

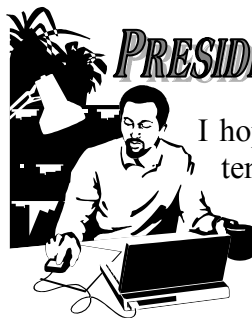
SUMMERBROOKE NEWSLETTER

summerbrookehoa@summerbrooke-community.com

Summer Edition—June 2004

Board Members

Cedric Carter—President
Alain Morel—Vice President/ACC
Kathryn Bigliardi —Treasurer
Teresa Parkinson—Secretary
Jack Elsey—
Recreation Coordinator



PRESIDENT'S PIECE

I hope everyone is enjoying our extended pool season. Our pool season started two weeks earlier this year due to the request of many of our homeowners. Please continue to communicate with your Board not only about issues of concern, but ideas on how to improve your lifestyle at Summerbrooke.

There is not much to report about the property tax, turn over of recreation area and detention pond. Our attorneys are currently working on these issues. I am hopeful that our next newsletter will report progress on these issues. Work continues on improvements to our recreation area. Estimates have been requested for a new irrigation timer, replacement of a drain near the tennis courts, landscape services for the strip on Mack Dobbs near the tennis courts and repairs to the front entry. So far this year we have only one service call to repair our irrigation system. I would like to thank all of you for the opportunity to serve you as President. I was told this position would require many hours of volunteerism, drama, intrigue and patience. They were not kidding!!!!!! It has been a great opportunity to meet and work with many members of this community. With the elections of new Board members upon us I urge you to place your name on the ballot and join others who have volunteered their valuable time to better our community. You could be our next President!!!

~Cedric Carter

BOARD MEETINGS

Our annual meeting will be held on June 17th, 2004, 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.

Annual Meeting

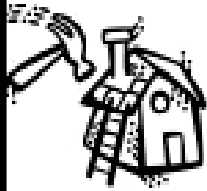
Three board positions will be up for re-election/replacement: Cedric Carter, Teresa Parkinson and Jack Elsey. Teresa and Jack will be on the ballot to be elected for another term. Vicki Swaney will be filling the board position of Alain Morel as he is resigning. She will finish one year of a two year term. If you are willing to help out and serve on the board or would like to nominate someone, please submit to summerbrookehoa@summerbrooke-community.com or 2657 Summerbrooke Drive. Please plan on attending or completing a proxy beforehand which will be available by request or for printing from our website (see back page).

Events



Summerbrooke Pool Season: May 15—September 13, 2004
Concert— “Old Dawgs” American Music Southern Style: the Depot in downtown Kenesaw, June 5, 2004
Summerbrooke Memorial Parade and Pool Party: June 5, 2004, 4pm (Notice Change of Date)
Annual Meeting/Board Elections: June 17, 2004
Free Movie Night at the Depot: June 19, 2004, 6—11 pm; Movie starts at dark.; Movie title TBA
Free Concert - Sock Hops 50's and 60's: June 25, 8pm at Glover Park
Fireworks and Summer Concert: July 3, 2004, 8pm at the Depot; Roger “Hurricane” Wilson & Robyn Sadler
Free Concert - Pieces of Eight Oldies: July 30, 2004, 8pm at Glover Park
Free Concert - The Official and Original Jimmy Buffet Tribute Band: August 7, 2004, 8pm at the Depot; August 27 8pm at Glover Park





ACC UPDATE

My last day on the board of directors for our community will be June 17th, the date of our annual meeting when the new board elections will be held. My board position has one year of a two year term remaining. My hope is that another homeowner will step up to the plate to volunteer to fill this position. Although I was in the role of ACC Chairman and Vice President, the new board will determine among themselves who will take on which office.

In the last 10 months that I served on this board, I saw a huge improvement as far as what most of you did to maintain your dwelling. There are still a lot

of work that needs to take place in the coming months/year to make our community a top choice for new homeowners as well as all of us who currently reside in this neighborhood that want a great place to live .

I know many of you will continue to do your part to make this neighborhood a beautiful and quiet place, and I intend to continue to do my part as well.

As always, you are welcome to contact Olen Robinson from Access Management for any community issues or concerns. Olen can be reach at (770) 777-6890 ext. 108 or orobinson@accessmgt.com.

I wish all of you a great summer. ~Alain



COURTSIDE

To address the availability and use of the tennis courts by the whole community, rules were set in place for reservations and league play. Several revisions have been made since its original inception and the most recent is below. A big issue that has been brought up time and time again is use of the common property by homeowners who have delinquent accounts. This rule enables the board to help enforce the prevention of these homeowner's use of the courts.

3. Captains of each league team playing in Summerbrooke must submit via email the names of neighborhood players (so that the board can verify their on-going eligibility to use the courts) and the number of non-neighborhood players (with or without names), as well as the team's home match schedule to the Recreation Coordinator/Board at least one week before the matches begin each season. Any additions to the roster should be submitted promptly.

For the complete list of requirements for League Tennis at Summerbrooke, please go to our website (summerbrooke-community.com) and click on the link at the very bottom of the homepage. To view the Tennis Reservation Calendar, you have to login and enter your password and then go to Calendar and then Tennis. It is not an interactive calendar, so you please submit your reservation requests to reservations@summerbrooke-community.com.



SUMMERBROOKE WEBSITE



If you have not already logged onto our community website, please do so. If you do not know your login ID and password, please request a reminder by email to summerbrooke-hoa@summerbrooke-community.com and include your full name and address. This website is your 24 hour access to our neighborhood's legal documents, Design Standards & Rules & Regulations, applicable printable forms, neighborhood calendars (including tennis reservations - viewable only), and more. You can post a classified ad to sell services or goods. You can also arrange to pay your assessments

online. One new feature is "coupons". I will be contacting local service providers to see if they want to post coupons that our community members can use for discounts. At the bottom of the homepage are links to access information regarding our common recreational areas and the Architectural Control Committee (ACC). Please report any problems with links or errors on the pages to summerbrooke-hoa@summerbrooke-community.com. If there is some information you would like to see included on the website? If so, please email me with your feedback. ~ Teresa Parkinson



Community Corner

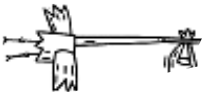


N eighbors & N ewborns



Gary & Ann Greenhut moved from Acworth and have joined our community at 2707 Brookefield Lane.

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



Daniel Charles Vinelli was born to Tony & Kathleen Vinelli on March 2, 2004 at 10:54 a.m. He weighed 7 lbs, 12 oz and was 19.5 inches long.

Reagan Mae Fair was born to John & Jeannie Fair on March 31, 2004 at 12:33 p.m. She weighed 7 lbs, 10 oz and was 19.9 inches long.



Hayley Elizabeth Von Colln was born to Kevin & Lisa Von Colln on March 12, 2004 at 10:48 a.m. She weighed 7 lbs, 13 oz and was 20.5 inches long.



Kyle Adam Koebel was born to Ed & Kristi Koebel on May 14, 2004 at 10:59 a.m. He weighed 7 lbs, 5 oz and was 20.5 inches long.



House Numbering Sec 78-7:



If you have flowers or shrubbery planted at your mailbox that may grow to obstruct the address, please consider having professional stenciling in reflective paint of your house numbers on your curb or installing house numbers on your residence by your door. Per code, they must be at least 3 inches in height and clearly visible from the street so that emergency services will be able to locate your residence without difficulty. For reasons of aesthetics, you should consult with the ACC prior to installation of non-standard numbers.



PAY OR BE POSTED

As of April 30, 2004, there was \$15,399.30 total listed on the Delinquencies Report for Dues and Fines. This amount could pay for the necessary resurfacing of our pool which will likely be a pre-requisite for the board of health to approve the opening of our pool next summer. Starting with the August 2004 newsletter, addresses of homes who have outstanding balances from any previous calendar year will be listed in it and each subsequent newsletter until the account is cleared. Please contact Olen Robinson at (770) 777-6890 ext. 108 at Access Management to reconcile your account and avoid having your address posted.

Upcoming Social Activities

Memorial Parade and Pool Party will be held on **Saturday, June 5th**. The parade will begin at the front of neighborhood at 4:00 pm and will travel down the main street in our subdivision to the pool. Children decorate your bikes and wagons American style and let's parade through our neighborhood. We will have prizes for the best decorated parade entry. Pool party with potluck dinner will begin at 4:30 pm (Clubhouse will be open at 3:30 pm to drop off your food if you like). Please RSVP to Vicki Swaney to sign up for a food item to bring: vbswaney@comcast.net or (678) 355-9266.

Legal Action



As of November 2003, the board began the process of deciding what action to take on delinquent homeowner accounts. Specific policies for legal action relating to Association Dues and Fines have been approved. Remember that payments are due by the 15th of Feb, April, June & August. As of the May 11th Board Meeting, we are working with the firm of Rome & Associates to file liens and lawsuits against all homeowners who qualify based on our Declaration of Covenants and these policies.

RECREATION AREA

PHONE

The emergency phone has been installed on the backside of the clubhouse. Please note that this is an automatic dial phone for 911 only—no other outside call can be made.

USAGE SUSPENSION

Now that the pool is open and the summer tennis season is about to begin, please observe that if your Association Dues are delinquent, even by one payment, your and your family's rights to use the common recreational areas are suspended until your account is fully reconciled. Use during suspension will be considered a violation susceptible to fining.

PARENTAL SUPERVISION

Let's keep our children safe and our liability at a minimum. Since there is no lifeguard at our pool, use of the pool by anyone 12 years of age and younger requires an adult Owner's supervision and the child must be accompanied by this adult. An older person, sibling or relative who is not at least 18 years does not qualify. (see 7.2 in your Design Standards and Rules and Regulations).

POLICE ZONE WATCH

Due to a history unruly behavior and vandalism at the clubhouse and pool area during pool season, a daily Zone Watch has been set up with the Kennesaw Police Department. They will be patrolling the area regularly throughout the day and night to help prevent the reoccurrence of such behavior. Usage suspension and fines may result from blatant violation of the common area rules. If you observe ANY suspicious or unlawful behavior anywhere in our neighborhood, please call Officer Scott Luther at the Kennesaw Police Department at (770) 422-2505.

RECREATION AREA HOURS

Just a reminder that the pool area and tennis court hours are 7 am to 11 pm, with a requested courtesy noise reduction as of 9 pm. This includes no late-night loitering in the parking lot area.

TRASH

Let's keep our recreational area clean. Please put your own trash in the garbage cans provided in the common areas. If the garbage bag is full, contact the designated per-

sonnel. The weekend of May 22nd resulted in scattered beer cans, bottles and cigarette butts over the pool deck. Not only is this unsightly and potentially dangerous, but it violates both the common property rules (glass bottles) and city ordinances:

Sec 74-108. Unlawful activities. *It shall be unlawful for any person to dump, deposit, place or throw or leave, or to cause or permit the dumping, depositing, placing, throwing or leaving of litter on any public or private property in the city, unless: (1) Such property is designated by the city for the disposal of such litter, and such person is authorized by the proper public authority to use such property; (2) Such litter is placed into a closed litter receptacle or container installed on such property; (3) Such person is the owner or tenant in lawful possession of such property, or has first obtained consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant, all in a manner so that such litter may not be scattered or carried by wind or water.*

Please tear on dotted line and return completed form to Teresa Parkinson at 3156 Brookeview Lane. Call 678-355-9668 with ?'s.

PROXY

SUMMERBROOKE HOMEOWNER'S ASSOCIATION, INC. ANNUAL MEETING JUNE 17, 2004

The undersigned member of the Summerbrooke Homeowner's Association, Inc. ("Association"), hereby appoints _____ or, in the event no person is named herein, the President of the Association as my true and lawful proxy, with full power of substitution in the event that he/she is unable or declines to serve as my proxy, to exercise the entire vote of the undersigned on all matters on which the undersigned is entitled to vote at the meeting of the members of the Summerbrooke Homeowners Association Inc., to be held at the **West Cobb Regional Library on June 17, 2004, at 7:00 p.m.** (or any adjournments thereof).

Such proxy is authorized to vote in his/her discretion on any matter properly brought before the meeting for which the undersigned has given no directions as to the manner of casting the undersigned's vote.

This _____ day of _____, 2004.

Signature of Owner

Print Name of Owner

Address