

# Summerbrooke Newsletter

Sponsored by Summerbrooke HOA

Fall 2003, First Edition

Summerbrookehoa@hotmail.com

## Board Members

Cedric Carter—President  
Jo-Anne Liakakos—Vice President  
J. Richard Maritt —Treasurer  
Teresa Parkinson—Secretary  
Alain Morel—ACC Chairman



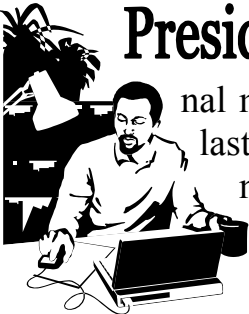
## ELECTIONS

Elections for the Board of Directors were held at the Adams Park Scout Hut on August 26th. We had 10 people in attendance and six by proxy. Thanks to all who participated. The remaining board wants to extend a big welcome to our new members, Richard Maritt and Alain Morel, and a big thanks to the outgoing members, Karan McKinney, Pat & Jack Webster and Michelle Brooks.



The next board meeting will be held on October 20, 2003, from 7-8:30 p.m. at the **West Cobb Library** on Dennis Kemp Lane off Stilesboro Road near Mars Hill. Future meetings will be at the Adams Park Scout Hut unless otherwise indicated.

## President's Piece



I hope everyone had a great summer!! As we enter the final months of 2003, there is still much to be done. Currently we are reviewing last year's contracts with our vendors to decide whether to continue or renegotiate those contracts, and accepting bids from new vendors. To date it has been decided to continue our insurance policy with Community Association Underwriters. There will be an increase of \$183, which will bring the total premium for 2004 to \$2370. We will also continue our contract with Access Management Group at a cost of \$450 month. Access is transferring all of their accounts to First Capital Bank. The advantage for us is no service fees on our accounts, free web site, capital improvement loans, and a online payment service that will allow you to pay dues online.

In the next thirty days Cobb EMC will install two streetlights in our parking lot. This necessary investment will provide proper illumination for our parking area to create a safer environment for both community members and their guests. Cobb EMC will maintain the fixtures. We also will replace the lights at the playground and walkway to the tennis courts with new fixtures after we have found vendors to install and service them. Cobb EMC is unable to install fixtures past the pool house. We are investigating options to replace our pay phone with an emergency phone. Our current phone cost us over \$70 a month and the new phone will cut that cost by over 50%.

At our next board meeting the framework for the 2004 budget will be created, our goal is to submit it to our management company by November 1. Items of note will be; resurfacing the baby pool (estimated cost \$1,200), pool house repairs (leak, fixtures and exterior maintenance) and creating a five year budget to prepare for such items as resurfacing the swimming pool in 2005 (estimated cost \$12,000). This analysis will give us a realistic picture of what items will require maintenance today and in the future. It will also give a clear picture of our community's financial needs going forward. ~ Cedric Carter



## ACC UPDATE

Hi everyone, as of August 26, 2003 I am your new ACC Chairman and I am looking forward to fulfilling this new responsibility. I hope all homeowners have a copy of The Declaration of Covenants, Easements and Restrictions and The Design Standards and Rules and regulations, dated 2003. The board would like to remind everyone that the Declaration along with the Design Standards and Rules and Regulations (R&R's) are in place to protect the property values of ALL of our homes and they legally bind us all. This information will be enforced as of September 21, 2003. As of this date any and all violations will be given a notice followed by fining of \$25.00 per day if not resolved in the required time frame. As always

if you need to contact the board or ACC with any questions, concerns, violations or suggestions please send it to us **IN WRITING** using mail or email. This way it is documented. Remember to sign all correspondence and let us know how to contact you in the event that we require additional information. You can reach us by mail at 2657 Summerbrooke Drive, Kennesaw, GA 30152 or by email at [summerbrookeHOA@hotmail.com](mailto:summerbrookeHOA@hotmail.com). Also as a reminder 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. Please help us in keeping OUR neighborhood a beautiful and great place to live.

~ Alain Morel

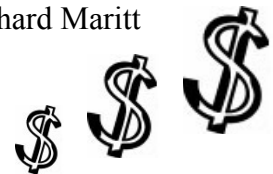
## Financial



On August 26, 2003, through residents present at the HOA meeting and proxy voting, I was elected to the Summerbrooke HOA Board as Treasurer. Thank you for electing me to the Board! Pat and Jack Webster had been serving as co-Treasurers previously. I appreciate the time Pat spent with me to make this a smooth transition. Most financial transactions are handled through Access Management Group. They receive and process our homeowners' dues along with processing payment to the suppliers of services provided to our community. On a monthly basis, I, along with the other Summerbrooke HOA

Board members, receive financial statements from Access: 1) a Statement of Assets and Liabilities, 2) a Statement of Cash Receipts and Disbursements, 3) a Check Register (a listing of each check issued during that month), and 4) a Delinquencies Report (a listing of each homeowner past due on HOA dues and the amount owed). I will summarize those to the Board and also submit a summary of appropriate information to be included in each newsletter. You may contact the Board or me with any questions or concerns you may have with the financial information. You may contact us via email at [\[hoa@hotmail.com\]\(mailto:hoa@hotmail.com\) or via mail at 2657 Summerbrooke Dr NW, Kennesaw, GA, 30152. To review the reports above, you may contact Access as they are the producer of the full reports. Our community representative at Access is Olen Robinson. He may be contact at 770-777-6890 x108 or \[orobinson@accessmgt.com\]\(mailto:orobinson@accessmgt.com\). I look forward to this new term which I have started. I hope I can provide to you the information you desire to know I \(and the rest of the Board\) are working on your behalf.](mailto:summerbrooke-</a></p>
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~ J. Richard Maritt

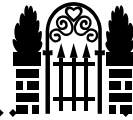


## Legal Action

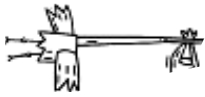
As the Board for the Summerbrooke Homeowner's Association, we are required to act when fellow community members do not fulfill their financial responsibilities. Notification was given to us by Access Management with recommendation that Liens must be placed on a community member's property who is one year past due in the payment of their HOA dues. This is notification that we have scheduled Liens to be placed on the homes of members who qualify for such action. This information will be seen by anyone who checks their credit report. If you qualify for such action please note that you will soon receive official notification from the attorney's office. Also note that all member privileges will be revoked until the matter is resolved.



# Community Corner

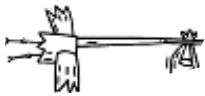


## WELCOME TO OUR NEWEST MEMBERS OF SUMMERBROOKE



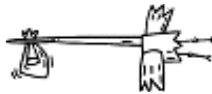
**Charles Daniel Parkinson** was born to Teresa & Chris Parkinson on August 4, 2003 at 11:33 a.m. He weighed 9 lbs, 5 oz and was 22 inches long.

**Megan Nicole McGuinness** was born to Kerri & Shawn McGuinness on August 12, 2003 at 2:22 p.m. She weighed 9 lbs, 5 oz and was 21 inches long.



**Andrew Jameson Brooks** was born to Michelle & Todd Brooks on September 5, 2003 at 11:49 a.m. He weighed 7 lbs, 6 oz and was 21 inches long.

**Madison Elisabeth Bullard** was born to Kate & Brett Bullard on September 17, 2003 at 4:25 p.m. She weighed 8 lbs, 3 oz and was 20 inches long.



**David & Karen Blinkhorn** moved from Woodstock, GA and have taken up residence in our neighborhood at 2641 Butler Bridge Way.

**Dave & Rebecca Ford** moved from Charlottesville, VA and have taken up residence in our neighborhood at 2677 Summerbrooke Drive.

**Megan Kaufmunn** moved from Dacula, GA and has taken up residence in our neighborhood at 2644 Summerbrooke Drive.

## Clubhouse Reservations

To reserve the clubhouse, please contact Teresa Parkinson at 678-355-9668 or [tgp2396@bellsouth.net](mailto:tgp2396@bellsouth.net) to obtain a Clubhouse Reservation Form. One can also 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 your event.



## SUMMERBROOKE WEBSITE



You will soon be able to access information about the Summerbrooke Community day or night from your home computer by going to our website. You will be able to download forms, view community calendars, view and post at the neighborhood classified ads, find contact information and much more. A website had been drafted and was ready to be posted on the Internet, but then Access Management notified us that they are engaging on our behalf the services of SmartStreet, a division of First Capital Bank, and they offer a free website service which is meant specifically for homeowners associations and is perfect for our needs. We have initiated the process by sending in the paperwork to Access and as soon as they forward it to SmartStreet, I can begin building the website again. We anticipate it being up and running by November 1st at the latest.

~ Teresa Parkinson



The stop signs were installed at Butler Brook Court to encourage the overall speed of motorists in the neighborhood to slow down, but it has been observed on several occasions that not all of our neighbors are respecting these traffic signs. This was brought up by a concerned homeowner at the Board Meeting in July. Although it is not encouraged for children to play

in the street, they still do. And although people are supposed to give way to vehicles in the street, not all children respect this rule. We live in a neighborhood with many children and we want these children to be safe. It is an issue with the stop sign entering Phase III as well. My car was almost hit by a motorist coming from Phase III who didn't even slow

down, let alone stop at the stop sign coming from Brookfield Lane. She turned directly in front of me onto Summerbrooke Drive. Our lives are busy and we rush from place to place, but let's not have an accident be the reason we are forced to slow down! Please drive safely if not for any other reason but the safety of the children! ~ Teresa Parkinson

## NEIGHBORHOOD DIRECTORY

The board has only received updates for the Neighborhood Directory from 15 out of 112 households. It would be a shame to waste money publishing a directory that contains a majority of outdated information. Please either request a form via email which can be completed and emailed back, or call Teresa Parkinson at (678) 355-9668 with any revised information compared to the June 2002 directory. The common items

that get outdated are work/cell phone numbers, email addresses, and new additions to the family. We especially need to gather email information in order to better facilitate communication regarding neighborhood issues. We would like to distribute the new directory in October 2003. Please return your forms to [tgp2396@bellsouth.net](mailto:tgp2396@bellsouth.net) or 3146 Brookeview Lane.

## COURTSIDE



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.



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



Individuals, please take your garbage with you after you use the tennis courts. The garbage bins on the courts should be emptied by team captains after Saturday's and Sunday's matches.

Please send information you would like posted in the Summerbrooke Newsletter to: [summerbrookehoa@hotmail.com](mailto:summerbrookehoa@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 December 2003. Information is due by the 21<sup>st</sup> of the month prior to publication.

