

# Summerbrooke Newsletter

summerbrookehoa@summerbrooke-community.com

First Edition, Winter—December 2003

## Board Members

Cedric Carter—President  
Alain Morel—Vice President/ACC  
J. Richard Maritt —Treasurer  
Teresa Parkinson—Secretary  
Jack Elsey—  
Recreation Coordinator

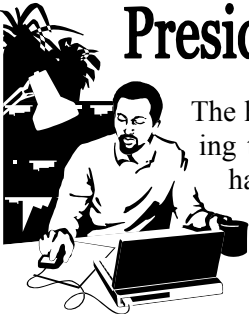


## Board Meetings

The next board meeting will be held on December 8, 2003, from 7-8:30 p.m. at the **West Cobb Library** at 1750 Dennis Kemp Lane off Stilesboro Road near Mars Hill. Their phone number is (770) 528-4699 to call for directions or log on to [cobbcat.org](http://cobbcat.org). Future meetings will be at this location unless otherwise indicated on the website calendar.

**NOTE:** Jo-Anne Liakakos resigned as Vice President as of October 2003.

## President's Piece



The holiday season is upon us and I hope that everyone is enjoying time with family and friends. This past year as President has been a very busy one, well too busy if you ask my wife. I have had the pleasure of meeting many of you under both good and challenging situations. While working on issues with community members, I get a better understanding of what your priorities are and this helps when we are working on budgets and creating policy. The transfer of accounts by Access Management is complete. Our funds are now in accounts with First Capital Bank in addition to a small petty cash account at BB&T. In 2004 we do expect a increase in landscape maintenance cost of approximately \$150 a month. This is due to a discounted rate given in our first year, the increase will bring us more in line with normal rates. Our pool contract is expected somewhere between \$5,200 and \$5,600. We are down to a couple of vendors and the decision will be made shortly. The grass areas around the parking lot, pool, playground, tennis courts and around the cypress trees along Mack Dobbs were aerated and seeded at a cost of \$450, and this will improve the condition of our fescue greatly. The parking lights have been installed in the pool house area. Now our focus is on the lighting around the playground and down the walkway to the tennis courts. The playground will soon receive some much needed maintenance. I have contacted our landscape company to provide an estimate on installing a drainage system in the playground area to eliminate the standing water. Early next year I will be contacting homeowners who live along the Butler Creek detention area to discuss further improvements.

Happy Holidays and Happy New Year ! ~ Cedric

## STUCCO CLASS ACTION

Summerbrooke residents with Stucco please be advised that there have been reported problems in this community. There is a open class action law suit that you may want to become more familiar with. A new homeowner in this community wants everyone who has stucco to be aware of both the new codes and pending law suits. If you want more information please email me at [cedric@summerbrooke-community.com](mailto:cedric@summerbrooke-community.com) and I will forward you the information.



It has come to our attention that some middle school children while waiting for the bus in the morning are eating snacks and leaving their trash on homeowner properties and/or in the street. We are asking that everyone please be considerate, and responsible for picking up after yourselves to keep our neighborhood clean and beautiful.

12/13/03, Noon—A Day with Santa and Santa's Parade in Kennesaw 770.422.9714  
12/18-20/03, Nativity at the Marietta Square—[www.newprovidencebc.com/nativity/](http://www.newprovidencebc.com/nativity/)  
12/6-14/03—Festival of Trees, GA World Congress Center 404-785.8815  
11/29-12/27/03—Atlanta Ballet's Nutcracker at The Fox Theatre 404.817.8700



## ACC UPDATE

Hi everyone, many homeowners received letters in the past two months from Access Management Group in regards to Rules 4.11 of the Design Standards and Rules and Regulations that address the obstruction of the numbers on the mail post. Not only does it violate our rules, but it also violates the city of Kennesaw ordinance Sec 78-7. This is critical for Police, Fire, and Ambulance services to find the correct location quickly during an emergency. I hope this give you a better understanding of why it is so important to obey the rules and especially this one. Let me remind all of you that ACCESS MANAGEMENT GROUP is responsible for the enforcement of the ACC. You are welcome to contact them for any community issues or concerns. Our property manager is Olen Robinson at 770-777-6890 ext. 108 or [orobinson@accessmgt.com](mailto:orobinson@accessmgt.com). Please continue to be respectful of all the rules and regulations as this will help preserve the beauty and tranquility of OUR neighborhood. ~ Alain

## Financial



**Assets and Cash Account (Figures Accurate 11/1/03)**  
Access Cash Balance \$20,573.85

**Association Fees**  
Budgeted Year 2003 \$44,240.00  
Collected Fees \$43,088.88  
(\$ 1,151.12)

Fees Collectible Cumulative \$ 6,191.30  
Fees Collectible Year 2003 \$ 3,967.05  
Fees Due from Years Prior \$ 2,224.25  
**Total Difference \$ 1,073.13**

**Budget Year-to-Date**  
Total Operating Receipts YTD \$43,088.88  
Total Operating Receipts Budget \$36,866.66  
Difference \$ 6,222.22

Total Disbursements YTD \$34,212.33  
Total Disbursements Budget \$33,625.02  
Difference \$ 587.31

Year-to-date, the Homeowners' Association is on target with its expenditures. Early in the year, an unplanned \$1,955 pool filter replacement and repair occurred; otherwise, maintenance has been held in check. The pool/tennis parking lot has new lighting to dramatically improve that area's safety and security along with visibility; the \$1,940 spent in October to install it was money very well spent! The lighting is now matching that throughout our neighborhood in regards to both appearance and strength of illumination. The budget for 2004 is coming together and should be finalized in the next few weeks. There will be a 5-year plan put into place over the next month or so to allow the HOA and all residents to prioritize and see timelines for projected maintenance and neighborhood enhancement projects. I want to remind everyone we are about to being a new year. Along with that, of course, means we all must prepare to pay our annual dues. Access Management will be mailing out coupons books much as they did this past year. You may still pay your dues completely in one lump sum by the first payment's due date; the coupons will allow you to pay them throughout the first half of the year if that is preferred. With that in mind, please read the article in the Legal Action section of this Newsletter regarding liens being filed against homeowners delinquent on their dues. ~ Richard



## Legal Action

**The following is the lien policy put in place:** If 1<sup>st</sup> payment of dues is 30 days late, Management Company will send a late notice. If 1<sup>st</sup> and 2<sup>nd</sup> payments are unpaid 30 days past due date for 2<sup>nd</sup> payment, a letter stating the homeowner, their family, and their guests have lost privileges to all Summerbrooke amenities will be sent by Management Company. If 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> payments are unpaid thirty days past the due date for the 3<sup>rd</sup> payment, a letter warning of a lien on the homeowner's property will be sent by Management Company. If a full year's dues (including any previous year(s) amounts and any penalties, fines, and interest) are not

paid in their entirety prior to the end of the calendar year for which they are due, a lien will be filed on the homeowner's property. The homeowner will be notified by certified and regular mail by the Association's legal representatives and/or Management Company. All costs incurred by Summerbrooke HOA will be the responsibility of the homeowner. Liens will be updated on the mandated legal renewal cycle until the homeowner pays in full all dues, penalties, fines, and interest owed to the Association. As of November 30, 2003 liens were in process against 12 homeowners for amounts ranging from \$100 to \$1,085 for a net amount of over \$5,700.

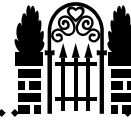


## SUMMERBROOKE WEBSITE

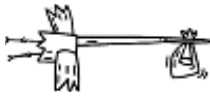
Our new free website, sponsored by SmartStreet, a division of First Capital Bank, is being finalized. The address is [summerbrooke-community.com](http://summerbrooke-community.com). If you have not already received your user name and password, you will shortly. Please visit the site. There you will find Directory information, a Document Center to download necessary neighborhood forms and documents, a Classified section of the website where you can post services and goods for sale, our Neighborhood Calendar of events such as tennis court reservations, playgroups, neighborhood holiday events, city events, etc.



# Community Corner



## WELCOME TO OUR NEWEST MEMBERS OF SUMMERBROOKE



**John "Lundon" Graham** was born to Jason and Amber Graham on September 11, 2003 at 3:06 p.m. He weighed 6 lbs, 14 oz and was 20 1/4 inches long.

**Jason & Elizabeth Wimmer** moved from the Town Center area in Kennesaw and have taken up residence in our neighborhood at 2663 Butler Bridge Way.



**Steve Trzuskowski & Devon Scott** moved from another location in Kennesaw and have taken up residence in our neighborhood at 3112 Fieldstone Court.

### SOCIAL EVENTS

I am new to the position of Social Event Coordinator. If you have an interest in being on this committee with me, please let me know. There are a lot of fun things we can plan together to make our neighborhood an even greater place to live! Happy Holidays, Vicki Swaney—Social Event Coordinator



#### Second Annual Holiday Caroling

There will be caroling in our neighborhood on **Sunday, December 14th at 6:30**. Please contact me at [VBSwaney@msn.com](mailto:VBSwaney@msn.com) or 678-355-9266 if you and your family are interested in joining us. We have printed copies of holiday songs and would like to have hot cocoa and cookies at the end of our journey. If you would be able to help me set this event up or bring cocoa/cookies, please let me know. This should be a great time with neighbors and friends as we spread some holiday cheer.

#### Holiday Drive for the Less Fortunate

I don't know about you, but I am feeling very blessed this year. Extremely Blessed!! So, I would like to organize a little giving around the holidays. First, I would like to have a food and clothes drive to donate to MUST Ministries in Marietta. If you are interested in participating, please go through your pantry and closets and clean out. I will plan for it to be delivered as a donation from our Homeowner's Association. Second, I thought of a donation for Toys for Tots. They take new toys for deserving, yet less fortunate children that otherwise wouldn't get anything. Both donations need to be dropped off at my house by **Friday, December 19th**. Please contact me and let me know you have donations: [VBSwaney@msn.com](mailto:VBSwaney@msn.com) or call me at 678-355-9266. Please consider taking a little extra time to help out others this holiday season and may God bless you greatly.

### Security

**The City of Kennesaw Police Department is providing residents more security for their homes during vacations! They will check your residence several times daily while you are away. House checks are performed free of charge to City of Kennesaw residents. You can request forms at their office or you may fill out an online form at: <http://police.kennesaw.ga.us/OnVacationHouseCheck.aspx>.**

You must provide the your name, address, phone number, departure date/time, and return date/time. Additionally, be prepared to answer these questions as well:

Is there an alarm? If yes, could it go off if doors are checked to be locked? Are door screens unlocked? (Screens should be left unlocked so doors can be checked.) Are windows intentionally left open? If yes, where? Does a gardener come to the residence? If yes, name and schedule?

Does pool care come to the residence? If yes, name and schedule? Does a maid or animal-sitter come to the residence? If yes, name and schedule? Are gates to back yard locked? Is it okay to enter the backyard? Is there a dog in the yard? Is a radio left on inside? Are lights left on inside?

Number of vehicles parked outside of residence during time away? Emergency contact info (address and home/work phones). Does the contact have a house key? Will someone be picking up mail/papers? Phone # where you can be reached while away

**Help make your home secure (and our entire neighborhood) and use the courtesy home vacation checks service provided by the City of Kennesaw Police Department!**




### Open Field Use

From last year's wish list, many of you expressed a desire to have the field built out in some fashion. The board is working on a five-year budget and would like to include funds to do just that. Below are some options:

- Soccer Field
- Sand Volleyball Court
- Full Cement Basketball Court
- More Tennis Courts

Submit your opinion to our email address: [summerbrookehoa@summerbrooke-community.com](mailto:summerbrookehoa@summerbrooke-community.com).

## ***COURTSIDE***

-  The Board of Directors will be researching the purchase of permanent scorekeepers for the tennis courts. They will likely be in place for Spring.
-  Please visit the website to see the new policies and procedures put in place for court usage, reservations and League Tennis at Summerbrooke.
-  To view existing reservations, login to the website and look at Tennis under Calendar. You can reserve court time by calling Teresa Parkinson at 678-355-9668 or emailing a request to [reservations@summerbrooke-community.com](mailto:reservations@summerbrooke-community.com). Reservations take priority over walk-ons.

## **DISTURBANCE**

**Vehicular noise (from stereos and/or mufflers) can awaken fellow Summerbrooke residents when it occurs during the night. Please have the courtesy to drive the speed limit (25mph) to keep muffler noise low. Please play car stereos so they can only be heard from within the vehicle. Passing residents' homes along the streets between your home and the entrance of the subdivision is when this is most important so as to not awaken them, their children, their pets, etc.**

**The State of GA Code of Ordinance addresses this issue with Chapter 40-6 Section 14:** It is unlawful for any person operating or occupying a motor vehicle on a street or highway to operate or amplify the sound produced by a radio, tape player, or other mechanical sound-making device or instrument from within the motor vehicle so that the sound is plainly audible at a distance of 100 feet or more from the motor vehicle.

**More locally, Cobb County addressed this issue in their Code of Ordinances, Section 50-257, Enumeration of Prohibited Noises:** The using, operating or permitting to be played, used or operated of any ra-

dio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with a volume louder than necessary for the convenient hearing of the person who is in the room, vehicle or chamber in which the machine or device is operated, and who is a voluntary listener thereto. The operation of any set, instrument, phonograph, machine or device between the hours of 11:00 p.m. and 7:00 a.m. in a manner as to be plainly audible at a distance of 50 feet from the building, structure or vehicle in which it is located shall be prima facie evidence of a violation of this article.

**Specifically in Kennesaw, they refer back to the above ordinances. As such, Cobb County limits, between the hours of 11.p.m. and 7.a.m., sound coming from the vehicle stereo to be audible no further than 50 feet from the vehicle which would not allow for it to be audible within the homes of the residents being passed by with the vehicle. Please consider this when leaving or entering the subdivision early in the morning or late in the night.**

## **Reservations**

To reserve the clubhouse or tables, please contact Teresa Parkinson at 678-355-9668 or send your request to [reservations@summerbrooke-community.com](mailto:reservations@summerbrooke-community.com) to obtain a Reservation Form. You can also download the form from the Document Center on our website.

Please send information you would like posted in the Summerbrooke Newsletter to: [summerbrookehoa@summerbrooke-community.com](mailto:summerbrookehoa@summerbrooke-community.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 February 2004. Information is due by the 21<sup>st</sup> of the month prior to publication.

