

SUMMERBROOKE NEWSLETTER

summerbrookehoa@summerbrooke-community.com

Fall Edition—October 2004

BOARD MEMBERS

Teresa Parkinson—President
Vicki Swaney—Vice President
J. Richard Maritt —Treasurer /
Secretary

Kathryn Bigliardi—Board Member
Jack Elsey—Recreation Area Chairman

Committees: ACC Chairman: Vacant, Landscape Chairman:
Dave Ford; Social Chairman: Vicki Swaney



BOARD MEETINGS

The next board meeting will be held on October 21, and November 18 2004, from 6:30-8:30 p.m. at the West Cobb Library at 1750 Dennis Kemp Lane off Stilesboro Road near Mars Hill. The library phone number is **770-528-4699** to call for directions or log on to cobbcatt.org. Board meetings are held regularly every third Thursday of the month at this location unless otherwise specified on the community website.



PRESIDENT'S PIECE

The Board is making progress on the maintenance and repair items for our community. The first steps for the **Retention Pond** enhancement have been completed, and after the City of Kennesaw confirms completeness and satisfaction with Beazer's work, they will release the bond with them. Then the City of Kennesaw will go about clearing out brush and debris from specified areas. When the city is finished, it will be up to the residents of Summerbrooke to maintain this area on a regular basis, but especially after storms which may cause accumulation of debris at the grates.

Regarding the tax issue, Beazer Homes has reimbursed Summerbrooke for the interest and penalties from the 1999-2003 **taxes** in the amount of \$591.07. The last newsletter incorrectly noted interest and penalties in the amount of \$1,700. Summerbrooke will have to pay this year's tax bill at the current assessment of \$336.90 in its entirety, but a Nominal Valuation will be requested for 2005 which will drastically lower future assessments.

Some of you who have had the chance to visit the clubhouse area in the last few weeks may have noticed that we have had the parking lot resealed and striped. Additionally, the **handicap parking** spaces have been properly identified with markings on the pavement as well as signage. This restricted parking will be enforced by the city of

Kennesaw. Please do not park there unless you have a handicap permit.

A big thanks goes out to Jack Elsey for all his hard work in our recreational area, including coordinating installation or repairs to lights, gates, of pump room equipment, and much more as well as his manual labor to install the handicap signs, replace the french drain at the tennis courts, and numerous repairs at the pool including fixing and replacing the pool ladders. We are very lucky to have him as a volunteer on the Board and he is doing a great job!!

After much persistence, I was able to convince Beazer Homes to replace the **soffit and fascia** on the backside of the clubhouse roof. They will also be adding a row of additional shingles on the backside and a drip edge around the entire perimeter of the roof to prevent the same deterioration from reoccurring. They will piece in areas where there are broken tabs on the roof as well. This work will likely be done in early October. Their representative indicated to us that our 20 year shingles which are about 8 years old are 75% worn, which is very unreasonable wear. They advise us to pursue the manufacturer. Jack and I will investigate further as these shingles need to be replaced and the manufacturer should at least provide us with a pro-rated credit or reimbursement for new shingles if we can locate them. There is also some damage to the decking from holes that were not sealed which allowed water to

penetrate and weaken the structure and damage the interior drywall in places.

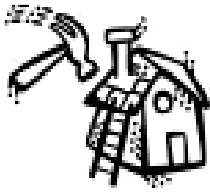
The **swimming pool** will be replastered in the Spring of 2005 and therefore, we will save \$525 by not servicing the pool for the winter. But a new chlorinator is needed and will eat up most of this savings. An estimated cost of the replastering and retiling is \$20,000.

Thanks to Dave Ford who has volunteered to be the Summerbrooke **Landscape Chairman**. He will act as a liaison between Russell Landscape and the Board of Directors to coordinate all services provided by them. An ACC Chairman is still needed to coordinate the processing of Design Modification forms. If you are interested, please contact me.

If you have any concerns or inquiries, I am available by email at 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. Here's to a productive rest of the year!

~Teresa Parkinson





ACC UPDATE

As I drive through our neighborhood, I am thrilled to live where I do. I have been here almost six years and I still absolutely love living here! I, as a homeowner, in the last year noticed that the moral in the neighborhood had started to decline. That is why I chose to get involved. I started out as the Social Committee Chair and have had a lot of fun getting families and children involved. Together we have had a lot of fun! More recently I chose to become the Vice President of the Home Owners Board. With this I found out how much work actually goes into running a board. I felt it was important to be a part of implementing positive changes.

Many of you, like me, have had letters from the Management Company sent to you reminding you of some repairs or maintenance that was needed on your home. In the beginning I was so afraid of the drop in moral when the letters started coming out. The attitude of the neighborhood changed to an "us against them" perspective. We as a board noticed this and decided to make a few changes. We still will be following up on the repairs that are outstanding. We would like to avoid sending any violation letters and this is only possible if the homeowners take the initiative themselves to make repairs and maintain their property as needed. Going forward, if the board receives a complaint from another homeowner or a property falls well into disrepair we will step in and take the appropriated action. In the meantime, if you have a violation letter, please acknowledge it by getting in touch with the management company or the board. We will patiently work with you to help you resolve it in whatever way possible.

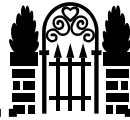
At the Neighborhood Watch Program Meeting this past Saturday, it was noted by Officer Luther, of the Kennesaw Police, that one of the biggest target areas on this side of town is ones that have poorly kept up houses and properties. He said that if one

person lets their property fall short of the standard that we are trying to keep then another person who doesn't care will move in and then another. Pretty soon we will have a "breeding ground" for crime. If we give the appearance that we don't care about our properties, then we are also giving the message we don't care about our neighbors. When a criminal finds a place like that he will assume if nobody cares, then nobody will notice if I start unloading this house of its belongings, or worse. This is only one reason we should keep up our properties; property value being another one.

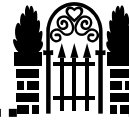
If you have noticed like me, these repairs are making our neighborhood look like new again. You have done a great job!! If you also love living here, there are several volunteer positions you could help out with to help keep our neighborhood a great place to live. Volunteering doesn't mean a board position or chairing a committee, although we have one of those to be filled as well (ACC Chairman). We are in need of several volunteers willing to donate a few hours of their time each year (Holiday decorating, seasonal planting, flyer distribution, advertising coordinator, making phone calls/emails, newsletter editor, stuffing envelopes, special projects and/or construction work, services and/or products, etc.). There is more work than the Board alone is able to accomplish. Without your help, the stress level may catapult to the point of being spread so thin that we are not able to accomplish tasks at a level of quality as it should be. This makes the Board positions harder to fill come re-election time. Without assistance, contracting with the management company for *full* services at twice the cost, which means more money out of our pockets, is the only other option. Don't let that happen! Please don't be a homeowner who sits back, complains and lowers the moral yet does not offer to help out. If you have something to offer, and you love living here like me, help us make this neighborhood the best in town....Volunteer a few hours of your time and talents and see what positive changes you can make.

Sincerely, Vicki Swaney

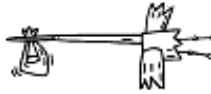
Most exterior modifications to your property require an ACC Design Modification form to be submitted to the Architectural Control Committee (ACC). See Article V in the Summerbrooke Declaration of Covenants and the Design Standards document. This procedure is in place to protect the standards of the community. Although most homeowners would not make a modification that is grossly beyond the standards, there must be a protocol in place to protect against this. Lack of consistency of enforcement of the standards sets up the community for unwanted lawsuits initiated by the Board or other homeowners. Some of the common infractions recently that have not been approved were changing the color of house paint, color change to the gutter system (including downspouts), modifications to the sidewalk, and the re-grading of landscape. Please help keep things in check by submitting the Design Form. It can be printed from our website or you can request it via email to acc@summerbrooke-community.com.



Community Corner



N eighbors & N ewborns



Emma Isabel Gomez was born to Henry and Carrie Gomez on September 9, 2004 at 8:51 p.m. She weighed 7 lbs, 2 oz and was 18.75 inches long.

Emma Grace Macaluso was born to Paul Macaluso and Kristen Diliberto-Macaluso on September 12, 2004 at 4:43 a.m. She weighed 6 lbs, 14.9 oz and was 18.5 inches long.

Hariharan Balaganesh and Lakshmi Krishnan have moved from Smyrna and have joined our community at 2994 Summerfield Court.



Upcoming Social Activities

Halloween Trick or Treating

will be held on Sunday, October 31st from 6:00—8:30p. Please attach a balloon to your mailbox and turn on your porch light if you desire to participate. When you are out of candy or no longer wish to participate, please remove your balloon and turn off your light. Because there are so many young children in our neighborhood, if your household will be providing entertainment that may be too scary for these little ones, please be cautious and considerate of such as they approach your dwelling.



remember, I said I wanted to fill up more than just one vehicle this year. It's that time of year again. Please clean out your closets of old clothes, shoes, coats, etc. and bag them up along with your unused items in your pantry. We want to give Must Ministries as much as we possibly can this holiday season to help them clothe and feed the needy.

The second one is **Toys for Tots**. Another way you and your family can give to the less fortunate is the Toys for Tots Campaign. Buy new toys for these children and give them to me unwrapped and we will drop them at the location for you. This is a great experience for you to share with your children. It can be a wonderful way for them to learn how fortunate we all really are and especially how to give selflessly from the heart.



For the **3rd Annual Christmas Caroling** scheduled for Sunday, December 12th at 6:30 pm, we will meet at the front of the subdivision and

travel down Summerbrooke Drive. When we reach the pool club house we will warm ourselves with hot cocoa and cookies. Christmas is a time for giving, so come out with your family and let's sing together to bring cheer to others. By the memory of the sounds of last year, we need many more participants!! If you will be participating and can donate hot cocoa, tea, cookies, etc. RSVP to Vicki Swaney. We also need some thermal carafes for hot water.

• I will be collecting these items at my home at 2645 Butler Bridge Way from now until Friday, December 17th.

• I hope to need a truck/SUV to help me with the tons of bags I am expecting. If you don't mind helping me deliver the collection, please contact me. I did it in one trip and one vehicle last year. This year I hope to do it in one trip and more than one vehicle. Don't let me down! ☺

• If you have any questions or a vehicle to help me with the deliveries, call me at 678-355-9266 or email me ybswaney@comcast.net.

This year Summerbrooke will host their 2nd Annual Holiday Charity Drives. The first one is for **Must Ministries-Cobb Parkway, Marietta**. Last year so many people from our neighborhood opened their hearts to giving and opened their pantries and closets and cleaned them out. If you



Advertising

Advertising of professional services including, but not limited to house cleaning, landscaping, real estate, tutoring, handyman, custom gifts will now be allowed in the Summerbrooke Newsletter for a reasonable fee: approximately \$10—\$50. The Summerbrooke Board of Directors reserves the right to reject any advertisement it deems inappropriate. For complete details, visit our community website or send your inquiry to advertising@summerbrooke-community.com.

For teens in the neighborhood who would like to advertise their services such as babysitting, dog walking or lawn mowing, or the like, the advertising fee will be waived. These listings will simply include the name, contact info and type of service offering.

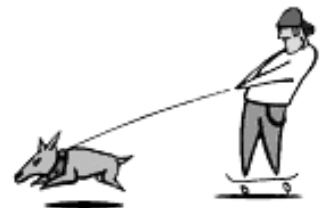


E-MAIL

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 summerbrooke-hoa@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.

DOG-GONE WILD

Several homeowners have contacted the Board regarding issues relating to pets. Please be considerate and pick up behind your dogs when they defecate on anyone's yard. As it is a Kennesaw ordinance, if you are reported to the City, it may result in a fine. Additionally, there are some dogs that are allowed to run free in the neighborhood. This has caused concern for parents for the sake of their children's safety as well as for homeowners who are fearful of dogs. The Leash Law, Sec.14-28 states, "It shall be unlawful for the owner of any dog, to permit such dog to be out of control and unattended off the premises of the owner..., or upon the property of another person without permission of the owner or person in possession of such other property. A dog is under control if he is controlled by a leash, is at heel, or is beside a competent person and obedient to that persons commands..." Thank you for your cooperation in this matter as we all want to feel safe in our community. ~ Teresa Parkinson



Indoor Air Quality Solutions

Do you need cleaner,
healthier Indoor Air?



Fall allergies are here! Let us help you fight the battle with the top performing air purifiers on the market.

Cleaner air gives you:

- Clear eyes and nose
- Healthy lungs, heart, and other organs
- Strengthened immune system for life

Take the first step towards a healthier home and a healthier family!

Visit our online store at www.indoorairqs.com. Or call us at 678-641-7481.

Try any of our air purifiers in your home or office for 14 days with NO risk and NO hassle. If you are not fully satisfied, simply call us at 678 355-9266 for a full refund. We will arrange for UPS to collect the package at your home or office. We will also include a whole-house odor neutralizer which is yours to keep regardless of your decision to keep the air purifier.

NEIGHBORHOOD WATCH

The **Neighborhood Watch Meeting** was held on Saturday, September 25. We truly appreciate the homeowners that were able to come to the meeting. We had a nice showing, but didn't have as many as we were initially hoping; the goal was 60 families and 25 were in attendance. Officer Luther agreed to let us set up the program in our neighborhood as this attendance was actually one of the better showings he has had. Even if you were not able to come, we need your participation in the program. Everyone can benefit from the information provided to us from the Kennesaw Police Department. Please check out the Neighborhood Watch Page on our website (summerbrooke-community.com - The default login is Summerbrooke and your password is your last name and the 4 digits of your address. After you login for the first time, it will automatically change your password, which you need to keep for the future). Also, feel free to ask any specific questions of **Officer Scott Luther at (770) 422-2505** or sluther@kennesaw.ga.us. Also, the City of Kennesaw Police Department's website address is kennesawpolice.com. A link has been added to our community front page to this site for easy reference.

We still need as much actual participation from the whole community as possible. The main goal of a Neighborhood Watch Program is to protect our community. We want it to be a safe, friendly, and caring place to live. We should watch out for each other and assist in the prevention of crime. If you observe any suspicious activity, contact your police department and your Block Captain. Suspicious activity is anything unusual. You should be generally aware of your neighbor's schedule and what kinds of cars are supposed to pull in and out. If we all pay attention to those around us, we might be able to stop a crime before it happens. The City of Kennesaw Police Department will issue us a "Cops" sign for the front of our community once we get our volunteer Block Captains and Safe Homes in place.

The first thing our community needs to do is to have volunteers for **Block Captains**. They will be responsible for receiving reports and information for their area of the neighborhood as well as disseminating information to their neighbors. We need to have one volunteer per area, approximately five for the whole neighborhood. They do not have to be home most of the day, just available for communication through email or phone. If an unusual occurrence is noted, after a call to the police, they would contact their area's Block Captain. The Captains contact the current President of the Board and they would make sure the rest of the subdivision was notified with any necessary information, such as a suspicious van.

We will also need volunteers for **Safe Homes**. Safe Homes are a place a child can go, when they are not near their own home, when they feel unsafe for any reason. (Reasons for using a Safe House may be being threatened by other children, being followed or approached by a stranger, scared of a wandering dog, etc.). These homes should have someone home most times of the day, especially before and after school. These Safe House volunteers will go through a police background check, and then will receive stickers to post on their mailbox or front windows so that our neighborhood children can easily identify where they are located. We need one or two volunteers per street/area. The Safe Houses and Block Captains will be posted on our neighborhood website.

If you are willing to volunteer to be a Block Captain or Safe Home, please send your contact information to summerbrookehoa@summerbrooke-community.com or ybswaney@comcast.net or fill out the form below and drop it off to me at 2645 Butler Bridge Way. A Neighborhood Watch program will benefit our community by increasing the communication among neighbors. Hopefully we will never have to use this program, but implementing it will keep us informed and safe!

On a final note, thanks goes out to the following people who agreed either at the Neighborhood Watch Meeting or at the last Board Meeting to be general volunteers for our community and help out where needed: Megan Elsey, Rebecca Ford, Ann Greenhut, Kristi Koebel, Hughtette Boyer-Morel, Sharon Wright and Ray Turner.

NEIGHBORHOOD WATCH VOLUNTEER

Name _____

Address _____

Phone(s) _____

Email _____

I will be a Block Captain.

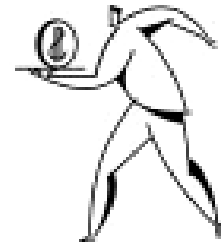
I will be a Safe Home.

I will volunteer in another capacity as needed.

Signature _____

Paid As Of September 30, 2004 4:30 p.m. for Installments Through August 15, 2004

2600 Mack Dobbs Road	2677 Summerbrooke Drive	3127 Brookeview Lane	2786 Summer Ridge Lane
2633 Butler Bridge Way	2679 Summerbrooke Drive	3128 Brookeview Lane	2787 Summer Ridge Lane
2635 Butler Bridge Way	2680 Summerbrooke Drive	3129 Brookeview Lane	2788 Summer Ridge Lane
2636 Butler Bridge Way	2681 Summerbrooke Drive	3130 Brookeview Lane	2789 Summer Ridge Lane
2637 Butler Bridge Way	2683 Summerbrooke Drive	3132 Brookeview Lane	2790 Summer Ridge Lane
2638 Butler Bridge Way	2684 Summerbrooke Drive	3133 Brookeview Lane	2993 Summer Ridge Lane
2639 Butler Bridge Way	2685 Summerbrooke Drive	3136 Brookeview Lane	2794 Summer Ridge Lane
2640 Butler Bridge Way	2687 Summerbrooke Drive	3138 Brookeview Lane	2796 Summer Ridge Lane
2641 Butler Bridge Way	2689 Summerbrooke Drive	3139 Brookeview Lane	2798 Summer Ridge Lane
2642 Butler Bridge Way	2691 Summerbrooke Drive	3140 Brookeview Lane	2990 Summerfield Court
2643 Butler Bridge Way	2692 Summerbrooke Drive	3142 Brookeview Lane	2991 Summerfield Court
2644 Butler Bridge Way	2693 Summerbrooke Drive	3144 Brookeview Lane	2992 Summerfield Court
2645 Butler Bridge Way	2694 Summerbrooke Drive	3146 Brookeview Lane	2994 Summerfield Court
2647 Butler Bridge Way	2695 Summerbrooke Drive	3148 Brookeview Lane	2995 Summerfield Court
2655 Summerbrooke Drive	2696 Summerbrooke Drive	3151 Brookeview Lane	2996 Summerfield Court
2658 Summerbrooke Drive	2698 Summerbrooke Drive	3153 Brookeview Lane	2997 Summerfield Court
2659 Summerbrooke Drive	3100 Fieldstone Court	3155 Brookeview Lane	
2660 Summerbrooke Drive	3103 Fieldstone Court	2701 Brookefield Lane	
2661 Summerbrooke Drive	3105 Fieldstone Court	2702 Brookefield Lane	
2662 Summerbrooke Drive	3106 Fieldstone Court	2703 Brookefield Lane	
2664 Summerbrooke Drive	3107 Fieldstone Court	2704 Brookefield Lane	
2665 Summerbrooke Drive	3109 Fieldstone Court	2706 Brookefield Lane	
2667 Summerbrooke Drive	3110 Fieldstone Court	2707 Brookefield Lane	
2668 Summerbrooke Drive	3111 Fieldstone Court	2709 Brookefield Lane	
2669 Butler Brooke Court	3112 Fieldstone Court	2711 Brookefield Lane	
2670 Summerbrooke Drive	3113 Fieldstone Court	2783 Summer Ridge Lane	
2671 Butler Brooke Court	3114 Fieldstone Court	2784 Summer Ridge Lane	
2673 Butler Brooke Court	3126 Brookeview Lane	2785 Summer Ridge Lane	



Our sincere apologies to the Owners at 2677 Summerbrooke Drive and 2789 Summer Ridge Lane for the typographical error printed in the August 2004 newsletter of the wrong street name being posted with their house number. If you notice an error in your address, please contact us at the HOA email.



SUMMERBROOKE WEBSITE

Thank you to Arne Diaz who has volunteered to be our webmaster. Please check out the website if you have not done so already. The address is summerbrooke-community.com. For first time users, your login is Summerbrooke and your password is your last name plus the four digits of your address. After the first time, your login will change to five digits which you should note somewhere for future logins. You will be able to customize your password at this time. Arne has added a new page called "What's Happening A-Z" All things happening in Summerbrooke will be posted there alphabetically. If you have ideas of additional information you would like to see posted on the website, please send your ideas to summerbrookehoa@summerbrooke-community.com.

Events

Pumpkin Festival: Fri-Sundays in October at Stone Mountain Park (770) 498-5633
Folktales of the Rails-storytelling event: October 9, 4-9pm at the Depot
Pumpkins at Berry Patch Farms: October 9-31, opens at 9am (770) 926-0561
Summerbrooke Board Meeting: Oct 21 & Nov. 18th at 6:30pm at West Cobb Library
Halloween Happenings: October 23, 10a-2p at the Marietta Square
Trick or Treating: October 31, 6-8:30pm
Lighting of Kennesaw City Tree: December 2, 7pm
Santa Day Parade: December 11, 1-3p at the Depot
Christmas Caroling at Summerbrooke: December 12, 6:30pm at front entrance