

SUMMERBROOKE NEWSLETTER

summerbrookehoa@summerbrooke-community.com

Spring Edition—April 2005

BOARD MEMBERS

Teresa Parkinson—President
Vicki Swaney—Vice President
J. Richard Maritt —Treasurer / Secretary
Kathryn Bigliardi—Board Member
Jack Elsey—Recreation Area Chairman
Committees: Landscape Chairman: Dave Ford;
Social Chairman: Vicki Swaney; ACC Chairman: Mark Ketchum



PRESIDENT'S PIECE

Our **Annual Meeting and Election** will be held on June 16th at the new **Kennesaw Community Center** located at the entrance to Adam's Park. Turn left past Brewster's Ice Cream on Cobb Parkway past the Publix onto Watts Drive and you will see the entrance to the park. I hope we have a tremendous turnout this year. If you are unable to attend, please plan on completing a proxy and send it with a Board member or someone else who can attend.

The **majority of the board positions will be open.** Richard Maritt is the only board member who will definitely be staying on to complete the second year of his term. Vicki Swaney will not be running for another term as she will have served out the remaining year of the term of the former member whose place she filled. She has offered to con-

tinue as Social Chairman. I will be resigning as I have served on the board since May of 2003 and need to focus my attention on my family and other personal interests. I plan to stay involved with the community through participation in committees and volunteering my assistance as needed. Jack Elsey will also be resigning to focus on personal interests. He has committed massive amounts of energy and manual labor as the Recreation Area Chairman and I hope there will be someone as dedicated as he who can fill these shoes. Kathryn Bigliardi will have completed the one year term she volunteered to fill as a replacement, but has not decided whether she will run for reelection for a full two year term, or step in as a replacement for Jack or myself, or not serve on the Board at all.

All of this being said, **nominees and volun-**

teers are needed to be on the ballot for the election. If you are interested in nominating someone or running for one of these positions, please send your intentions to summerbrookehoa@summerbrooke-community.com ASAP.

The **Summerbrooke website** is still available and many documents (tennis form, reservation form, ACC form, Design Standards, etc.) that were in the password protected section can now be accessed through the links at the bottom of the home page. A new website is in development and it will likely be accessed through the same address. Go to summerbrooke-community.com and check it out. Summerbrooke's Declaration of Covenants is not on the website, but you can access it on the Cobb County Clerk of Superior Court website. Go to cobbga-supctclk.com. Choose "Real Estate Indexes/Images." Choose "Land Description" and enter "Summerbrooke" under Subdivision and "02/05/1996" under "From" and "To". You will have to download their DjVu plug prior to viewing of the document.

If you have any con-

cerns or inquiries, I am available by email at tp2396@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.

~Teresa Parkinson

BOARD MEETINGS

The next board meeting will be held on **Wednesday**, April 20, 2005, 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. May's meeting will be back on Thursday the 19th. June's Annual Meeting and elections will be held on Thursday 16th at the Kennesaw Community Center near Adam's Park: **770-422-9714**. Board meetings are held regularly every third Thursday of the month at the West Cobb Library unless otherwise specified on the community website or this newsletter.



And Now, The Rest of the Story...

Communication and Money in Summerbrooke

Communication

With apologies to the great Paul Harvey I want to take this opportunity to tell you all about where our Summerbrooke money has been spent these last few months. Before I start, I want to address the fact that many of you feel that we (the Board) haven't done a very good job of communicating this information to you all. Please know that we are always racking our 5 brains for new ways to do this...(actually 4 ½ brains since I happen to be one of the 5!) We had a few great ideas that were brought to us at our last meeting and we are always looking for more, so please send us your communication ideas via phone, email, or voice. All of our phone numbers are listed in the directory most of our email addresses are included in every newsletter. If you don't wish to identify yourself, stick a letter in the community mailbox near the swim/tennis area. How can we better reach you? We need to know.

The Roof

There were 2 big expenses these last few months....combined they equal half of our total annual budget! Think about that for a second and apply it to your own household. Anyway you cut it it's HUGE! The first was our new roof at the clubhouse. We have dealt with leaks in our interior for as long as I've been on the board (Nov. 2003). Also, we knew we had a problem with the poolside overhang, which contained rotting

wood near the gutter and was in the slow process of falling down. After multiple attempts to recoup some sort of warranty (after all, the roof is only 8 years old), we came up empty when we discovered that the original roofing company had been out of business for several years. We were able (by Teresa's tenacity) to get Beazer to foot the bill for the poolside gutter and soffit replacement. This saved us around \$800.

As far as the roof was concerned, we were on our own. I spent several weeks and multiple phone calls to find out who was responsible for our failing roof. I tore off samples of our shingles and sent them to 2 different companies. I also visited several wholesale roofing companies in the Atlanta area. Unfortunately, I came up empty. We did discover that our roof had inadequate ventilation. Several volunteers stepped forward and together we were able to install soffit vents around the perimeter of our roof.... now all we needed was a new roof!

We focused our efforts on getting bids to replace the faulty roof. By the way, let me just say here that we don't just call on one company and have them come out and do the job. Even though we are volunteers, all of us on the Board take pride in our work (as I'm sure you would, too) and we spend time getting bids from multiple companies. After all, it's our money too! In this case I met with 4 separate contractors. The bids ranged from \$3700-\$4500 for just the new roof. We couldn't be sure about the condition of the decking underneath until the shingles were removed, but in all cases the cost of deck replacement would be extra. We voted for Dr. Roof, an established company with great credentials. They also happened to be the one of the least expensive out of the bunch.

When they tore off our old shingles it looked like a piece of Swiss cheese underneath (seriously, I have a lot of great pictures). I

couldn't believe that we didn't have more leaks in the interior of the clubhouse. We supervised the job from start to finish and made sure that all of the problem areas were fixed. We also made sure that we weren't overcharged for work that wasn't accomplished. In the end they did a great job and we now have a new roof. Because of our new vents (again, installed by resident volunteers), we won't have to worry about a clubhouse roof again for many, many years.

Communication, again

Let's rewind here for second. Who would have thought that 2 of our biggest expenses in this neighborhood would come in the same year? Our pool service provider told us in the early summer of 2004 that our plaster was starting to fail (this theory was proven correct when the underlying gunite started to show in several areas and many young kids in the neighborhood came down with a condition known as "bloody feet" from the rough plaster). The biggest fear for us as the Board, and the reason we chose to have this project done just a few months after the roof was that we weren't sure that our pool would even be able to open in 2005. Before we open in May, we have to be inspected by the Cobb County Health Department. We also have subsequent inspections throughout the swim season. These inspections include, among many other things, the interior pool surface. According to our pool service company (Splash), we were barely able to comply with the Cobb County Standards as far as having a smooth interior pool surface. The new Board debated this issue in the late summer of 2004 and wondered how we could possibly do both of these huge projects in the same year. Teresa Parkinson, our President, wrote an article about this in our August 2004 newsletter (and in subsequent newsletters in the fall). With an annual budget of \$45,000 or so we

were faced with over \$20,000 of expenses "over and above" our normal budget. To make matters worse, we had a declining balance of "extra funds" that was being eaten away by normal everyday expenses. Much like our government in Washington, we were spending more than we had coming in (only problem was that unlike Uncle Sam, we couldn't print more money!). We brainstormed on this and came up with several ideas.

One idea was to get a loan for these extra expenses. After visiting several banks, our Treasurer Richard Maritt discovered that it's tough to get a loan when you have virtually no collateral. As a community, all we had to offer was the common area (pool, tennis courts and clubhouse). A loan could be obtained, but not easily and not at very good rates. It would have been like using your high interest credit card to pay for your mortgage.

Another idea was to raise dues. We quickly realized that this wouldn't begin to cover the extra expenses. 112 homes times \$40 is only \$4480.... not even enough for the roof!

In the end, we decided that we needed both a smaller dues increase (so we could meet our normal obligations in future years) and a special assessment to cover the big-ticket items (pool and roof). We decided to raise the dues 6% and add a one-time special assessment of \$220.

Ouch! How did we arrive at the \$220, you ask? Based on preliminary quotes, we found that our pool project was going to be around \$19000 and our roof would be around \$5000. We divided \$24000 by 112 homes and came up with roughly \$220. Simple right? Not really. You might not believe this, but we have a few neighbors among us who don't feel they have to pay their dues. The total number has fluctuated from

about 5-10 over the years. When you calculate the lost revenue from the "free-riders" you come up with much less revenue. We knew we would be cutting it close, so we had to come up with some other ways to cut costs.

Enter The Fords. Dave and Rebecca Ford stepped forward to take control of our biggest expense, landscaping. We had been paying big money for lackluster service for the past few years. They volunteered their time as Landscape Committee Chairmen and got several new bids. Their efforts will save all of us approximately \$5000 in 2005 for normal landscaping service. Joining the Fords on the Summerbrooke Hero List are Teresa Parkinson and Richard Maritt. We were paying big money to a management company that was providing less than stellar service. They handled all the billing, the community accounting, and the community communication to residents. They were proposing a big increase for 2005 and Teresa and Richard stepped in to take over these duties. This is a huge time commitment for both of them (imagine a job that requires 20+ hours a week with a salary of zero...no health benefits or 401k either) but it will save us approximately \$6000 in 2005.

There are countless other small things that will help our bottom line in 2005 (including the volunteerism of many of you), but these are the big ones. These savings have allowed us to pay for the pool and roof and will provide for extra funds from our normal budget to be earmarked for future "big ticket" items. *Please note that any of the Special Assessment funds collected that remain after paying for the pool and roof are designated to the capital reserve fund. The Special Assessment funds can only be used for capital expenditures and will not be used for normal operating expenses.*

The Pool

I almost forgot, the pool (that cement pond that is costing us almost \$150 each). In the fall, I solicited 3 bids for this project ranging from \$15500 to \$19300. I checked references for each and we ended up voting for who we felt was the best. Amazingly, they were also the least expensive by almost \$1000! They do all the work for Post Properties throughout Atlanta and have done many "high dollar" neighborhoods in our area. They came highly recommended and have just completed our project.

Communication, again

So there you have it! Sorry it was so long, but I wanted to provide you with the "real story" about where all of your money (and mine) is being spent. I think I speak for all of the Summerbrooke Board when I say that we are proud of our community and are doing our best to keep it great! We want your feedback and hope that you will call us, email us, or stop us on the street when you have a question, concern, or idea that you think will make this a better place to live.

We also have many openings for volunteers on various committees, or just for one-time events like neighborhood clean-ups and work sessions. Join in and let's take pride in Summerbrooke!!

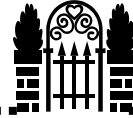
~ Jack Elsey

j.elsey@earthlink.net
770-919-1530





Community Corner



N eighbors & N ewborns



Carolyn Stuart is our new neighbor at 2664 Summerbrooke Drive. She is renting the house from Megan Kaufmunn. Welcome to the neighborhood!

Hamdija & Merima Sabic are our new neighbors at 3144 Brookeview Lane. They are renting the house from Andy and Nicole Scarborough. Welcome to the neighborhood!

Come out and celebrate America's Birthday at our **Second Annual American Parade on Saturday, July 2nd**. We will meet at the front of the subdivision at 4:00 to start the parade. Have the children decorate their bikes, skateboards, tricycles, and scooters. There will be prizes awarded to the best American decorations! We plan on parading down the main street all the way to the pool parking lot where we will then have a Pot Luck Dinner and Pool Party. Everyone is invited, so come out and celebrate with your neighbors. Please contact Vicki Swaney to RSVP and sign up for a dish: 678-355-9266 or VBSwaney@comcast.net.



First Aid and CPR Classes from American Heart are conveniently offered this spring/summer in our neighborhood.

These certifications are good for two years. Prices vary from \$25 - \$55 per person.

Contact Vicki Swaney if interested at 678-355-9266.

MAIL TIME

"I was wondering if something on the order of a "Neighborhood Barter Association" had ever been tried (ie: I would gladly baby sit in exchange for someone cutting my grass)? Also, the lady out the street that is a hair dresser might exchange some of her services for someone cleaning her house, etc."

~Sarah Luke at 3100 Fieldstone Court

Sarah,

What a great idea! Thank you for your suggestion. Going forward, space permitting we will print neighbor barter requests in the newsletter.



Hello,

Last week while driving home from work I saw the first signs of Spring for this year. I saw the first buds on some small trees, they were pink and so pretty. This also means the daylight hours are getting longer each day. How nice that I drive back and forth to work in day light.

This is also a reminder to me that I need to start thinking about buying mulch, weed killer, fertilizer, flowers to plant, and that the weather will soon be nice enough to work in my yard.

This also means I will see my neighbor, Mary, outside each day working on her yard. I believe this is her hobby, after all only someone who loves this type of work would be out there working away every day. This also means we will get to talk more often and catch up on things.

With Spring coming soon my husband will need to start mowing the lawn. He usually checks the mower out to see if it running correctly, hopefully before the grass gets out of hand. He does complain that we should not have a lawn care service, since it only makes the grass grow faster and higher. I try to explain to him that they put weed killer down so we don't have to deal with a great number of weeds. I am not sure he believes me.

Well, I hope to see you out there working in your yard sometime this Spring. Maybe we could have a little chat and get to know each other (and what better excuse to take a break from yard work).

~ Kathryn Bigliardi at 3136 Brookeview Lane

SPECIAL ASSESSMENT

Many of you may be wondering about the results of the "petition" regarding the Special Assessment. John & Karan McKinney attended the March Board Meeting representing the neighbors who signed this petition. Among other things, John stated concerns about how the Special Assessment was communicated to the neighborhood, and how the excess of funds are to be used. Jack Elsey's article addresses these items for you. Please note that although there were 60+ names on this list, the Board members received communication through email or phone calls from only approximately 6-8 people total inquiring about the Special Assessment. The Board is always open to suggestions and feedback and we have listed multiple phone numbers and emails by which anyone can contact us. Elections are held annually to select representatives of the neighborhood to serve in the capacity to make decisions on behalf of the community for the best interest of the neighborhood as a whole based on our governing documents. These five members research and vote on all actions taken by the Board, and they too, as neighbors are affected by these decisions. It has been wonderful that attendance at the Board meetings has increased recently from last fall when usually only 0-3 non-Board members would attend to the last three meetings have given rise to 8-12 neighbors in attendance. I hope this trend continues and that more neighbors will become involved and ask questions and actively participate. As a result of John's representation of the petition **the Special Assessment amount has not been changed**, but John McKinney and Gary Greenhut have offered to be a part of a Financial Committee whose task will include assisting the Board in getting bids for the Reserve Fund capital expenditures items. Thank you John and Gary for volunteering your time and energy!!

~ Teresa Parkinson



Please contact Pat Webster, Tennis Chairman, for tennis court reservations. Reservations are not required but do take precedence over walk-ons. She can be reached at draysonpg@bellsouth.net or (678) 290-0786.

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.

VENDOR REFERRALS

- Lewis Bramlett at 2990 Summerfield Court recommend **Expressions Painting/David Bapst for interior and exterior painting:** 770-974-2957.
- Teresa Parkinson at 3146 Brookeview Lane and Vicki Swaney at 2645 Butler Bridge way recommend **Lidiane for house cleaning:** 678-627-0592.
- Teresa Parkinson also recommends **Southern Remodeling for acoustical ceiling installation** (they also do painting, basement finishing and remodeling): 678-768-9928.
- Vicki Swaney also recommends **T.D. H. Contracting/Jason Durieux for building and home remodeling:** 404-425-3239/3240
- Jack Elsey at 2702 Brookefield Lane recommends **Riverbirch Landscaping for tree removal** (they do landscaping as well): 770-425-1979.
- Carrie Carter at 2667 Summerbrooke Drive recommends **All-Climate Heating & Air/Brett & Mike for HVAC service:** 770-517-7632.



Summerbrooke Trash Collection Days:

(normally every Tuesday and Friday)

April: 1st, 5th, 8th, 12th, 15th, 19th, 22nd, 26th, 29th

May: 3rd, 6th, 10th, 13th, 17th, 20th, 24th, 27th

June: 1st, 3rd, 7th, 10th, 14th, 17th, 21st, 24th, 28th

Summerbrooke Recycling

Collection Days:

(normally every other Wednesday)

April: 6th, 20th

May: 4th, 18th

June: 2nd, 15th, 29th

Please see <http://www.kennesaw.ga.us/recyclerules.aspx> for the recycling item rules for Kennesaw.

Summerbrooke Lawn Debris

Collection Days:

(normally every Wednesday)

April: 6th, 13th, 20th, 27th

May: 4th, 11th, 18th, 25th

June: 2nd, 8th, 15th, 22nd, 29th



2005 Payment Summary

April: \$105 dues payment due 4/15/05
(if \$420 not paid previously)

May: \$55 assessment payment due 5/15/05
(if \$220 not paid previously)

June: \$105 dues payment due 6/15/05
(if \$420 not paid previously)

July: \$55 assessment payment due 7/15/05
(if \$220 not paid previously)

Aug: \$105 dues payment due 8/15/05
(if \$420 not paid previously)

Sept: \$55 assessment payment due 9/15/05
(if \$220 not paid previously)

Oct: No payments due

Nov: No payments due

Dec: No payments due

First Lien Filing Deadline for Non-payment of Dues and/or Special Assessment: June 16, 2005

SOUTHERN REMODELING



- Residential & Commercial
- Home Improvements & Remodeling
- Full Basement Finishing
- Interior & Exterior Painting
- Pressure Washing
- Gazebos & Other Structures

Hamdija Sabic *

678.768.9928

southrem@yahoo.com

Website: www.southernremodeling.us



*Summerbrooke Resident

Statement of Cash Receipts and Disbursements

Summerbrooke HOA, Inc.

PERIOD MONTH OF Mar 2005	YEAR - T O - D A T E 3 MONTHS ENDING Mar 31 2005			FISCAL YEAR
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G/L ACCOUNT	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
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OPERATING CASH RECEIPTS

Regular Association Dues	1,091.48	0	1,091.48	12,635.78	10,866.89	1,768.89	46,146.89
Special Assessments	4,834.32	6,160.00	-1,325.68	4,834.32	6,160.00	-1,325.68	24,640.00
ACC Fines	0	0	0	3,970.28	0	3,970.28	0
Interest - Delinquent Acct	0.68	0	0.68	127.09	0	127.09	0
Attorney Fees - Members	0	0	0	143.31	0	143.31	0
Filing Fees - Members	0	0	0	235	0	235	0
Rtd Ck Fees - Members	0	0	0	0	0	0	0
Newsletter Ad Income	40	0	40	80	0	80	0
Social Income	110	0	110	160	0	160	0
Miscellaneous Income	0	0	0	11.09	0	11.09	0
	-	-	-	-	-	-	-
TOTAL OPERATING RECEIPTS	6,076.48	6,160.00	-83.52	22,196.87	17,026.89	5,169.98	70,786.89
	-	-	-	-	-	-	-

OPERATING CASH DISBURSEMENTS

Electric	237.31	400	-162.69	576.33	1,200.00	-623.67	6,950.00
Water and Sewage	503.26	50	453.26	758.59	150	608.59	2,390.00
Sanitation	30	30	0	90	90	0	360
Management Fee	0	0	0	0	0	0	0
Insurance	221	221	0	663	663	0	2,632.00
Legal Fees	0	300	-300	1,106.20	900	206.2	3,600.00
Bank Service Charges	37	0	37	37	0	37	0
Postage and Printing	100.16	30	70.16	285.24	250	35.24	520
Office Supplies	25.81	20	5.81	62.8	60	2.8	240
Telephone	0	5	-5	0	15	-15	60
Misc Administrative	0	40	-40	72.93	120	-47.07	480
Social	0	30	-30	0	50	-50	330
Property Taxes	0	300	-300	0	300	-300	300
Landscape Maintenance	595	600	-5	1,785.00	1,800.00	-15	7,200.00
Pinestraw	0	375	-375	0	375	-375	750
Flowers	0	350	-350	0	350	-350	700
Irrigation Repairs/ Supplies	1602.7	0	1602.7	1,602.70	100	1502.7	300
Pool Service	405	460	-55	746	1,380.00	-634	5520

Continued on next page

Pool Maint./Repair	375	395	-20	15,705.00	16,395.00	-690	16,395.00
Pool Supplies	0	0	0	0	0	0	400
Pool Permit	0	300	-300	0	700	-700	700
Pool Phone	0	0	0	0	260	-260	550
Tennis Courts	0	0	0	72	100	-28	150
Clubhouse Maintenance	75.35	200	-124.65	5,005.35	5,700.00	-694.65	7,500.00
Janitorial Service	180	0	180	585	0	585	2,400.00
Common Area Improv.	0	50	-50	105	150	-45	1,350.00
Common Area Maint./ Repair	0	50	-50	0	150	-150	600
Misc. Repairs/Supplies	0	50	-50	1.02	150	-148.98	600
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TOTAL OPERATING DISBURSEMENTS	4,387.59	4,256.00	131.59	29,259.16	31,408.00	-2,148.84	60,577.00
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EXCESS OF RECEIPTS OVER DISB.	1,688.89	1,904.00	-215.11	-7,062.29	-14,381.11	7,318.82	10,209.89
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**Addresses Paid to Date As Of April 7, 2005, 10 a.m.
Including Dues, Interest, and Fines**

2698 SBD	2687 SBD	3129 BVL
2696 SBD	2679 SBD	3139 BVL
2694 SBD	2681 SBD	3149 BVL
2692 SBD	2683 SBD	3153 BVL
3100 FSC	2689 SBD	3155 BVL
3106 FSC	2691 SBD	2645 BBW
3110 FSC	2693 SBD	2701 BFL
3112 FSC	2695 SBD	2703 BFL
3114 FSC	2702 BFL	2707 BFL
3113 FSC	2644 BBW	2709 BFL
3111 FSC	2642 BBW	2711 BFL
3109 FSC	2640 BBW	2799 SRL
3107 FSC	2638 BBW	2997 SFC
3105 FSC	2600 MDR	2995 SFC
3103 FSC	2633 BBW	2993 SFC
2684 SBD	2635 BBW	2991 SFC
2680 SBD	2637 BBW	2990 SFC
2670 SBD	2639 BBW	2992 SFC
2664 SBD	2641 BBW	2994 SFC
2662 SBD	2643 BBW	2789 SRL
2660 SBD	3146 BVL	2787 SRL
2658 SBD	3144 BVL	2783 SRL
2656 SBD	3142 BVL	2785 SRL
2655 SBD	3140 BVL	2784 SRL
2661 SBD	3138 BVL	2786 SRL
2665 SBD	3136 BVL	2788 SRL
2667 SBD	3132 BVL	2794 SRL
2669 BBC	3133 BVL	2796 SRL
2671 BBC	3130 BVL	2798 SRL
2677 SBD	3128 BVL	2706 BFL
2685 SBD	3126 BVL	2704 BFL

SBD = Summerbrooke Drive
FSC = Fieldstone Court
BFL = Brookefield Lane
BBC = Butler Brooke Court
BWW = Butler Bridge Way
MDR = Mack Dobbs Road
BVL = Brookeview Lane
SFC = Summerfield Court
SRL = Summer Ridge Lane

If your address is not listed, use of the amenities (pool, tennis courts, playground) is suspended until your account is reconciled. Please contact Richard Maritt, Board Treasurer at (678) 290-0930 or summerbrooke-hoa@summerbrooke-community.com to discuss.

