

SUMMERBROOKE NEWSLETTER

summerbrookehoa@summerbrooke-community.com

Winter Second Edition—February 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



BOARD MEETINGS

The next board meeting will be held on February 17 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 cobbcat.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

Out with the old, in with the new seems to be the motto to start off the year. Two big projects are the focus in our Recreation Area: the clubhouse roof and the pool.

First off, during the week of the 10th, Dr. Roof replaced all of the old shingles on our **clubhouse roof**. They also had to do 12 decking repairs due to rotting and dilapidated plywood. The Board is very happy with the work they have done. Check it out when you get a chance.

A great big thanks goes out to Keith Carter, Scott Craig, Henry Gomez and Shawn McGuiness for helping Jack Elsey with the soffitt vent installation at our clubhouse early in December to prepare for the new shingle installation that was just completed. Their willingness to contribute their time to this necessary improvement to our roof ventilation not only saved our neighborhood hundreds of dollars now, but will contribute to a longer life (and thus money saved) of our new shingles into the future.

Some other volunteers the Board would like to recognize are Kristi Koebel, Pat Webster and Dave & Rebecca Ford and Richard Maritt

for hanging the Christmas decorations at our neighborhood entrance, and to Dave & Rebecca for removing them promptly earlier this month.

Our new **landscapers, Solar Scapes**, have begun providing landscaping services and have analyzed our irrigation system in anticipation of Spring. Eight of the fourteen zones have problems. It looks like we have about \$1,600 in repairs that are needed.

We have renewed our contract for **legal services** with Weissman, Nowack, Curry and Wilco, but have changed from the Traditional Retainer to a Collections Retainer in order to save a little money and get more bundled services for a flat fee per account rather than being nicked and dimed for each little task they perform. WNCW will be performing collection services rather than the separate firm of Rome and Associates.

The Board has received just a few inquiries on the **Special Assessment** for 2005. One clarification that should be noted is that ALL money collected for the Special Assessment will only be used for "unanticipated operating expenses, as well as the cost of any construction, reconstruction, re-

pair or replacement of a capital improvement on the Common Property." (Section 4.05) This is our "reserve allowance" and will not be used for ordinary operating expenses.

Did you know that you can access Summerbrooke's **Declaration of Covenants** 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.

Our **annual meeting and elections** are coming up in June. At least two board positions will be opening up. If you are interested in nominating someone or running for one of these positions, please send your intentions to summerbrookehoa@summerbrooke-community.com. 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. ~Teresa Parkinson

FINANCIAL

Cash Flow: Summerbrooke will be out of cash by the end of February without every resident's submission of their payments for dues by the due date of February 15th (\$105 if using the 4-payment system or \$420 if paying dues as a whole). We will again be out of cash by the end of March without every resident's submission of their payments for the special assessment by the due date of March 15th (\$55 if using the 4-payment system or \$220 if paying it in whole). As the year progresses, we will slowly begin building up the funds once again. We project to end the year with approximately the amount of cash we began 2005 IF every resident pays ALL of their dues and assessment without fail.

Non-Paying Residents: You will find in this newsletter a listing of those addresses which had paid their dues through the end of 2004. One has completely paid off their lien and another has almost paid off theirs; I personally thank both of them (they know who they are) for being diligent in working to clear their accounts. These actions assist all of us in lessening our burden to support residents electing to not pay their dues and/or assessment. This leaves us with 4 residents (out of 112 total) who have not paid their dues through the end of 2004. Liens were filed on their homes in 2004 for the amount owed. They are officially denied use of the amenities: pool, tennis courts, and playground, until the past due amounts are cleared. If you are one of these homeowners, please contact me to discuss your account. The list of paid addresses will usually be published in our newsletters and you can always find the current copy posted on the bulletin board on the side of the clubhouse.

Dues Assessment: The dues increased to \$420 from 2004's \$395 which amounts to an increase of 6.3%. If the dues had been increased in past years by the rate of inflation increases each year, we would be paying more now that \$420 per year.

Special Assessment: The 2005 special assessment of \$220 is a one-time assessment; this assessment is NOT a regular and reoccurring expense. If and when another assessment occurs, it will be the decision of the Board in place at that time.

Facilities/Costs: The facilities of Summerbrooke were built to support a subdivision of 170-200 homes inclusive of the land now a part of the Summer Stream subdivision; we have 112 homes. With those homes as a part of our subdivision, we would have had \$22,910-\$34,760 more in dues in 2004 alone than we had. Obviously, we would not have had to have had dues increases and/or a special assess-

ment if, from the onset and continuing through the present, those additional homes were assisting in the financial support of our facilities. We have the option of doing away with the facilities (to eliminate the costs of owning and operating them) or operating them as efficiently as possible to add as much value as possible to our subdivision, and, in turn, our individual homes. Once we get over the "hump" of the assessment for 2005, and with diligence in maintaining the facilities at as low of costs as possible but without being short-sided in long-term maintenance, 112 homes can support this neighborhood and its facilities as-is.



Management of Expenditures: The Board has hired a new landscape service which started the second week of January. The monthly costs of those services will be \$595/month. The previous service was charging \$1,000/month. This will result in a yearly savings of \$4,860. The Board has not renewed the Access Management contract and is self-managing the subdivision for all accounting and administrative processes previously supplied by that organization. Access Management had been charging a fee of \$450/month. Eliminating their services is resulting in an annual saving of \$5400 (actually more as they desired to increase our fees for 2005 to more than \$600/month = \$7,200/year). Without these savings (more than \$10,000 a year) along with the special maintenance and repairs being required this year (clubhouse's new roof, pool's resurfacing, etc.), the dues and assessment would have been much greater than it is.

As a resident of Summerbrooke myself, and being currently unemployed, I can certainly understand the concern you may have about the dues increase and special assessment. However, Summerbrooke's facilities as a whole must be maintained, funded, etc. just as our own home is. Without long-term planning to save funds in reserve for such matters, we find ourselves hit with large expenses which are more difficult to deal with. We are now on a path of avoiding such "hits" in the future. Your assistance, patience, and compliance with all of this will help you, me, and all of us this year and into the future whether we choose to continue to enjoy Summerbrooke's facilities or we choose to sell our home to a prospective buyer reviewing our homes and the neighborhood as a whole.

~ Richard Maritt

2005 Payment Summary



January	No payments due
February	\$420 dues due by 2/15/05 (or payment of \$105 due 2/15/05)
March	\$220 assessment due by 3/15/05 (or payment of \$55 due 3/15/05)
April	\$105 dues payment due 4/15/05 (if \$420 not paid in February)
May	\$55 assessment payment due 5/15/05 (if \$220 not paid in March)
June	\$105 dues payment due 6/15/05 (if \$420 not paid in February)
July	\$55 assessment payment due 7/15/05 (if \$220 not paid in March)
August	\$105 dues payment due 8/15/05 (if \$420 not paid in February)
September	\$55 assessment payment due 9/15/05 (if \$220 not paid in March)
October	No payments due
November	No payments due
December	No payments due

First Lien Filing Deadline for Non-payment of Dues and/or Special Assessment: June 1, 2005

Paid As Of January 10, 2005 5:00 p.m. for Installments Through August 15, 2004

2600 Mack Dobbs Road	2681 Summerbrooke Drive	3128 Brookeview Lane	2786 Summer Ridge Lane
2633 Butler Bridge Way	2683 Summerbrooke Drive	3129 Brookeview Lane	2787 Summer Ridge Lane
2635 Butler Bridge Way	2684 Summerbrooke Drive	3130 Brookeview Lane	2788 Summer Ridge Lane
2636 Butler Bridge Way	2685 Summerbrooke Drive	3132 Brookeview Lane	2789 Summer Ridge Lane
2637 Butler Bridge Way	2687 Summerbrooke Drive	3133 Brookeview Lane	2790 Summer Ridge Lane
2638 Butler Bridge Way	2689 Summerbrooke Drive	3134 Brookeview Lane	2792 Summer Ridge Lane
2639 Butler Bridge Way	2691 Summerbrooke Drive	3136 Brookeview Lane	2794 Summer Ridge Lane
2640 Butler Bridge Way	2692 Summerbrooke Drive	3138 Brookeview Lane	2796 Summer Ridge Lane
2641 Butler Bridge Way	2693 Summerbrooke Drive	3139 Brookeview Lane	2798 Summer Ridge Lane
2642 Butler Bridge Way	2694 Summerbrooke Drive	3140 Brookeview Lane	2799 Summer Ridge Lane
2643 Butler Bridge Way	2695 Summerbrooke Drive	3142 Brookeview Lane	2990 Summerfield Court
2644 Butler Bridge Way	2696 Summerbrooke Drive	3144 Brookeview Lane	2991 Summerfield Court
2645 Butler Bridge Way	2698 Summerbrooke Drive	3146 Brookeview Lane	2992 Summerfield Court
2647 Butler Bridge Way	2669 Butler Brooke Court	3148 Brookeview Lane	2993 Summerfield Court
2655 Summerbrooke Drive	2671 Butler Brooke Court	3149 Brookeview Lane	2994 Summerfield Court
2658 Summerbrooke Drive	2673 Butler Brooke Court	3151 Brookeview Lane	2995 Summerfield Court
2659 Summerbrooke Drive	3100 Fieldstone Court	3153 Brookeview Lane	2996 Summerfield Court
2660 Summerbrooke Drive	3103 Fieldstone Court	3155 Brookeview Lane	2997 Summerfield Court
2661 Summerbrooke Drive	3105 Fieldstone Court	2701 Brookefield Lane	
2662 Summerbrooke Drive	3106 Fieldstone Court	2702 Brookefield Lane	
2663 Summerbrooke Drive	3107 Fieldstone Court	2703 Brookefield Lane	
2664 Summerbrooke Drive	3109 Fieldstone Court	2704 Brookefield Lane	
2665 Summerbrooke Drive	3110 Fieldstone Court	2706 Brookefield Lane	
2667 Summerbrooke Drive	3111 Fieldstone Court	2707 Brookefield Lane	
2668 Summerbrooke Drive	3112 Fieldstone Court	2709 Brookefield Lane	
2670 Summerbrooke Drive	3113 Fieldstone Court	2711 Brookefield Lane	
2677 Summerbrooke Drive	3114 Fieldstone Court	2783 Summer Ridge Lane	
2679 Summerbrooke Drive	3126 Brookeview Lane	2784 Summer Ridge Lane	
2680 Summerbrooke Drive	3127 Brookeview Lane		



This list is inclusive of fines, interest and late fees. If you wish to discuss your account or you notice an error in your address, please contact us at the HOA email, summerbrookehoa@summerbrooke-community.com or call, Richard Maritt, Treasurer, at 678-290-0930. If your account has been turned over for lien-filing in 2004 and you wish to settle the account, please call Rome & Associates at (770) 428-6002.



Community Corner



A Summerbrooke Guardian Angel

Around midnight the night of December 30th, I was returning home from a trip away for the holidays. As I had been away for a number of days and I am the Secretary/Treasurer of the HOA, I drove to the Summerbrooke HOA mailbox near our clubhouse to retrieve mail addressed to the association.

Upon arriving at home, I unloaded my luggage and headed straight to bed. While I was preparing for bed, I realized I did not have my wallet on me. As I had it out to pay the parking attendant at the airport, I assumed it was on the seat in my car secure in my garage. I went on to sleep knowing I could retrieve it the following morning.

That next morning, I had a few errands to run so I went out driving them "knowing" it was still in my car. I was so surprised when I went to pay for something and could not find it anywhere. I returned home to check everything once again and begin the lengthy calls it would take to cancel everything that had been in the wallet. That is when I heard the voicemail message from our neighborhood guardian angel Mary Thompson.

Ms. Thompson indicating she had found my wallet in the street near the HOA mailbox, realized it was full of money, ID, and credit cards, and had tried delivering it to my house. As I was not at home, she secured it at her house. She dug around in her files to find her copy of the Summerbrooke Homeowners' Directory and placed a call to me to let me know she had found it 8-9 hours after it had fallen out of my car!

From one neighbor to another, I thank Ms. Thompson from the bottom of my heart. It is neighbors like her that make Summerbrooke a good neighborhood in which to live. I am thankful for her helping me and being such a good-hearted friendly neighbor. I hope you all are touched by her and by others with whom we have the pleasant experience of being neighbors! ~ Richard Maritt

Social Activities

The Christmas Caroling was successful and a lot of fun. Approximately a dozen families came out to celebrate with us by singing Christmas Carols throughout the neighborhood. Afterwards we enjoyed fellowship time with families in the clubhouse with hot cocoa and cookies that were supplied by volunteers. We also had a great response from our neighbors in donations for MUST Ministries and Toys for Tots.

The next planned Social Event is an Easter Egg Hunt for the kids on Saturday, March 19th at 11:00am. Please call me if you would like to participate or help in planning: 678-355-9266 or email me vbswaney@comcast.net.



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.

If you are a Captain of an ALTA team out of Summerbrooke, please submit your completed Summerbrooke League Tennis form and \$10 per person User Fees for non-Association members to Pat prior to each season's first match.

Summerbrooke Trash Collection Days: ***normally every Tuesday and Friday***

February: Tue-1st, Fri-4th, Tue-8th, Fri-11th, Tue-15th, Fri-18th, **Wed-23rd**, Fri-25th

March: Tue-1st, Fri-4th, Tue-8th, Fri-11th, Tue-15th, Fri-18, Tue-22nd, **Thu-24th**, Tue-29th

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

Summerbrooke Recycling Collection Days: ***normally every other Wednesday***

February: Wed-9th, **Thu-24th**

March: Wed-9th, Wed-23rd

April: Wed-6th, Wed-20th

Summerbrooke Lawn Debris Collection Days: ***normally every Wednesday***

February: Wed-2nd, Wed-9th, Wed-16th,

Thu/Fri-24th/25th (late afternoon; time permitting)

March: Wed-2nd, Wed-9th, Wed-16th,

Wed/Thu-23rd/24th (late afternoon; time permitting), Wed-30th

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



ACC UPDATE

If you have any questions regarding an ACC issue, if you require a Design Modification Form, or if you would like to report a violation please send an email to acc@summerbrooke-community.com or call the current ACC Chairman. The ACC members for 2005 are Keith Carter, Robin Ferguson, Ray Turner and Mark Ketchum. One more person is needed to complete the committee.

SUMMERBROOKE WEBSITE

We will be changing the host of the community website. Therefore, there may be some downtime. If you are trying to access information at our website, summerbrooke-community.com and cannot, please send your questions or requests for documents to summerbrookehoa@summerbrooke-community.com.

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.

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