

Summerbrooke Newsletter

Sponsored by Summerbrooke HOA

Summer 2003, Second Edition

Summerbrookehoa@hotmail.com

Board Members

Cedric Carter—President

Jo-Anne Liakakos—Vice President/ACC
Chairman

Jack and Pat Webster—Treasurer

Teresa Parkinson—Secretary

Karan McKinney—Pool Chairman

Michelle Brooks—Tennis Chairman

NOTE: Paul Macaluso resigned as Vice President
as of June 24, 2003



elections to be official. Please take part in electing the governing body of our neighborhood by completing a proxy should you not be able to attend the election. A proxy can be emailed to you by sending a request to the summerbrookehoa@hotmail.com mailbox or if you do not have email, one can be delivered to you by other means.

Declaration of Covenants

Your Board of Directors has been reviewing the Summerbrooke legal documents so that they can be updated. There are several proposed changes to the Declaration and Bylaws. These proposed amendments will be submitted to you for your review before the vote and there will be a meeting of the members to discuss any questions you may have. It requires a passing vote of 2/3 of the eligible membership to effect such amendments. It is essential that you participate in this vote either in person or by proxy.

Elections

Elections for the Board of Directors are soon upon us. Two of the five positions are open for re-election or replacement. If you are interested in running for one of these positions or to act in the capacity of a Pool or Tennis Chairman, please send an email to the board address by August 15th, 2003. The elections will take place at our annual meeting, which is scheduled for August 26th at Adams Park Scout Hut. A quorum must be present in person and/or proxy for the



For information about joining a Summerbrooke ALTA men's, women's or mixed double team, please contact Pat or Jack Webster at (678) 290-0786 or Michelle Brooks at (770) 499-1633.

Remember that adult supervision is required for usage of the tennis courts by children 12 years or younger.

PoolSide!!

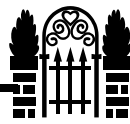
The pool will be closed for the season, Monday, September 8th. Therefore, Sunday, September 7th will be the last swim day of the year! We have worked hard to improve our pool area this year and hope that you guys have noticed. Thanks to Tabitha (T.A.B. Enterprises) and her crew for the repairs from the "frozen explosion" we had in January. She also did an excellent job on picking out our carpet for the clubhouse. Thanks to Kim Ferguson for sweating to death with me, while we hung the bathroom wall border. Thanks to Lori Larson for trying to contain SIX kids as Kim & I sweated to death, hanging the wall border. Thanks to Carrie Carter for contributing the palm tree plaques, which really finished off the ladies room! Men, yours is coming. It has been fun. I would like to urge everyone to please be aware of how you leave the pool area, after you have enjoyed it. Pick-up, wipe-up and clean-up your mess! We have spent time and money on our facility for all of us to enjoy, but that doesn't make me the pool housekeeper! I have a house I have to keep, already. Parents, where are your teens? Are they at the pool? Go check on them and instill in them, not to destroy the pool area and to clean-up their mess! If we are to have a nice place to live, we ALL have to contribute...it's not "someone else's responsibility"!



Happy Swimming, for a few more weeks! ~ Karan McKinney

An official policy of clubhouse reservation has been put in place. The Clubhouse can be reserved year round. To reserve the clubhouse, please contact Karan McKinney at 770-429-0047 to obtain a Clubhouse Reservation Form or one can be emailed to you by sending your request to the board email. Your membership must be in good standing and a \$25 deposit is required. The deposit will be returned as long as the clubhouse and surrounding area is cleaned thoroughly after completion of the event.

- If you do not have a key to the pool and bathrooms, a replacement can be obtained for a fee of \$2.00 by sending a request to the board email.
- To report acts of vandalism you observe at the pool, clubhouse or tennis courts, please contact the Kenesaw Police Department as well as Olen Robinson at Access Management.
- There is a lost and found box at the pool with an accumulation of items. Please collect any items you may have lost this season, as anything left at the end of the pool season will be discarded. If you use any items from the lost and found box, please be considerate and don't leave them scattered in the pool area when you are finished.



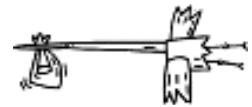
Community Corner



DID YOU KNOW?

Declaration of Covenants, Restrictions, and Easements for Summerbrooke: Article VII, Section 7.3 Books and Records: The books and records of the Association shall at all times, during reasonable business hours, be open to inspection by any Member of the Association and any intutional holder, insurer or guarantor of a first mortgage. Call or email Olen at Access Management if you would like to take advantage of this. He can be reached at (770) 777-6890, ext 108 or orobinson@accessmgt.com. If you do not have a copy of the Declaration, the Board Secretary for the charge of \$3.50 can make a complete photocopy for you or you can have a copy emailed to you in Adobe Acrobat format (3MB pdf file). Send your requests to board email and put "Request for Declaration of Covenants and Bylaws" in the subject line.

WE WANT TO WELCOME OUR NEWEST MEMBERS OF SUMMERBROOKE:



Chris and Tori Burchell moved from Marietta and have taken up residence in our neighborhood at 2647 Butler Bridge Way. Please give them a warm welcome.

Molly Bryce Wooldridge was born to Ashley and Chris Wooldridge on May 8, 2003 at 11:37pm. She weighed 7lbs, 3oz and was 18.5 inches long.

Jackson Ryan Butler was born to Jeff & Paige Butler on June 2, 2003 at 12:33pm. He weighed in at 6 lbs, 13oz and was 19.5 inches long.

FORCLOSURE...

Many of you have voiced concerns about the property located at 2663 Summerbrooke Drive (the corner of Summerbrooke Drive and Butler Bridge Way). To the best of our knowledge this house has been vacated for several months due to foreclosure. The Board is currently doing research to determine who the mortgage company is that foreclosed and what the outcome of that foreclosure was so that we can enforce the maintenance of this property.



If you have not returned your Neighborhood Directory / Committee Interest Form, please do so at your earliest convenience. The goal is to have all the information collected and a new directory issued by September/October 2003. People are needed who are interested in donating some time to work on committees for the upcoming year. If you need another form, please send your request via email to summerbrookehoa@hotmail.com and indicate "Neighborhood Directory" or "Committee Interest" form in the subject.



President's Piece The detention pond in phase three has been a major project for several months. On several occasions, the detention area flooded past 100-year flood plan estimates. Obviously this is a major concern to anyone who owns, or is shopping for property in this community. For several months I, and several determined homeowners, made dozens of phone calls, emails and even a few personal visits to government agencies, contractors, engineering firms and Beazer. Since the detention area is on private property, it was determined that it was not a financial issue for the HOA, but the jurisdiction of the City of Kennesaw. A few weeks ago, the City removed the blockage and much of the surrounding debris. The City has been out to check on this almost weekly. I now ask the homeowners affected to please clean all debris from their property to aid in maintaining proper water flow. I plan to organize a meeting of the homeowners involved to cover issues concerning this area. Also I will present language for guidelines to be placed in our covenants to protect present and future homeowners against future issues. There is still much work to be done to properly fix the problem. I would like to thank all of those homeowners who were diligent in making their voices heard. ~ Cedric Carter

Board Meetings

The date of the monthly Board meetings are advertised at the front of the subdivision. At the next Board meeting, you will notice a change in procedure. The Board of Directors is striving to put a framework of procedures and policies in place to serve the community in the best and most efficient way possible. Starting with July's meeting the business agenda will begin immediately in order that we may accomplish more in the allotted time. Within the agenda there will be a specific opportunity for all homeowner's questions and concerns. Anyone who would like to present concerns in person at these meetings, may make arrangements to have their issue put on the meeting agenda by contacting the Board at summerbrookehoa@hotmail.com. Otherwise, if you have a concern regarding the neighborhood, please submit it to Olen Robinson of Access Management. The community will be updated on general community issues through the neighborhood newsletter, Special and Annual Meetings. See you at the next meeting!!

Financials



**SUMMERBROOKE HOA, INC.
STATEMENT OF ASSETS AND LIABILITIES
As of 6/30/03**

ASSETS

CURRENT ASSETS	
101 OPERATING CASH ACCOUNT	25,757.83
TOTAL CURRENT ASSETS	25,757.83
PROPERTY ASSETS	
TOTAL PROPERTY ASSETS	0.00
OTHER ASSETS	
TOTAL OTHER ASSETS	0.00
TOTAL ASSETS	25,757.83

LIABILITIES & EQUITY

CURRENT LIABILITIES	
TOTAL CURRENT LIABILITIES	0.00
OTHER LIABILITIES	
TOTAL OTHER LIABILITIES	0.00
MEMBER'S EQUITY	
296 PRIOR YEAR'S INCOME (LOSS)	14,148.63
CUR. R'CPTS OVER DISBURSEMENTS	11,609.20
TOTAL MEMBER'S EQUITY	25,757.83
TOTAL LIABILITIES & EQUITY	25,757.83

SUMMERBROOKE HOA, INC. Statement of Cash Receipts and Disbursements		PERIOD			YEAR-TO-DATE			FISCAL
		MONTH OF Jun 2003			6 MONTHS ENDING Jun 30 2003			BUDGET
G/L ACCOUNT		ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
OPERATING CASH RECEIPTS								
	REGULAR							
301	ASSOCIATION FEES	6,614.40	3,686.67	2,927.73	32,271.75	22,119.98	10,151.77	44,240.00
TOTAL OPERATING RECEIPTS		6,614.40	3,686.67	2,927.73	32,271.75	22,119.98	10,151.77	44,240.00
OPERATING CASH DISBURSEMENTS								
401	GAS & ELECTRIC	1,031.49	383.33	648.16	1,951.71	2,300.02	-348.31	4,600.00
410	WATER AND SEWAGE	28.52	158.33	-129.81	369.12	950.02	-580.90	1,900.00
450	MANAGEMENT FEE	450.00	116.67	333.33	2,700.00	699.98	2,000.02	5,400.00
460	INSURANCE	0.00	183.33	-183.33	0.00	1,100.02	-1,100.02	2,200.00
470	LEGAL FEES	0.00	0.00	0.00	1,264.00	0.00	1,264.00	1,400.00
502	POSTAGE & PRINTING	0.00	35.42	-35.42	0.00	212.48	-212.48	425.00
510	OFFICE SUPPLIES	0.00	12.50	-12.50	0.00	75.00	-75.00	150.00
529	MISC. ADMINISTRATIVE	66.28	20.83	45.45	1,018.83	125.02	893.81	250.00
530	SOCIAL	0.00	20.83	-20.83	0.00	125.02	-125.02	250.00
538	PROPERTY TAXES	0.00	20.83	-20.83	0.00	125.02	-125.02	250.00
	LANDSCAPE							
600	MAINTENANCE	1,125.00	929.17	195.83	3,150.00	5,574.98	-2,424.98	11,150.00
640	PINESTRAW	300.00	0.00	300.00	300.00	0.00	300.00	0.00
645	IRRIGATION	0.00	12.08	-12.08	0.00	72.52	-72.52	145.00
650	POOL MAINTENANCE	780.00	712.92	67.08	2,460.00	4,277.48	-1,817.48	8,555.00
	POOL							
656	PERMIT/SUPPLIES	0.00	0.00	0.00	260.00	0.00	260.00	0.00
666	POOL PHONE	0.00	72.92	-72.92	362.50	437.48	-74.98	875.00
670	TENNIS COURT	0.00	25.00	-25.00	98.20	150.00	-51.80	300.00
	COMMON AREA							
785	IMPROVEMENTS	0.00	50.00	-50.00	2,177.18	300.00	1,877.18	600.00
	MISC.							
789	REPAIRS/SUPPLIES	1,603.75	158.33	1,445.42	2,595.80	950.02	1,645.78	1,900.00
TOTAL OPERATING DISBURSEMENTS		5,385.04	2,912.49	2,472.55	18,707.34	17,475.06	1,232.28	40,350.00
MAJOR EXPENSES								
851	POOL FILTERS	0.00	0.00	0.00	1,955.21	0.00	1,955.21	0.00
TOTAL MAJOR EXPENSES		0.00	0.00	0.00	1,955.21	0.00	1,955.21	0.00
EXCESS OPERATING RECEIPTS		1,229.36	774.18	455.18	11,609.20	4,644.92	6,964.28	9,290.00



Newsletter



Please send information you would like posted in the Summerbrooke Newsletter to: summerbrooke-hoa@hotmail.com and put "Newsletter" in the subject line. Do not forget to include your name and address in the body of your e-mail. Publication of articles in the newsletter will go through a Board approval process. Currently, we do not publish information on the selling of goods or services. The purpose of the newsletter is to inform our neighborhood about events and community issues. The newsletter will usually be issued the first week of every other month. The next newsletter will be published in October. Information is due by the 21st of the month prior to publication.