

# SUMMERBROOKE NEWSLETTER

summerbrookehoa@summerbrooke-community.com

Late Summer Edition—August 2004

## BOARD MEMBERS

Teresa Parkinson—President  
Vicki Swaney—Vice President  
J. Richard Maritt —Treasurer /  
Secretary  
Kathryn Bigliardi—Board Member  
Jack Elsey—Recreation Area Chairman



## BOARD MEETINGS

The next board meeting will be held on August 19, 2004, from 6:30-8:30 p.m. at the West Cobb Library at 1750 Dennis Kemp Lane off Stilesboro Road near Mars Hill. Notice the time change. The library phone number is **770- 528-4699** to call for directions or log on to [cobbcatt.org](http://cobbcatt.org). Board meetings are held regularly every third Thursday of the month at this location unless otherwise specified.



## PRESIDENT'S PIECE

The first month of being President has been very busy. The first order of business was to wrap up the issues with the Retention Pond. There was a meeting with a group of homeowners with lot ownership surrounding the Pond and a Kennesaw City Official to review the work to be done to help prevent future flooding. I facilitated the signing of an agreement between these Owners and the City and the work is anticipated to be complete in the month of August. The City has to wait for Beazer to provide the grates before the work can be completed. Beazer Homes will be footing the bill for this project, but then the city will release their bond and it will be up to Summerbrooke to maintain this area.

Since my transition to this new role, I have been attempting to get a handle on the limits of the services Access provides. The quality of service has been less than desirable and so I spoke with the COO of Access at length to discuss several issues. Because of the dissatisfaction with the previous manager, Olen Robinson, we have a new property manager assigned to our community as of Monday, August 2, 2004. I have spoken with her to initiate the transfer and am optimistic that she will be more responsive to our needs. Her name is Linda DeFiore. She can be reached at [ldefiore@accessmgt.com](mailto:ldefiore@accessmgt.com) or **770-777-6890, ext. 104**.

The Common Property has finally been conveyed to the Association. The conveyance usually occurs when the man-

agement of the Association is transferred to the homeowners, which for Summerbrooke happened in September 2000. The tax bills for 1999-2003 were sent by Beazer Homes to our management company in March of this year to be paid. The indication was that the Common Property would be sold if Summerbrooke did not pay the bills totaling \$2,264.71. Cobb County assessed Summerbrooke's Common Property over \$330 a year, plus there was \$84 in interest and \$1,700 in penalties. A Nominal Valuation was never requested which would have lowered the assessment to a few dollars a year. The Association cannot do this until the title rightfully belongs to Summerbrooke by January 1<sup>st</sup> of the year the request is made. A Nominal Valuation will be requested for 2005. Beazer Homes has been sent a letter in an attempt to recoup the money Summerbrooke paid for these taxes.

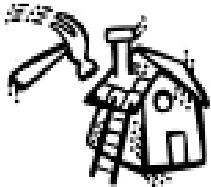
Currently our clubhouse roof, soffit and fascia are in desperate need of repair and will likely be scheduled for September or October after the pool closes. Although there is a small surplus in our operating funds, it is not enough to cover this and other capital expenditures that will be arising very soon without completely depleting the accrual. Our neighborhood is approaching the end of the "honeymoon" period (first 8 to 10 years) when major repairs start popping up. A Capital Reserve Account will be included in our 2005 budget which will receive monthly contributions from our Operating Funds designated specifically for items such

as sealing and striping and overlay of the parking lot, re-plastering the pool, pump room maintenance, resurfacing and maintenance of the tennis courts, maintenance of the clubhouse including roofing and painting, entryway monument upkeep, irrigation system maintenance, etc. These items can cost thousands of dollars each. Please keep in mind that our neighborhood was supposed to have a Phase IV and V, which is now a separate neighborhood, Summer Stream. We would have had a much greater income of Association Dues to pay for the Common Area maintenance had we had the additional phases. The board must evaluate Special Assessments and/or the increase of dues as possibilities to cover the upcoming expenses.

Also, I met with the current landscaper on July 22 to walk the grounds. There are issues with the service they provide which I discussed with them, including the removal of dead/dying portions of plants, treatment for weeds in the common grassy areas, aeration and seeding, and application of insecticides to name a few. These are on-going issues that the Landscaping Committee and I will keep tabs on. Since Russell Landscaping just recently opened a Cobb County division of their company, they have granted our request to have the mowing date changed. Starting the week of July 25<sup>th</sup>, mowing will take place on Thursdays.

On a lighter side, at the annual meeting in June a neighbor suggested a Yard of Month program. The board has decided that this is a good idea. The spe-

cifics of the program are yet to be worked out, but one thing we are considering is that all neighbors that qualified for the yard of the month will be considered for Yard of the Year with the prize being a gift certificate to Home Depot. Being President takes a lot of time and dedication. I am off to a good start in addressing many issues. If you have any concerns or inquiries, I am available by email at [tgp2396@bellsouth.com](mailto:tgp2396@bellsouth.com) or phone 678-355-9668. If it does not require immediate attention, I would prefer to receive an email so that I can address your concerns in writing. I look forward to serving the community in the best capacity that I am able. ~Teresa Parkinson



## ACC UPDATE

Fellow homeowners, as you all know, recently some changes have been made in the make up of your ACC committee. As I do not know many of you, please allow me to take this opportunity to introduce myself, and my fellow committee members. The committee presently consists of three members. Myself, John Fair as Chairman, and committee members Keith Carter and Steve Larson. As you know we are all volunteers and take pride in serving you, our fellow homeowners, on the ACC. There are two openings remaining if you are willing to help. The ACC met last week, and I wanted to give you all an update on our discussions.

As the neighborhood ages, and our homes continue to weather, we discussed the most expensive item of home maintenance, painting. Many of you have already taken the necessary steps to maintain the outward appearance of your home, and your diligence is greatly appreciated. The following time line will be used as a basis for assessing the remaining homes in the three phases that have not yet been painted: Phase One - by the end of 2004, Phase Two - by spring of 2005, and Phase Three - by the fall of 2005.

These guidelines are suggestions that should help everyone objectively address the condition of their paint and trim based upon the age of the three phases. The ACC understands that each home and situation is different and we will continue to address specific issues on a case-by-case basis.

As we all know the maintenance of our lawns and flowerbeds can be a full-time job, and we encourage all of you to join us in this weekly struggle to maintain healthy and trimmed lawns. As lawn care is a very visible sign of neighborhood upkeep it is also an item that is often addressed by the ACC. The regular application of a pre-emergent weed control such as Lesco 0-0-7, and of post-emergent control such as Ortho weed-b-gone or other similar products will help keep all lawn weeds under control. Additional information concerning lawn care can be found at your local nursery supply store or on-line.

We as a committee strive to be as accessible as possible to address any questions or concerns you may have, and look forward to continuing to serve you our neighbors. You can send any inquiries to [acc@summerbrooke-community.com](mailto:acc@summerbrooke-community.com).

Thank you, John Fair

As per our Declaration, Section 4.09, "In the event of default in the payment of any one or more installments of an assessment, the Board may declare the remaining balance of the assessment at once due and payable. In the event that an Owner shall fail to pay fully any portion of any assessment prior to the date on which the payment is due, such unpaid portion (including any remaining balance declared immediately due and payable in accordance with the preceding sentence), together with interest and costs of collection including reasonable attorneys' fees, shall be a binding personal obligation of such Owner, as well as a lien on such Owner's Residence...." This section will be fully enforced when any one payment (including any penalties and interest) is 75 days past due. The board has also passed a modification to the

## Financial



In order to generate some funds for our capital reserve fund and the publishing of the newsletter, the Association will (1) allow advertising in the newsletter (terms and conditions will apply): Please send inquiries regarding advertising in the Summerbrooke Newsletter to [advertising@summerbrooke-community.com](mailto:advertising@summerbrooke-community.com), and (2) Charge non-resident ALTA/USTA Summerbrooke League Tennis participant User Fees of \$10 per season per person. Non-resident's names must be submitted along with residents by the Captain according to the League Tennis rules

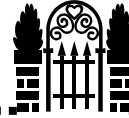
## Legal Action



requirements to qualify for a lien to be filed based on outstanding dues. To be consistent with the aforementioned, now when any installment is 75 days past due, not only will the Dues be accelerated, but also the Owner's account will be sent to Rome & Associates to begin proceedings for lien filing. This year liens were filed on six Owners for dues and fines in the amount of \$12,425.57. The Board found a collections attorney, Rome & Associates, who does not require the Association to pay the legal fees upfront, but instead applies it to the Owners ledger. As per our Declaration, the Owner is responsible for attorney's fees. Using this attorney has saved us from having to pay \$1,860 from our Operating Funds to file these liens.



## Community Corner



### **N**eighbors & **N**ewborns

Janine Ciak and Terry Vriezelaar moved from Roswell, GA and have joined our community at 3105 Fieldstone Court.

Darius & Angela White moved from Marietta and have joined our community at 2635 Butler Bridge Way.

Anthony & Diane Tatum Powder Springs, GA and have joined our community at 2691 Summerbrooke Drive.

Robin & Phyllis Ferguson have moved from Cranberry Township in Pennsylvania and have joined our community at 2694 Summerbrooke Drive.

*Are you a new homeowner? If so, please send an email to register your information with the Homeowner's Association.*



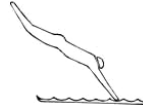
### *Upcoming Social Activities*

**Annual Neighborhood Garage Sale** is scheduled for **Friday and Saturday, October 1st and 2nd**. Please contact Barbara Arnold if you plan on participating at **770-499-8189** or [tireme@bellsouth.net](mailto:tireme@bellsouth.net). We will place an add in the local paper and split the minimal charge and have several signs available from last year. If you have a sign we can also use, please let Barbara know. The time will be posted from 8:00am - 3:00pm for both days, but feel free to open and close at your will.

We are going to have another meeting to set up the **Neighborhood Watch Program** on **Saturday, September 25th at 11:00am**. Everyone is invited and encouraged to attend! This is especially important given the recent vandalism and mischief in our neighborhood this summer. This program is not marketed just towards families with young children; it is important for everyone living in this neighborhood to attend if possible for the sake of protecting not only the people who live in the neighborhood, but our property as well. We must have over 50% of homeowners in attendance in order to set this program up with the police department. That is approximately 60 families! We have scheduled it with Officer Scott Luther, with the Kennesaw Police, **at the pool cul-de-sac**. The police are planning fun activities to entertain the children while we hold the meeting. They will be bringing the K9 Unit (Police Dog) and will be holding a Bike Rodeo. Have the children bring out their bikes and helmets to participate. Also bring folding chairs for yourselves for the meeting. This watch program is specifically design to help keep our neighborhood well informed and as safe as possible. We would have a direct link set up with the police and have a protocol system in place that would benefit everyone who lives here. The meeting it self should only take approximately one hour unless we have more questions than expected. Please make every attempt to attend this meeting. Thank you!

We would like to set up a **Volunteer Committee** to help involve neighbors in ways other than Board and ACC positions. Volunteering could include but is not limited to these ideas: Holiday decorating at entrance, a webmaster for our website, delivering flyers, making phone calls/emails, stuffing envelopes, special projects and/or construction work, services and/or products, seasonal landscaping, etc. Everyone has something special they could offer this neighborhood and their involvement would make Summerbrooke a better place to live. We would like to set this up as a committee with a chair position so that we can contact people on the list once volunteers are needed. Having this committee in place would enable the current Board to **reduce costs** associated with running the neighborhood, encourage others to participate and give homeowners the opportunity to be involved without an overwhelming amount of responsibility. Please contact me at [vbswaney@comcast.net](mailto:vbswaney@comcast.net) or **678-355-9266** if at all interested.

# RECREATION AREA



I hope you are all having a great summer! We have a few projects that we are working on right now at our clubhouse/pool area that I would like to tell you about.

Our light project is finally completed. We installed 2 new lights (and removed the old wood poles and lights) along the sidewalk and playground area. This should provide a safer environment for our children in the playground and also adds much needed illumination to the sidewalk and pool areas.

We have struggled at times this year to keep our pool in good shape. The stormy weather, combined with the rough surface of our pool, has made it a challenge to keep our pool clean. Our main problems are the deterioration of the pool surface (plaster) caused by normal wear and tear and the rough pool surface (referred to as etching). Etching is the result of poor chemical balance during the off-seasons over the last few years. We have switched pool companies 2 or 3 times in the past (normally when the

pool is closed) and there have been weeks or months when we were in between contractors. This has caused the chemical balance to get out of whack and contributed to the etching. The etching is rough on the feet and is tough to keep clean. To remedy this we plan to ensure that we maintain constant pool service throughout the off-season. We also are looking at the possibility of having our pool resurfaced this winter. The cost of this is huge (around \$14,000) but it is not totally unexpected as we approach the 8-year mark of our pool.

Another issue that we have been dealing with is our clubhouse roof. You may have noticed the sagging gutters on the pool side of the clubhouse. Unfortunately, the clubhouse roof wasn't properly installed by Beazer Homes and a gap was left from the last row of shingles and the gutter line. This has allowed moisture to enter this area and wood in parts of the soffit and fascia have rotted. We also have problems on the parking lot side where flashing on the false windows were not installed correctly.

Finally, throughout the roof we have missing shingles and small leaks caused by poor workmanship and normal wear. We are looking at fixing these problems with a new roof and partial soffit replacement...total cost will be around \$5,000.

On the good side, some of our expenses this year (emergency phone, playground painting, light installation, etc) are one time items that will last for several years.

I'd like to thank Karan McKinney and her pool committee for all of their hard work this year. This group of volunteers tests our pool's chemicals everyday throughout the pool season to ensure that it remains safe and clean for our residents.

If you have any concerns or questions about our pool and clubhouse area, please feel free to call me at **770-919-1530** or email at [j.elsey@earthlink.net](mailto:j.elsey@earthlink.net).

~ Jack Elsey

## **BATHROOMS**

The bathrooms are cleaned twice a week by the pool company, accidents will happen between these cleanings. If you or your children are using the restroom and it overflows, please be considerate and clean up behind yourself.

## **CLUBHOUSE**

The clubhouse is for use by reservation only. If someone is holding an event in the clubhouse, unless you are a guest attending that event, please do not use the clubhouse as a pathway to and from the pool or bathrooms.

## **SPEEDING**

With the pool season in full swing it is understood that there will be more traffic through that area of our neighborhood. Everyone please make sure you are abiding by the neighborhood speed limit and take extra care to watch for small children that may be out playing. Unfortunately, there have been some complaints. Parents are encour-

aged to express this concern to their inexperienced teen drivers. It is important that our children are safe so it is necessary to follow the speed limit.

## **SWIM & TENNIS SIGN**

The swim and tennis sign at the entryway to the clubhouse parking lot is in need of an overhaul. It will be removed for its makeover by volunteers on the Board and then reinstalled.

## **VANDALISM**

There have been several incidents of vandalism and mischief over the past few months involving the pool, garbage cans, and flaming feces. Property has been damaged and police reports filed. If you ever see any suspicious activity, please report it to the Kennesaw Police at **770-422-2505** and send the Board an email as well. For the safety of our families and property, please plan on attending the Neighborhood Watch Program Meeting in September.



## SCHOOL INFORMATION

### Cobb County School District

**First day of school:** August 9, 2004

**Holidays 2004:** Sept. 6, Oct. 15, Nov. 2, Nov. 24-26, Dec. 20-31

**Holidays 2005:** Jan. 1, 17, Feb. 21, March 11, April 4-8.

**Last Day of School:** May 20, 2005

Cobb County Schools has shifted school start times for the 2004-05 school year.

See [www.cobbk12.org](http://www.cobbk12.org) for more information.



## E-MAIL

The easiest and least expensive means of communication nowadays is email. To provide some relief to our budget for postage and printing, please register your current email address (and any subsequent changes) with the board at [summerbrookehoa@summerbrooke-community.com](mailto:summerbrookehoa@summerbrooke-community.com). By doing this, you allow fast, efficient communication between the Board and the community members about issues such as vandalism and other suspicious activities, closing of amenities for repair, notification of neighborhood social events -- to list just a few.



## SUMMERBROOKE WEBSITE

Just recently, a request to publish the Bullard School Supply List at the site was fulfilled. If you have any suggestions on other things you would like to see posted at our website, please send them to [summerbrookehoa@summerbrooke-community.com](mailto:summerbrookehoa@summerbrooke-community.com). Just a reminder of some of the things you can access from the website: the most recently updated neighborhood directory, the ACC Design Modification Request form, the Declaration of Covenants and the Rules & Regulations, a Contact Us link to send email to the Board, and the tennis reservation calendar (view only).



## Recycling

Effective August 1<sup>st</sup>, 2004, Kennesaw Public Works will be assuming the recycling program from BFI. They will only be picking up every other week. The rules and calendar through 2005 will be posted on our website (under Document Center/City of Kennesaw, as well as the pick up dates will be posted on the Recycling Pick-up calendar), but here are the dates of pick-up for the rest of the year: August 11, 25, September 9, 22, October 6, 20, November 3, 17, December 1, 15 and 29.



## HANDICAP PARKING

During the 4<sup>th</sup> of July holiday weekend, a homeowner who does have handicap privileges was not able to park in either of our two handicap parking spots. They are the two closest to the clubhouse at the end of the turnaround marked with the handicap symbol (signs have been purchased and will be installed in the near future). It was reported that neither of the two vehicles parked there had handicap plates or other indication of handicap parking privileges. These two spots are the most convenient to the pool and it is tempting to use them, but please be considerate to those who really need them. The parking lot is being re-striped in August including these handicap spaces. Once this is done and we meet ADA requirements, the City of Kennesaw will be enforcing this permit only parking and will issue tickets to vehicles that are in violation.



## COURTSIDE

Pat Webster is the newly appointed Tennis Chairman. As of July 30<sup>th</sup> she will be responsible for court reservations and coordinating the collection of information and fees associated with League Tennis at Summerbrooke. Please send your reservation requests to [reservations@summerbrooke-community.com](mailto:reservations@summerbrooke-community.com) or you can call Pat at **678-290-0786**. For your reservation requests please include name, phone number, date, and time range requested. To review the full rules and requirements for court usage and reservations, please refer to our website.



## PAY AND BE POSTED

The Board has decided to post the paid addresses rather than the unpaid addresses. This listing will be available for viewing at the memo box between the bathrooms at the clubhouse and in the newsletters. It will be updated weekly. If your name is not on the list, your rights to use the amenities as well as your voting rights are suspended until you contact Access Management (or Rome & Associates if you have been referred for collections) to reconcile your account. If you observe a resident not on the list using the facilities, please do not confront them. Send an email to the board with the resident's names, and the time and date you observed them using the pool, courts or playground. A letter will be sent to these homeowners notifying them that they are in violation of their suspension and asking them to refrain from usage or they will be fined.

**Paid As Of Aug. 5, 2004 10:53a.m.**

**For Installments Through June 15, 2004**

2600 Mack Dobbs Road  
2633 Butler Bridge Way  
2635 Butler Bridge Way  
2636 Butler Bridge Way  
2637 Butler Bridge Way  
2638 Butler Bridge Way  
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2640 Butler Bridge Way  
2641 Butler Bridge Way  
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3106 Fieldstone Court  
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## Events

**Summerbrooke Pool Season:** May 15–Sep. 13, 2004

**New Recycling Schedule Begins:** August 1, 2004

**Free Concert - The Official and Original Jimmy Buffet Tribute Band:** Aug. 7, 2004, 8pm at the Depot; August 27 8pm at Glover Park

**Free Concert—Banks & Shane:** Sept. 4, 8pm at the Depot

**Neighborhood Watch Meeting:** Sept. 25th, 11:00am

**Neighborhood Garage Sale – Oct. 1 & 2, 2004**

**Folktales of the Rails-storytelling event:** Oct. 9, 4-9pm at the Depot

