

SUMMERBROOKE NEWSLETTER

summerbrookehoa@summerbrooke-community.com

Summer Edition—June 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

I hope we will see a big turnout for our Annual Meeting and elections on June 16th at 6:30pm the Kennesaw Community Center. If you cannot attend, please fill out the proxy form that was mailed to you (or you can access it at summerbrooke-community.com) and send it with an attendee or drop it in the Summerbrooke mailbox in front of the clubhouse.

Richard Maritt is remaining on the Board to serve the second year of a two year term. I am resigning as of July 1st, thus staying on for a few weeks after the elections to help with the transition. Kathryn Bigliardi has agreed to stay on for an additional year to fill in for Jack or myself. John McKinney and Robin Ferguson have agreed to be on the ballot so we need at least one more person to volunteer to be on the ballot. If you are inter-

ested in nominating someone or running for one of these positions, please send your intentions to summerbrookehoa@summerbrooke-community.com ASAP.

The Yard of the Month Program began in the month of May. The volunteer judges were myself, Vicki and Barry Swaney and Brenda and Lee Martin. We all nominated some residences and each of us then scored these residences based on five criteria. To find out more details and discover who was May's winner, please look further into the newsletter for the Yard of the Month article.

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.

BOARD MEETINGS

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 have been held regularly every third Thursday of the month at the West Cobb Library unless otherwise specified on the community website or this newsletter. Since the next newsletter will not be issued until after the new board is place, if they choose to change the time and place of the Board Meetings, notification of some kind will be given to the neighborhood.

RECREATION AREA

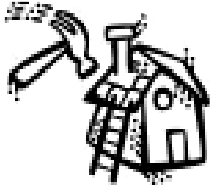
I hope you all are looking forward to a great summer! I want to tell you a little about what is happening at the clubhouse/pool area this month.

The baby pool had to be re-plastered (at the contractor's expense) due to rough curing and staining of the first batch. It is now open for business and in great shape!

Bob Downing volunteered several hours of his time to replace sheetrock in the clubhouse interior which was a result of our old, leaky roof. I want to thank Bob for all of his time. His efforts there have saved us several hundred dollars which we used to replace the old, worn out fans and lights in the pool area. These fans and lights are true "outdoor" models that should last for many years. They are programmed to be available for use from 11am to 11pm daily and can be turned on with the chains at each unit.

Dave and Rebecca Ford have continued their service to Summerbrooke by securing bids for replacement of the pea gravel around the pool area and add fresh wood chips to the

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ACC UPDATE

Spring is coming to an end, and summer is about to begin...Yee-haw!!! Just wanted to insert a quick blurb about getting your lawn, garden and general property ready for summer. Now is the time for weed and feed. Get it on quick and your yard will thank you. Pull out the spring flowers and plant the robust flowers specially bred to live in this awful heat ;-). Also, don't forget the towering structure in which you dwell each and every day. Step out in the street and take a good look at your gutters, exterior paint, stucco, mailbox condition, landscaping and all your other exterior amenities. Keep your house in top shape and your investment will never let you down.

As a reminder, when you are ready to improve, repair, or modify the exterior of your property, always remember to submit a design modification form to the ACC Chairman (currently Mark Ketchum) at the general community mailbox located at the end of the swim/tennis clubhouse driveway. The design modification form can be found online at summerbrooke-community.com or e-mailed to you by simply requesting one from the ACC (acc@summerbrooke-community.com). Please remember, the review of a design modification request takes time. The ACC is allotted 14 days, from the day the form is received, to provide the approval/disapproval notice of the design modification to the homeowner.

Take care and happy home owning.

Mark Ketchum
ACC Chairman
678-594-0757

RECREATION AREA

(continued from page 1)

playground. This should occur sometime in June and make our common area look great! Special thanks also to Vicki Swaney who helped to prep that area with weed killer in the last few weeks.

We have purchased new floodlights for the clubhouse and are in the process of installing them. These will replace the broken lights we currently have and provide added security to that area at night.

As you can see, we are attempting to bring our clubhouse area up to the same standards that we all have for our own homes...here is a list of some of the smaller items that we have completed or are working on to help us in this effort:

- * A new mailbox for the Summerbrooke HOA
- * Sealant repair (under warranty) of some worn out areas in the parking lot
- * Painting of the clubhouse door

Finally, recent vandals at the clubhouse caused damage to some tennis court items and uprooted our handicap parking signs. Pat Webster is researching bids to have the court items replaced and the signs will be re-installed in the coming weeks.

Have a great summer! Feel free to call or email me with any concerns or ideas for our common area.

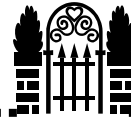
Jack Elsey
j.elsey@earthlink.net
770-919-1530

VENDOR REFERRALS

- Teresa Parkinson at 3146 Brookeview Lane recommends **Big Dog Fencing for fence building**: 770-919-9646 or 770-827-8488, and
- **Spreadtech (Andy Erler) for mulch that is hose blown rather than hand carted or machine spread (much cheaper!)**: 678-878-8649.



Community Corner



N eighbors & N ewborns



Gary & Loralee Tidwell and their son Joshua are our new neighbors at 2709 Brookfield Lane. They moved here from Colorado Springs, CO and are excited to get to know our community. 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.

MAIL TIME

To all our neighbors,

Our family would like to thank everyone in the neighborhood for being so nice and caring. It has been a wonderful five years, but we have decided to move to Avondale Estates. We enjoyed getting to know many of you and look forward to seeing you in the future. If you would like to contact us, our new address is:

873 Straford Rd
Avondale Estates, GA 30002
Phone: 404-299-2232



Sincerely,
Tom, Yuki & Conner Farrell



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.

All Garbage, Lawn Debris, Metals, and Recycle must be out on the curb before 7AM the day of pick up. Metal is picked up once a week. Place items at curb by 7AM in beginning of week and it will be picked up before end of week.

Summerbrooke Recycling

Collection Days:

(normally every other Wednesday)

June: 15th, 29th

July: 3rd, 27th

August: 10th, 24th

Please set out your recycling bins only on these weeks! For recycling rules and eligible products, see <http://www.kennesaw.ga.us/recyclerules.aspx> or call 770.421.8582.

Summerbrooke Trash Collection Days:

(normally every Tuesday and Friday)

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

July: 1st, Wed 6th, 8th, 12th, 15th, 19th, 22nd, 26th, 29th

August: 2nd, 5th, 9th, 12th, 16th, 19th, 23rd, 26th, 30th

Summerbrooke Lawn Debris

Collection Days:

(normally every Wednesday)

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

July: 6th, 13th, 20th, 27th

August: 3rd, 10th, 17th, 24th, 31st

Lawn debris must be bagged. For any questions, issues, or request for more bins, please contact the Public Works Department at 770.421.8582 or email at publicworks@kennesaw.ga.us.

FINANCIAL

COLLECTIONS, LIENS AND LAWSUITS. During the past year of the current Board's tenure, a lot of progress has been made to collect on past due accounts. At the end of June 30, 2004, there were 28 homeowners owing the Association \$20,503.76. As of June 5, 2005, only 9 homeowners owe \$12,711.16.

Three of the four largest balances are currently being paid off by the homeowners. *The Board thanks these homeowners for the efforts they are making to pay off their balances and for working with us on behalf of and to the benefit of not only themselves but all of Summerbrooke!* If these homeowners continue to work with us as they have, the Board expects to have more than \$10,000 of the current outstanding balances cleared by the end of 2005. This will have been an amazing accomplishment in a 12-18 month time period!

A lawsuit will be filed against another homeowner after June 16th if their balance remains unpaid as they have a lien against their home for past due amounts of a few years. As they have remained unresponsive to the lien filing and further collection efforts, the lawsuit will bring a judgment requiring payment which

will (if necessary to collect) include garnishment of wages (or their business earnings if they are self-employed). The costs of the lawsuit filing will be included in the judgment (amount the homeowner must pay to settle the lawsuit) so the Association will not have to incur the costs long-term.

A lien will be filed against one homeowner after June 16th if their balance remains unpaid as no payments have been made for all of 2005; this will inhibit the refinance or sale of their home until the lien is paid off.

Any homeowner with a past due balance has all use of the amenities (pool, tennis courts, playground, etc.) suspended until the account is paid in full. A listing of "Paid Addresses" is posted on the clubhouse bulletin board (between the restrooms near the pool gate) 2-3 times per month. If you notice someone using the amenities who is not paid in full, please report the name of the homeowner to the Board by calling any Board member or emailing the Board at summerbrooke-hoa@summerbrooke-community.com with the time and date of the occurrence.

A special thanks from the Board go to those home-

owners which paid ahead a few or all of their 2005 payments in January, February, and March. Those payments helped us through our projected cash crunch. The Association was able to maintain funds above a zero balance when had the payments only been paid when scheduled would have caused us to run out of money in both February and March.

Payments to the association are to be made my check or money order only. They are to be dropped in the mailbox at or mailed to: 2657 Summerbrooke Drive, Kennesaw, GA, 30152. *Payments are due on the due date; there is no grace period.* Interest can accrue if the payments are not received on time. If there are questions regarding your own account, you may call the Treasurer at 678.290.0930 or email the Board at summerbrooke-hoa@summerbrooke-community.com.



Profit and Loss Statement

Summerbrooke HOA, Inc.

G/L ACCOUNT	PERIOD			YEAR - TO - DATE			FISCAL
	MONTH OF May 2005			5 MONTHS ENDING May 30 2005			YEAR
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
OPERATING CASH RECEIPTS							
Regular Association Dues	374.74	0.00	374.74	23,985.91	22,626.89	1,359.02	46,146.89
Special Assessments	5,775.00	6,160.00	(385.00)	11,587.46	12,320.00	(732.54)	24,640.00
ACC Fines	0.00	0.00	0.00	3,970.28	0.00	3,970.28	0.00
Interest-Delinquent Accounts	17.95	0.00	17.95	113.30	0.00	113.30	0.00
Attorney Fees-Members	0.00	0.00	0.00	143.31	0.00	143.31	0.00
Filing Fees-Members	0.00	0.00	0.00	235.00	0.00	235.00	0.00
Rtd Check Fees-Members	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Newsletter Ad Income	40.00	0.00	40.00	120.00	0.00	120.00	0.00
Social Income	0.00	0.00	0.00	160.00	0.00	160.00	0.00
Miscellaneous Income	0.00	0.00	0.00	11.09	0.00	11.09	0.00
TOTAL RECEIPTS	6,207.69	6,160.00	47.69	40,326.35	34,946.89	5,379.46	70,786.89
	-	-	-	-	-	-	-
OPERATING CASH DISBURSEMENTS							
Electric	578.33	650.00	(71.67)	1,688.12	2,250.00	(561.88)	6,950.00
Water and Sewage	344.97	180.00	164.97	1,205.77	1,130.00	75.77	2,390.00
Sanitation	30.00	30.00	0.00	150.00	150.00	0.00	360.00
Management Fee	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	442.00	221.00	221.00	1,326.00	1,105.00	221.00	2,632.00
Legal Fees	0.00	300.00	(300.00)	1,106.20	1,500.00	(393.80)	3,600.00
Bank Service Charges	0.00	0.00	0.00	37.00	0.00	37.00	0.00
Postage and Printing	112.45	30.00	82.45	451.17	310.00	141.17	520.00
Office Supplies	35.55	20.00	15.55	105.88	100.00	5.88	240.00
Telephone	0.00	5.00	(5.00)	0.00	25.00	(25.00)	60.00
Miscellaneous Administrative	0.00	40.00	(40.00)	72.93	200.00	(127.07)	480.00
Social	0.00	30.00	(30.00)	10.15	90.00	(79.85)	330.00
Property Taxes	0.00	0.00	0.00	0.00	300.00	(300.00)	300.00
Landscape Maintenance	595.00	600.00	(5.00)	2,975.00	3,000.00	(25.00)	7,200.00
Pinestraw	1,030.98	0.00	1,030.98	1,030.98	375.00	655.98	750.00
Flowers	0.00	0.00	0.00	0.00	350.00	(350.00)	700.00
Irrigation Repairs and Supplies	0.00	100.00	(100.00)	1,602.70	200.00	1,402.70	300.00
Pool Service	405.00	460.00	(55.00)	1,151.00	2,300.00	(1,149.00)	5,520.00
Pool Maintenance and Repair	0.00	0.00	0.00	15,780.00	16,395.00	(615.00)	16,395.00
Pool Supplies	0.00	0.00	0.00	0.00	400.00	(400.00)	400.00
Pool Permit	0.00	0.00	0.00	400.00	700.00	(300.00)	700.00
Pool Phone	167.75	40.00	127.75	167.75	300.00	(132.25)	550.00
Tennis Courts	0.00	0.00	0.00	72.00	100.00	(28.00)	150.00
Clubhouse Maintenance	138.24	200.00	(61.76)	5,318.59	6,100.00	(781.41)	7,500.00

Continued on next page

Profit and Loss Statement Summerbrooke HOA, Inc.

Janitorial Service	180.00	0.00	180.00	945.00	0.00	945.00	0.00
Common Area Improv.	271.95	800.00	(528.05)	376.95	1,000.00	(623.05)	1,350.00
Common Area Maint. & Repair	62.96	50.00	12.96	364.88	250.00	114.88	600.00
Misc. Repairs & Supplies	54.05	50.00	4.05	55.07	250.00	(194.93)	600.00

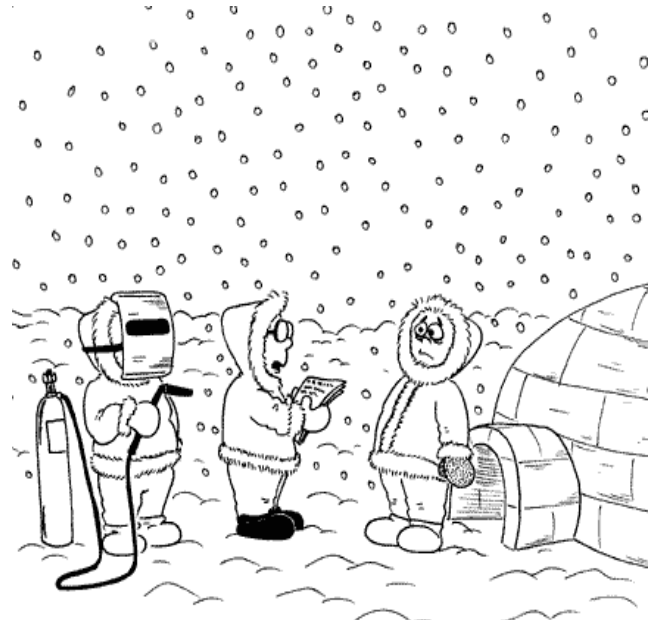
TOTAL DISBURSEMENTS	4,449.23	3,806.00	643.23	36,393.14	38,880.00	(2,486.86)	60,577.00

RECEIPTS OVER DISBURSEMENTS	1,758.46	2,354.00	(595.54)	3,933.21	(3,933.11)	7,866.32	10,209.89
=====							

Addresses Paid to Date As Of June 7, 2005, 4:17 p.m. Including Dues, Interest, and Fines

2698 SBD	2679 SBD	3126 BVL
2696 SBD	2681 SBD	3129 BVL
2694 SBD	2683 SBD	3139 BVL
2692 SBD	2689 SBD	3149 BVL
3100 FSC	2691 SBD	3153 BVL
3106 FSC	2693 SBD	3155 BVL
3110 FSC	2695 SBD	2701 BFL
3112 FSC	2702 BFL	2703 BFL
3114 FSC	2644 BBW	2707 BFL
3113 FSC	2642 BBW	2709 BFL
3111 FSC	2640 BBW	2711 BFL
3109 FSC	2638 BBW	2799 SRL
3107 FSC	2600 MDR	2997 SFC
3105 FSC	2633 BBW	2995 SFC
3103 FSC	2635 BBW	2994 SFC
2684 SBD	2636 BBW	2993 SFC
2680 SBD	2637 BBW	2991 SFC
2670 SBD	2639 BBW	2990 SFC
2664 SBD	2641 BBW	2992 SFC
2662 SBD	2643 BBW	2789 SRL
2663 SBD	2645 BBW	2787 SRL
2660 SBD	2647 BBW	2783 SRL
2658 SBD	3148 BVL	2785 SRL
2656 SBD	3146 BVL	2784 SRL
2655 SBD	3144 BVL	2786 SRL
2661 SBD	3142 BVL	2788 SRL
2665 SBD	3140 BVL	2790 SRL
2667 SBD	3138 BVL	2794 SRL
2669 BBC	3136 BVL	2796 SRL
2671 BBC	3132 BVL	2798 SRL
2677 SBD	3133 BVL	2706 BFL
2685 SBD	3130 BVL	2704 BFL
2687 SBD	3128 BVL	

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



**You are 3 months behind on your dues payment.
I'm afraid we will have to melt your igloo.**



2005 Payment Summary

If your \$420 dues and \$220 special assessment not been paid in full, the remaining payments are due on or before:

June 15: \$105 dues installment
July 15: \$55 assessment installment
Aug 15: \$105 dues *final* installment
Sept 15: \$55 assessment *final* installment

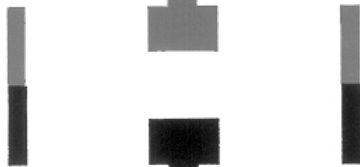
Lien and/or lawsuits will be filed beginning on June 16, 2005 on amounts past due 75 days or more. If you are past due, all remaining amounts will be accelerated and the lien or lawsuit filed for the full amount.

The HOA Mailbox is located to the right of the clubhouse parking lot entrance at 2657 Summerbrooke Drive. This mailbox may be used for payments, ACC modification form submittals, and other correspondence.

The mailbox is LOCKED for security. Submittals should be dropped into it by pushing them through the aluminum slot near the top. The mailbox was recently replaced as the lock was nearly destroyed from so many attempts to pull open the box rather than to push things through the slot. Additionally, some of the neighbors living nearby have had persons knock on their door to hand them things for the HOA. All submittals to the HOA are to be made in writing only to this mailbox or emailed to summerbrookehoa@summerbrookecommunity.com. This is to keep things confidential, secure, and annoyance free. Your cooperation and assistance would be greatly appreciated!

SAME DAY SERVICE

HADAWAY



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Yard of the Month Contest

CONTEST RULES:

1. Winning yards will be selected based on: attractiveness, maintenance, beautification, originality and creativity. Each of these areas will be graded on a scale of 1 to 10 with 10 being the best. The house with the highest accumulative score is the winner.
2. You must be willing to have a photo of your yard taken and published.
3. HOA dues and assessments must be current.
4. The same yard can only win the contest one

time per year.

5. The contest will run five months from May through September.

CONTEST PRIZES:

1. A yard sign indicating your yard was chosen as "The Yard of the Month."
2. A lawn care store gift certificate or lawn care supplies.



DEFINITIONS:

Attractiveness - How attractive and pleasing to the eye are the arrangement of flowers, shrubs and trees? What is the quality of the grass?

Maintenance - Maintenance includes deadheading (and cutting back as necessary) flowers and plants and removal of yellowing leaves and other dead plant debris. Also included is the mulching of plant beds? Regular mowing, weeding and edging are also in this category.

Beautification - Were extra steps taken to make the landscaping as a whole look beautiful? How about their use of colors of flowers or flowering shrubs? Did they use plants with different types (sizes, shapes and colors) of leaves to give the plant arrangements some interest?

Originality - Did they do something different or unique with their plant beds, mulch or flower arrangements?

Creativity - Did they use plant bed edging, statuary, stepping-stones or other items or techniques to enhance the landscaping in a creative manner?

And The Winner Is...

Five residences were nominated by the committee for this contest for the month of May: Butlers at 2685 Summerbrooke Drive, Dunlaps at 2786 Summer Ridge Lane, Thompson at 3149 Brookeview Lane, Brandners at 2643 Butler Bridge Way and Arnold's at 3140 Brookeview Lane. When the final scores were tallied, **Ralph and Barbara Arnold were the winners. Congratulations!** They receive their choice of a \$20 gift certificate to Lowe's, Home Depot or Pike's Nursery.





COURT SIDE

Well neighbors summer is here and so is the beginning of the Mixed Doubles League. Mark Ketchum and Carrie Carter have put together a fantastic team and look forward to a competitive season. I know they would love to have their neighbors come out and cheer for them on Saturday mornings. You can find their scheduled home matches on the calendar at the clubhouse.

We should also congratulate the Women's Tennis Team for winning their division. It's a tough feat, but they fought hard and were awarded the coveted "Bag tag". Congratulations Ladies!

If anyone is interested in joining one of the tennis teams (men's, women's, & mixed), please contact me and I will get you in touch with the right person.

Have a Safe & Fun Summer
Pat Webster

GUN SAFETY



As you know, the City of Kennesaw requires all homeowners to own a gun. Though not everyone complies with that rarely enforced law, many do. We have many gun owners in Summerbrooke. Many of those gun owners have children in the home. Who hasn't read or heard about the number of kids – right in the Atlanta area – which get injured or killed by finding a gun in the home?

The Kennesaw Police Department, through Project ChildSafe, has free gun locks available to all city residents! These gun locks fit pistols, handguns, rifles, shotguns, etc. The gun locks may be picked up at the police station. They are also available at city hall directly outside of the City Court. No questions are asked regarding the ownership or registration of the guns.

Protect the children in your home and this neighborhood along with protecting yourself! Get one (or more) free gun locks courtesy of the Kennesaw Police Department!

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.

Notable Dates

June 18: Outdoor Movie, 6:30–10:30p, The Depot

June 25: Outdoor Movie, Starts at Dark, The Depot

July 2: America Parade & Potluck in Summerbrooke, 4pm–?

July 3: Summer Concert "Flashback" and Fireworks, fireworks start at dark, The Depot

July 30: Outdoor Movie, Starts at Dark, The Depot

August 6: Summer Concert "A1A Jimmy Buffet Tribute Bank" Beach and BBQ Festival, 8-11p, The Depot

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Tomas Aloisio
Chief Sales "Dog"

Cellular: 770-827-8488

Office: 770-919-9646

salesdog@bigdogfencing.com

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PROXY

SUMMERBROOKE HOMEOWNER'S ASSOCIATION, INC. ANNUAL MEETING JUNE 16, 2005

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 **Kennesaw Community Center on June 16, 2005, at 6:30 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 _____, 2005.

Signature of Owner

Print Name of Owner

Address