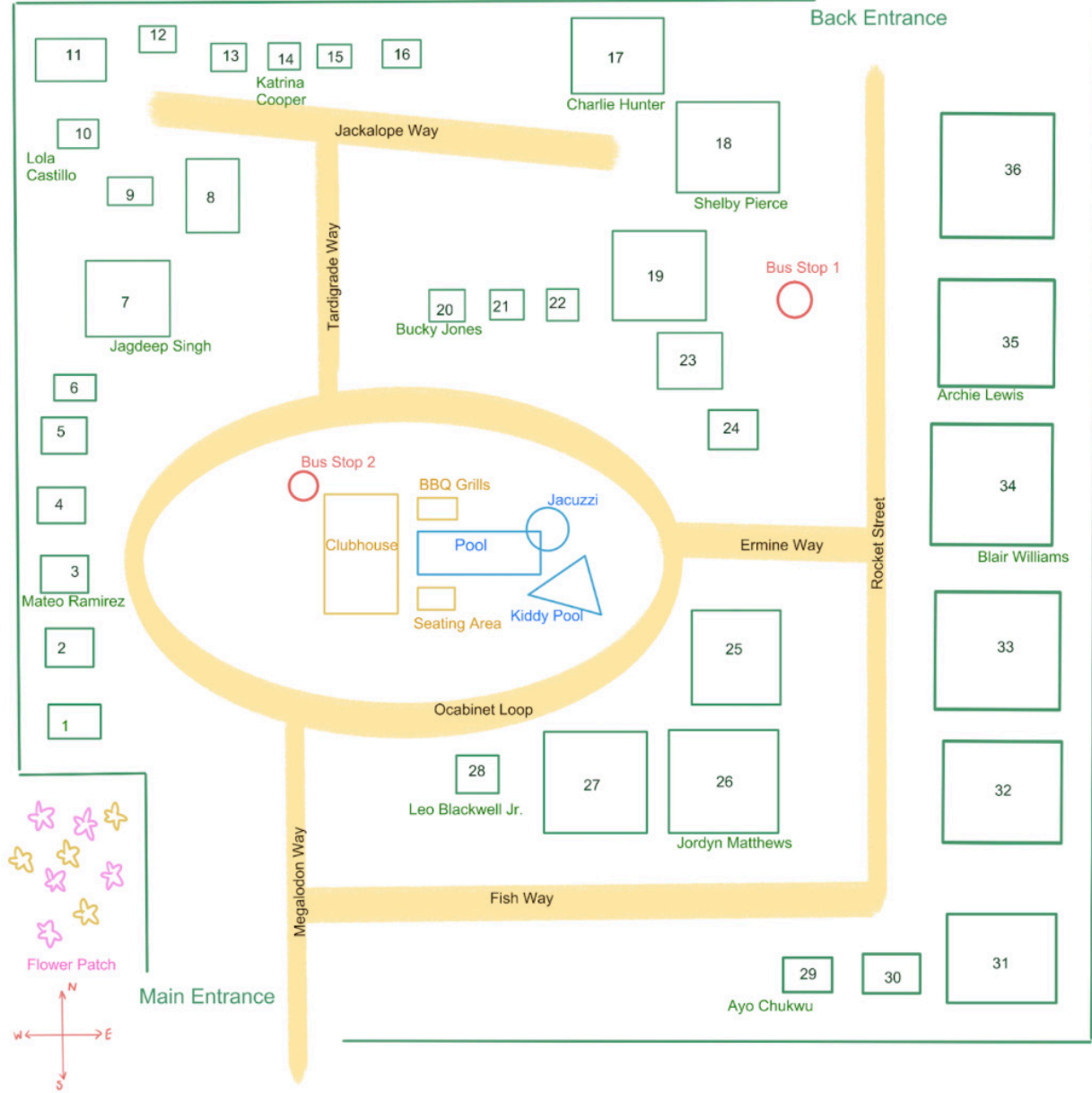


Figure 1.1: Neighborhood Map

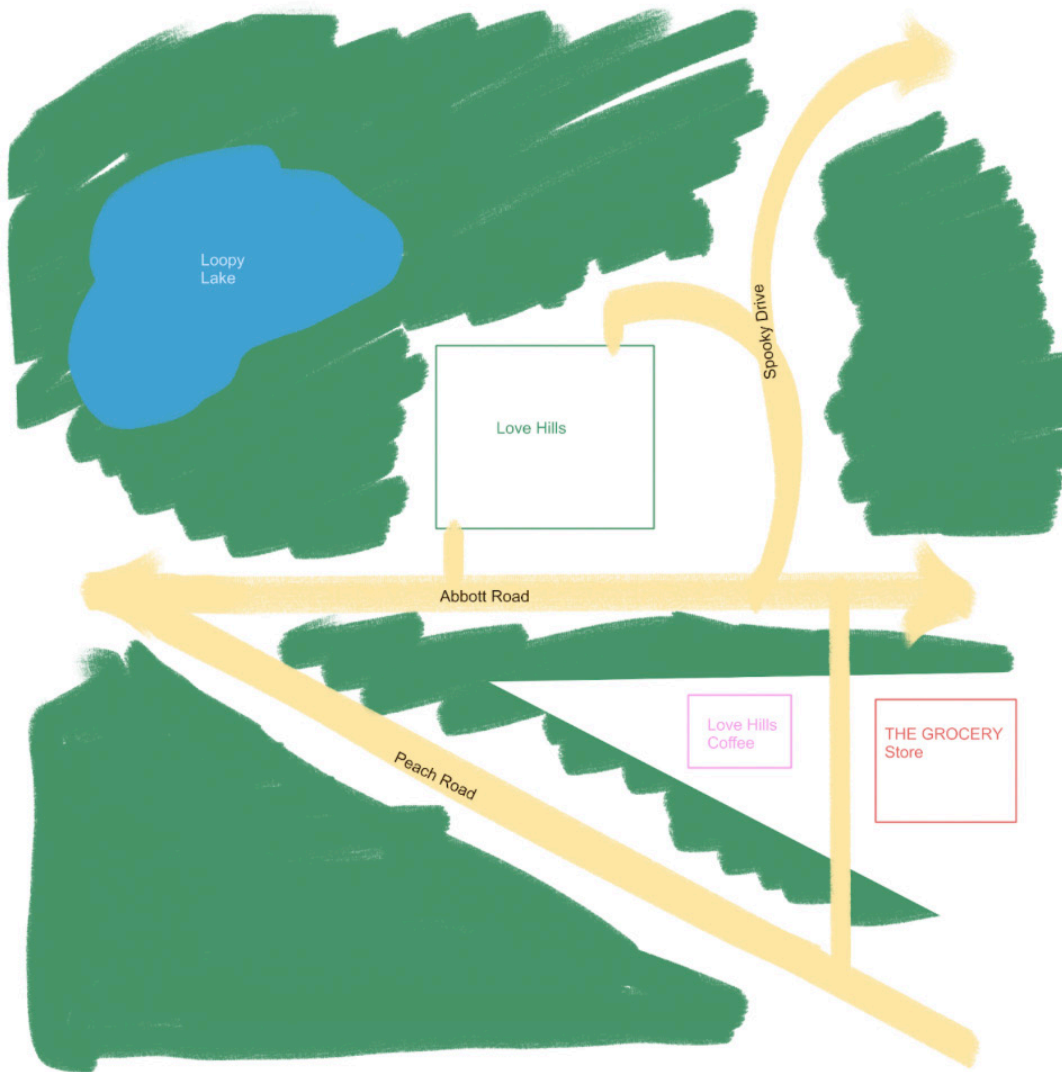


Figure 1.2: Outer Map

# Questions to Consider

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- 1. Do certain houses have intrinsic historical value, and if so, should they be kept as is?*
- 2. How much control over neighborhood affairs should the HOA have?*
- 3. Should the new neighborhood covenants be implemented?*
- 4. Who is your character, and what is important to them?*
- 5. What would you want to see changed in the neighborhood? What should be kept as is?*
- 6. What do you want the neighborhood atmosphere to be like?*
- 7. What does it mean to be a good neighbor?*
- 8. There are current problems with the neighborhood physically, as well as the long standing steady gentrification. What will you focus on?*

# CHARACTERS

*[name, age, role/title, profession, house number]*

## **Buchanan 'Bucky' Jones, 67, Neighborhood Watch Captain, Retired Private Investigator, #20**

- Sweet, old 67-year-old Bucky Jones bought his first ever and only home in Love Hills. While he only intended for this place to be a starter that he would eventually sell when the time came around, he fell in love with the place and decided he would rather help build the place. After an encounter with neighbors reporting their packages were being damaged, Bucky decided to put his retired investigation skills to use and relive the excitement of his days as PI to find the culprit of the crime. Unfortunately the true story wasn't some exciting thief or mailman beef, but rather a red-pawed tiny little racoon . . . ? Well, Bucky thinks that this was actually a very crafty and intelligent raccoon which is only the most dangerous animal, back in his day he used to chase troops of raccoons out of his childhood neighborhood so he can tell you it's some real serious stuff.

## **Jordyn Matthews, 32, Secretary, Software Engineer, #26**

- Brilliant mind and even better 'cool' mom Jordyn Matthews is the software engineer behind 'In the Neighborhood', trendy, new social media/forum app designed to keep users connected to people in their area. Despite creating a social platform, Jordyn moved out to the suburbs with her husband and kids to keep her life private and her kids Nia and Malik off the internet. Jordyn decided to join the HOA to keep the neighborhood a good place for her kids to play outside. As the secretary, Jordyn keeps detailed notes on HOA happenings and keeps the rest of the committee connected to one another.

## **Jagdeep Singh, 28, New Homeowner Representative, Corporate Consultant, #7**

- First-time homeowner Jagdeep Singh moved out of the city a year ago and into the suburbs of Love Hills. Securing a job as a corporate consultant last year, Jagdeep has finally started making enough money to start growing his



personal assets. Starting with his new home, Jagdeep hopes to improve the neighborhood and raise the value of his house—and quickly. He dreams to start his own business and is trying to raise the capital needed to start. As the New Homeowner Representative, Jagdeep brings in fresh ideas on how to innovate the neighborhood and helps newer residents follow HOA guidelines.

### **Mateo Ramirez, 35, President, Artist, #3**

- Mateo is one of the two residents to have grown up in the neighborhood and has watched it change. He moved back in a few years ago to take care of his parents, and wants the neighborhood to reflect the magic of the one he grew up in. As the President, Mateo finds his duty to preserve the magic of Love Hills, challenging the modernity and gentrification breaching the neighborhood. Additionally, Mateo is looking for more traditional ways to foster community in the neighborhood—as an artist he’s calling for local artists to help create neighborhood murals, and as a parent he’s hosting an outdoors back to school event kickback to get the kids outside. He thinks connections are the best way to keep the neighborhood alive.

### **Shelby Pierce, 39, Rules & Compliance Chair, Beautician, #18**

- By the book, Shelby Pierce has been the HOA Rules & Compliance Chair for almost 10 years now. Every Friday morning Shelby takes a patrol around the neighborhood with her perfectly curled hair, perfectly done nails, and perfectly annoying clipboard to make sure that all lawns and home fronts are compliant with the HOA rules. Despite this, Shelby has a reputation for being quite fair, if she sees it, it WILL be reported, no matter who it is.... Outside of the HOA, Shelby works as a local beautician at a nearby beauty parlor in town, offering the Love Hills residents a friendly discount if they come and get their hair and nails done by Shelby, she’s here to make sure that the neighborhood and the residents look good.

### **Katrina Cooper, 43, Treasurer, Local Superintendent, #14**

- This is not the first place Katrina has settled down, as she has bounced around larger cities since leaving home at 18 years old. Katrina has traveled around the country starting off as a history teacher and letting her promotion in educational positions take her to new environments. 2 years ago, she accepted a job as the Superintendent for the local public school system that all of Love Hill’s kids

attend and moved into the neighborhood. As the superintendent, Katrina manages the public school system budget, builds new curricula for students, and develops policies for schools to follow all in the name of increasing student success. Katrina joined her neighborhood's HOA because she knows how important good environments are for children's success. On the HOA, Katrina uses her experience handling budgets to serve as the committee Treasurer, hoping to direct more funds to issues that help the neighborhood's kids.

### **Leo Blackwell Jr., 38, Business & Vendor Liaison, Love Hills Coffee Shop Owner, #28**

- It has always been Leo's dream to take over the family business, Love Hills Coffee, ever since he was a child. His dad, Leo Blackwell Sr., opened the coffee shop to provide a third space for the residents of Love Hills and share his love of making desserts and drinks with the neighborhood. Leo took over the family business after obtaining his Business degree 16 years ago and has never looked back. Leo decided he wanted to do more within the neighborhood, so he joined the HOA to advocate for more spaces around the neighborhood for people to go and host events and enjoy each other's company. Leo hosts the biggest event of the year, the Love Hills Tea Party, is an invite only event, and everyone wants an invite.

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### **Lola Castillo, 65, Mediator, Retired Teacher, #10**

- 65-year old retiree Lola Castillo has lived in Love Hills longer than most residents can remember—but she can still remember all the neighborhood's changes. She fondly remembers when the local grocery store had a real butcher counter, the diner served biscuits that "didn't taste like cardboard," and people actually knew their neighbors. Lola misses the Love Hills' old charm and advocates that the neighborhood fight against anything related to gentrifying, no matter how absurd. Last year she led a protest against a new organic juice shop because she "didn't trust a smoothie that cost more than a gallon of gas." As the committee's mediator, Lola reviews all interpersonal neighbor disputes filed to the HOA.

### **Ayo Chukwu, 35, Social & Outreach Chair, Event Coordinator, #29**

- Ayo Chukwu grew up in Love Hills and is a big driver behind integrating the latest trends and developments into the neighborhood. She's always trying to

make sure that Love Hills is THE place to live. Additionally, her bubbly and infectious persona brings out the neighborhood's residents to try her most unique socials such as pop up art markets, camp soirees, and even once she's managed to get some lower tier celebrities to come out to Love Hills. If you want to know about what's going on in Love Hills, Ayo is your girl.

### **Archibald 'Archie' Lewis, 57, Infrastructure & Maintenance Chair, Contract Developer, #35**

- Archie Lewis has spent decades in the construction and development business, watching neighborhoods rise, fall, and—when the money's right—get rebuilt entirely. He moved into Love Hills ten years ago after securing a series of contracts for local infrastructure projects, and over time, he's positioned himself as the go-to guy for anything maintenance-related. He's built quite the reputation for his thorough process; However neighbors complain that his projects always take longer than expected and he has a knack for finding new issues within the home.

### **Blair Williams, 28, Community Recreation Chair & Event Organiser, Micro Influencer, #34**

- 'In the Neighborhood' Influencer Blair has created a cult following online focused on her home and lifestyle content—ranging from DIY home makeovers to home accessory hauls and reviews, she's the next big thing. Blair only joined HOA to expand her content base, but soon found herself running for Vice President just because she thought it would make for a good video. When it comes to the development of the neighborhood, Blair thinks that the older aesthetics of Love Hills are better for the brand, which she would let you know if she would get off her phone for a moment.

### **Charlie Hunter, 34, Renter's Advocate, Stay-at-Home Parent, #17**

- In every neighborhood Charlie's family has lived in, Charlie has gotten involved with the HOA committee almost immediately. So, when the family moved to Love Hills 5 years ago, Charlie hopped on the opportunity to get involved. Since Charlie spends a lot of time at home, this time is spent organizing playdates with the neighborhood kids, and supporting the local community. Charlie's three darling, yet rowdy toddler triplets (Jerry, Terry, and Merry) occupy most of their headspace, and Charlie will do anything for them. As the Renter's Advocate,

Charlie represents the residents who don't plan on living here for a long time and makes sure their voices are heard within the neighborhood.



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