

# Summerbrooke Newsletter

summerbrooke-community.com

Edition: 3rd Quarter 2006

August

**Robin Ferguson**—President  
**Richard Brandner**—Vice President  
**Sarah Luke**—Secretary  
**Gary Greenhut**—Treasurer  
**Kathryn Bigliardi**—Board Member  
**Richard Maritt**—Manager  
**John McKinney**—Recreation Area Chairman  
**Dave Ford**—Landscape Chairman  
**Pat Webster**—Tennis Chairperson  
**Janine Ciak**—Social Chairperson  
**Teresa Parkinson**—Newsletter Editor  
**Vacant**—ACC Chairperson

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## Board Meetings

Board Meetings are usually held on the first Wednesday of every other month. The most recent meeting was held on Wednesday, August 2, 2006 so the next public meetings scheduled will be held on October 4th and December 6th. **There has been a change in venue!** The Kennesaw Library will no longer be used now that the

meetings are on Wednesday as a group has it regularly booked for that time. The meetings will return to the West Cobb Library (which was used prior to the Kennesaw Library). While the West Cobb Library is slightly further away (5 miles), it nearly always has meeting space available for free. The public meetings are open for you

to observe business and to ask questions or make suggestions to the Board. Please join us at the meetings. The West Cobb Public Library is located at 1750 Dennis Kemp Lane, next to the West Cobb YMCA just off the intersection of Stilesboro and Mars Hill Roads;



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## President's Piece

Dear Neighbors,

I have decided that although it is now over 63 years since I first learned to speak, and probably over 60 years since I first began to write, in English, I am still not very good at it. I never know how to begin or end my President's Pieces and I struggle to be brief and clear when writing the middle. I guess I am glad I was an engineer and not writer. With that in mind I have de-

ecided to try a different format this time. I am not going to have a beginning or an end. I just going to make a list of things I want to say.

Here is my list, in no particular order.

1. I hope you are all having a great summer.

2. July and August are the hottest months of the year, which for most people make it miserable when they have to work in their yard, but very enjoy-

able to have a swim in the neighborhood pool. Please make full use of our pool, but don't forget to keep your yards tidy too.

3. The Board have decided to purchase more furniture for the pool.

4. Our Pool Maintenance Manager, John McKinney is doing a really good job for us.

5. For



**Continued from Page 1—PRESIDENT'S PIECE**

those of you that pay your HOA Dues in installments the last installment for 2006 is due on August 15th. The Board has decided that there will be no grace period for late payment of dues installments, so please ensure that your last payment is made on or before August 15th.

6. Please remember that the speed limit is 25 mph. Please also remember that there are lots of young children who live in our subdivision who are not always as careful about watching out for traffic as adults. It is now not too long before the kids go back to school. So please drive safely and carefully.

7. Two new members were elected to the Board at the Annual Meeting in June. They are Richard Brandner and Sarah Luke. We welcome them to the Board and thank them for their willingness to help with the management of Summerbrooke HOA matters.

8. Vicki Swaney who has been actively involved with the HOA

for a number of years, most recently as Social Chairperson, has moved out of the subdivision. We are sorry to see her leave and thank her for the very many things she has done for us all in the past few years. We wish her and her family all the best in their new home.

9. Janine ----- has volunteered to become our Social Chairperson. The Board wants to thank her for volunteering and hope that any of you who would like to help with organizing Social event or welcoming new residents to the subdivision will get in touch with Janine.

10. I want to remind you all that we can be contacted at any time though the HOA web site at Summerbrooke-Community.com. Please use this means of communication.

Well! - that's my list for now. I am sure I have missed some things and that others will be covered more fully elsewhere in the newsletter. Please take the time to read the rest of this news-

letter and do not hesitate to contact us if you have questions about any HOA related matter.

Enjoy the rest of your summer!

**Continued from Page 1—BOARD MEETINGS**

770.528.4699. A sign will be placed at the entrance of the neighborhood a few days in advance as a reminder.

**YARD OF THE MONTH**

Monthly winners (May - September) of the Yard of the Month contest receive their choice of a \$25 gift certificate to Lowe's, Home Depot, or Pike's Nursery and a sign displayed in their yard. A Yard-of-the-Year will be selected and receive their choice of a \$50 gift certificate and the display sign.

May's nominees were Steve and Marilyn Webster at 2681 Summerbrooke Drive, Manuel and Ingrid Salvador at 2799 Summer Ridge Lane, Chris and Katie



Dunlap at 2786 Summer Ridge Lane and Alain and Huguette Morel at 2701 Brookefield Lane. The winner for May was the Salvadors.

For June, the nominees were Lewis and Beth



Bramlett at 2990 Summerfield Ct., John and Karan McKinney at 2698 Summerbrooke Drive, Dave and Rebecca Ford at 2677 Summerbrooke Drive and Jack and Megan

Elsley at 2702 Brookefield Lane. June's winner was the Fords.

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## Profit and Loss Statement Summerbrooke HOA, Inc.

ACCOUNT	PERIOD Month of July 2006			YEAR-TO-DATE 7 Months Ending July 31, 2006			YEAR 2006
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
<b>OPERATING CASH RECEIPTS</b>							
Regular Association Fees	0.00	0.00	0.00	37,135.13	36,960.00	175.13	49,280.00
Special Assessments	0.00	0.00	0.00	55.00	0.00	55.00	0.00
ACC Fines	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest From Delinquent Accts	0.00	0.00	0.00	115.12	0.00	115.12	0.00
Atty Fees Collected	195.40	0.00	195.40	1,892.20	0.00	1,892.20	0.00
Rtd Check Fees Collected	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank Charges Collected	0.00	0.00	0.00	32.37	0.00	32.37	0.00
Newsletter Ad Income	0.00	0.00	0.00	50.00	0.00	50.00	0.00
Tennis Fees Income	0.00	0.00	0.00	260.00	0.00	260.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL RECEIPTS</b>	<b>195.40</b>	<b>0.00</b>	<b>195.40</b>	<b>39,539.82</b>	<b>36,960.00</b>	<b>2,579.82</b>	<b>49,280.00</b>
<b>OPERATING CASH DISBURSEMENTS</b>							
Electric	700.29	750.00	(49.71)	3,680.72	2,985.00	695.72	5,535.00
Water and Sewage	0.00	300.00	(300.00)	1,672.17	1,625.00	47.17	2,825.00
Sanitation	30.00	30.00	0.00	210.00	210.00	0.00	360.00
Management Fee	450.00	450.00	0.00	3,462.50	3,150.00	312.50	5,400.00
Insurance	0.00	0.00	0.00	1,350.00	1,350.00	0.00	2,685.00
Legal Fees	0.00	100.00	(100.00)	4,359.86	1,600.00	2,759.86	2,100.00
Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Postage and Printing	37.90	25.00	12.90	649.73	555.00	94.73	785.00
Office Supplies	0.00	25.00	(25.00)	88.45	175.00	(86.55)	300.00
Telephone	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Administrative	0.00	10.00	(10.00)	30.00	90.00	(60.00)	140.00
Social	15.06	75.00	(59.94)	90.06	280.00	(189.94)	680.00
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	750.00
Landscape Maintenance	945.00	650.00	295.00	6,615.00	4,550.00	2,065.00	7,800.00
Pinestraw	0.00	0.00	0.00	0.00	1,000.00	(1,000.00)	1,800.00
Flowers	0.00	0.00	0.00	0.00	600.00	(600.00)	1,200.00
Irrigation Repairs and Supplies	0.00	0.00	0.00	0.00	225.00	(225.00)	300.00
Pool Service	488.00	460.00	28.00	1,703.00	3,055.00	(1,352.00)	5,355.00
Pool Maintenance and Repair	0.00	0.00	0.00	355.13	150.00	205.13	200.00
Pool Supplies	0.00	0.00	0.00	855.43	575.00	280.43	625.00
Pool Permit	0.00	0.00	0.00	400.00	400.00	0.00	400.00
Pool Phone	54.13	70.00	(15.87)	215.10	240.00	(24.90)	415.00
Tennis Courts	0.00	75.00	(75.00)	20.92	225.00	(204.08)	300.00
Clubhouse Maintenance	0.00	50.00	(50.00)	681.56	375.00	306.56	650.00
Janitorial Service	180.00	450.00	(270.00)	1,350.00	2,025.00	(675.00)	3,825.00
Common Area Improv.	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00
Common Area Maint. & Repair	0.00	50.00	(50.00)	1,079.45	350.00	729.45	600.00
Misc. Repairs & Supplies	0.00	25.00	(25.00)	262.30	175.00	87.30	300.00
<b>TOTAL DISBURSEMENTS</b>	<b>2,900.38</b>	<b>3,645.00</b>	<b>(744.62)</b>	<b>29,131.38</b>	<b>26,315.00</b>	<b>2,816.38</b>	<b>45,930.00</b>
<b>RECEIPTS OVER DISBURSEMENTS</b>	<b>(2,704.98)</b>	<b>(3,645.00)</b>	<b>940.02</b>	<b>10,408.44</b>	<b>10,645.00</b>	<b>(236.56)</b>	<b>3,350.00</b>



## ACC UPDATE

The ACC information may be accessed on the ACC pages of the Summerbrooke website at <http://www.summerbrooke-community.com/acc.htm>. The ACC may be emailed via [acc@summerbrooke-community.com](mailto:acc@summerbrooke-community.com) in addition to submitting something in writing by dropping it in or mailing it to the HOA mailbox located at 2657 Summerbrooke.

The ACC ***MUST*** be allowed a 14-day review period from the day the modification request is received by them. Therefore, it is highly advised all projects be scheduled to begin 15+ days from the date the ACC is notified of the project. Fines of \$25/day may be assessed for each day a non-approved project is in violation.

Most all modifications that are visible from the road (both for corner lots) require the approval of the ACC. If in doubt ASK. Owners may be required to remove or reverse modifications that were not submitted to the ACC properly and approved in writing. A modification is not considered approved until the form is submitted with all appropriate information and supplements, and the Owner receives written approval. The ACC will work with you to help in any way, but please do not risk proceeding without prior approval. Refer to the Design Standards / Rules & Regulations page (<http://www.summerbrooke-community.com/designstandards.htm>) and the Declaration of Covenants page of the Summerbrooke website (<http://www.summerbrooke-community.com/declaration.htm>) for specific information (or to the previous copies mailed to you in September 2005).

The first step of the approval process is to submit a completed ACC Modification Request Form to the

ACC ***and allow up to 14 days for processing***. The ACC will provide a written response of approval or denial. To print an ACC Modification Request Form, go to the ACC page of the Summerbrooke website and click the link for the ACC Modification Request Form.

If you observe something in the community, either on the common property or on an individual Lot relating to maintenance or the Design Standards, and/or that is not in accordance with the governing documents, please report it. The ACC and/or Board of Directors will investigate the situation and take appropriate actions.

The ACC has contacted many homeowners in the past few weeks regarding house painting. If you have been contacted and have not yet responded as to when you will be scheduling that to be done, please do so now to avoid any further issues on the matter.

Please remember most every project done outside of your home must be pre-approved by the ACC. The ACC ***MUST*** be allowed a 14-day review period from the day the modification request is received by them. Therefore, it is highly advised all projects be scheduled to begin 15+ days from the date the ACC is notified of the project. Fines may be assessed daily for each day a non-approved project is in violation.

Frequent areas of concern by the ACC and homeowners are:

**PAINTING**—All house painting must be pre-approved even if the colors are remaining the same. The ACC Modification Request Form must include paint chip samples of all colors to be used and include the name of the paint and its manufacturer.

The entire gutter system must be

one color only and match the trim of the house. The doors and shutters must all be the same color. The garage door may only be the color of the trim or of the siding.

**PLAYGROUND/RECREATIONAL EQUIPMENT**—All playsets and similar recreational equipment must be pre-approved prior to installation. The equipment should not be visible from the street. Basketball goals must be placed adjacent to the driveway on the owner's lot only.

**TREE REMOVAL**—Dead or severely damaged trees must be removed for your neighbors and own home's safety. All tree removal must be pre-approved by the ACC; the neighbors within the trees reach must be notified prior to submitting the project for approval.

**DOGHOUSES**—No structures for the care, housing, or confinement of any animal shall be visible on the lot unless pre-approved by the ACC. The doghouse(s) must be placed in the backyard in an inconspicuous location as to not cause a nuisance or disturbance to neighbors. Cobb County ordinances require that no doghouse may be placed within 10 feet of the property line.

**COMMERCIAL AND RECREATIONAL VEHICLES**—No commercial vehicle, motor home, recreational vehicle, truck with camper top, boat, boat trailer, or similar vehicle is permitted on any Lot or within the right-of-way of any street. If the such vehicle is owned, it must be garaged out-of-view.

**FENCES**—No fence or wall shall be erected or altered without the pre-approval of the ACC. No chain-link fencing will be allowed.

**GARBAGE CANS AND RECYCLE BINS**—All garbage cans, recycle

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## ACC UPDATE Continued from Page 4

bins must be kept out-of-view except on the same day of the pick-up of the garbage or recycling. This means placing the containers out for pick-up only on the same day of the pickup or *after dark* the night before. The City of Kennesaw regulates this as well and will fine repeated violators.

**DRIVEWAYS AND SIDEWALKS**—Driveways and sidewalks are to be properly maintained inclusive of repairing cracks and keeping clean of dirt, mildew, and debris.

**TOOL SHEDS OR STORAGE BUILDINGS**—Free standing storage buildings and tool sheds are strongly discouraged due to the resultant clutter that these can create. All such Structures require the prior approval of the ACC and be located out of view. Neighbors on both sides of the home must approve of the buildings placement prior to submitted the request to the ACC.

**MAILBOXES**—All mailboxes shall be of the same type and design as the original construction. This includes the mailbox post in that all mailbox posts shall be maintained including being painted white and with raised black 3" numbers on the post.

Thank you in advance for doing your part to keep our neighborhood beautiful by respecting the Declaration of Covenants, the Design Standards and The Rules & Regulations.

## Kennesaw Events

**August 12, 11:30am—Pigs & Peaches BBQ Contest:** Held at the Depot in downtown Kennesaw. Go to the calendar at [Kennesaw-ga.gov](http://Kennesaw-ga.gov) for more information. To participate in the contest you must fill out an entry form. Prize money will be awarded in the following categories: peach desserts/sauces, Brunswick Stew, chicken, ribs, port and beef.

**August 12, 8-11pm—Jimmy Buffet Tribute Show by A1A:** Held at the Depot in downtown Kennesaw. Bring a blanket or lawn chair.

**September 16, 11-5pm—Taste of Kennesaw:** Held in downtown Kennesaw. Attendance is free but tastings will be from \$0.50—\$3 with each restaurant. See [www.tasteofkennesaw.com](http://www.tasteofkennesaw.com) for more information.

## More Financial



### DELINQUENT HOMEOWNERS

The delinquencies for Summerbrooke now stand at approximately \$4500 due to 9 households not paying Summerbrooke and/or the attorneys used for collections of their accounts. This represents 8% of the households in Summerbrooke. Imagine the things that could be paid for or purchased extra for Summerbrooke if everyone was caught up and did not owe these legal obligations?

There is a legal obligation to pay your association fees. If they are not paid, a lien is filed on the home when the amount becomes past due. If the lien is not paid within approximately 30 days, a lawsuit will likely be pursued against the homeowner. Not only is this a mark on your credit report accessed by credit providers, banks, and mortgage lenders, it is accessed by employers as well.

Summerbrooke has a zero-tolerance policy on payments. This is done for multiple reasons: 1) It is a legal obligation you have as a homeowner of a covenant-protected community; 2) other homeowners have to bear the costs of 'carrying' the community's expenses when your obligations are not paid; 3) the governing documents stipulate each year's fees are due in full at the beginning of the year; it is only a courtesy the Board of Directors extends to allow payments to be made throughout the year. There was a time when the payment system did not exist and it does not have to be offered in the future; 4) the governing documents stipulate that if a payment system is offered and one payment becomes past due the remainder of the year's association fees are immediately due. With this in mind, a payment cannot be late unless you want the entire year's amount to become immediately due; and, 5) notifications are repeatedly sent via newsletter, the invoices themselves, and reminder notices (if your account is not paid a few days before the next payment's due date) as to the due dates as well as the due dates being the same as they have been for 4 years.

There is one final payment coming due very soon on August 15<sup>th</sup>. Ensure your payment is received on or before that date. Mark you calendars now for 2007 --- the payments will be due on the 15<sup>th</sup> of February, April, June, and August. The year's fees may be paid in full on or before February 15<sup>th</sup> and may be paid in full anytime after that so long as the correct payment installments have been kept current.



**Congratulations to Chris and Ashley Wooldridge** on the birth of their son, *Blake Austin Wooldridge*. He was born on June 20, 2006 and was 19 1/4" long and weighed 7 lbs and 9 oz. Welcome to the neighborhood Blake!



**John & Julie Harmon** and their two children are our new neighbors at 26465 Butler Bridge Way. They moved here from Florida. Welcome to the neighborhood!



**Rajan & Priyanka Surve** and their two children are our new neighbors at 3128 Brookeview Lane. After six years at another location in Kennesaw they've joined us in Summerbrooke. Welcome to the neighborhood!

## SUMMERBROOKE SANITATION EXCEPTION DAYS

Please only set out your garbage, recycling, or yard waste on the indicated days or the night before.

**RECYCLING (every Wednesday)**  
No exceptions through November

**GARBAGE (every Tuesday & Friday)**

Exceptions through November are:

Wed, September 6 instead of Tue, September 5

No service Friday, November 24

**YARD TRIMMINGS (every Wednesday)**

Exceptions through November are:

No service week of Mon, Sept. 4—Friday, Sept. 8

**APPLIANCES (every Thursday or Friday)**

Exceptions through November are:

No Service week of Mon., Nov. 20—Fri. Nov. 24

For products eligible for recycling call 770.421.8582 or see <http://kennesaw-ga.gov/documents/Public%20Works/RECYCLE%20ITEM%20RULES.pdf>. 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](mailto:publicworks@kennesaw.ga.us).

## WATERING RESTRICTIONS

***No Watering on Fridays!***

***No watering between 10a and 4p on any day!***

**Odd-numbered houses water:**

Tuesday, Thursday, Sunday

**Even-numbered houses water:**

Monday, Wednesday, Saturday

These are statewide restrictions and can/will be enforced with both fines and the shutoff of your water service. Please abide by them!

## DO YOU HAVE PROBLEMS WITH YOUR NEIGHBORS?



## CLOSE YOUR GARAGE DOOR!

The Kennesaw Police Department has communicated to us the need for everyone to KEEP YOUR GARAGE DOORS CLOSED. On any given night, at 10-11pm, 5-10 of Summerbrooke's 112 homes have their garage doors left open. Of the varying 5-10 homes, 2 or so will usually leave them open all night long.

This causes two things of great concern for you and your neighbors! The police have stated that when this occurs after dark it is an open invitation in the eyes of criminals that Summerbrooke is an easy target for theft as so many homes are accessible. When homes appear to be unattended or thoughtlessly left open, criminals see it as a neighborhood full of opportunities.

The second thing which can occur is twofold: 1) those criminals will steal directly from the garage left open. They can steal work tools, yard equipment, items from your vehicles, and more. In a matter of only 5-10 minutes, they can obtain hundreds if not thousands of dollars of your belongings...and make it their own; and, 2) a criminal can wait in the garage for the homeowner to either go to bed or close the garage door at which time they can break into the house unnoticed and steal the belongings from inside the home! Needless to say, this second situation creates a dangerous situation for the family inside the home.

Help your neighbors and yourself stay safe and keep Summerbrooke crime opportunities to a minimum: close your garage door before it gets dark!

## LET YOUR CAR "SAVE" YOU FROM CRIME!

Keep your car keys (if they have an alarm button on them) next to your bed! If you hear someone trying to enter your home or hear a bad noise outside your house, press the panic alarm for your car. It will go off from most everywhere inside your house and keep honking until your battery runs down or until you reset it again with the alarm button.

## SUMMERBROOKE PLAYGROUP

Playgroup meets during the school year at rotating houses in our neighborhood on Monday mornings at 9:15—11:30a. For more information, contact Teresa Parkinson at 678.355.9668 or [tgp2396@bellsouth.net](mailto:tgp2396@bellsouth.net) or Melissa Bruck at 770.428.2317 or [melissabruck@bellsouth.net](mailto:melissabruck@bellsouth.net).

## STREET LIGHT OUTAGES

If you have a street light that is out, cycling on/off, or a pole that is damaged, call Cobb EMC, 770.429.2230, or you can email/call City of Kennesaw ([publicworks@kennesaw.ga.us](mailto:publicworks@kennesaw.ga.us) or 770.421.8582) and they will contact Cobb EMC on your behalf. You will need to provide the nearest address to where the light pole is located, what the problem is with the light, and a name and phone number should they need to check with you if no problem is found.



## THE LONG DAYS OF DAYLIGHT AND TEENAGERS

The curfew for all persons younger than 18 years of age is 12 Midnight to 5am each of the seven days of the week in Kennesaw. This means all persons 17 years of age or younger must be at home or accompanied by an adult of legal age if they are not at home between Midnight and 5am.

The precise wording of the ordinance is: *(Code 1986, § 11-1-9) Sec. 62-4. Curfew for minors:*  
(a) It shall be unlawful for any person 17 years of age or younger to idle, loiter or congregate with any other persons on or in the public streets, sidewalks or other public places within the city between the hours of 12:00 a.m. and 5:00 a.m. Provided, that the provisions of this section shall not apply to a minor accompanied by his parent, legal guardian or other adult person having legal care and custody of the minor or where the minor is on an emergency errand or legitimate business, such as, but not limited to, returning home from work or from school sponsored activities, and directed by his parent, guardian or other adult person having the legal care and custody of the minor.  
(b) It shall be unlawful for any parent, guardian or other person having custody or control of any minor 17 years of age or younger to permit, allow or encourage such minor to violate this section.

## Summerbrooke Website

Please utilize the Summerbrooke website! It can help you save time in looking up information on the governing documents, help you keep informed of local Summerbrooke, City of Kennesaw, and Cobb County events and/or meeting, and provide you with contact methods to the Board and ACC. Here are the most helpful portions of the site:

**WHAT'S HAPPENING:** Events occurring in the City of Kennesaw or Cobb County that can be fun or educational. Events for Summerbrooke will be intermixed with them. On-going events for Summerbrooke (including garbage/recycling holiday schedules) are included on this page in their own section.

**LINKS:** Helpful links to all sorts of things:

- 1) General: local gas prices, ALTA/ASTA tennis, local natural gas marketers and pricing, and more;
- 2) Government: sites for the City of Kennesaw, Kennesaw Police, Kennesaw Codes and Ordinances, Cobb County, Cobb County Codes and Ordinances, Cobb County Schools, State of Georgia, State of Georgia Code, and more;
- 3) Utilities: sites for connecting to the major providers of services in Kennesaw may be found here: BellSouth, City of Kennesaw Sanitation, Cobb EMC, Cobb Water, Comcast, Direct TV, Dish Network,

**DESIGN STANDARDS/RULES & REGULATIONS:** You can view the current version of the Design Standards and Rules & Regulations along with downloading them to your computer. They can be printed out for your own copy as well. These should be accessed and reviewed prior to making any modifications to your home along with being used as a guide to report any neighboring violations you may see. It is important to ensure you are utilizing this current version of these documents as they may be changed by the Association at will.

**DECLARATION OF COVENANTS:** You can view the Declaration of Covenants along with downloading them to your computer. They can be printed out for your own copy as well. These should be accessed and reviewed (Article

6) prior to making any modifications to your home along with being used as a guide to report any neighboring violations you may see. This document cannot be changed without a vote by the community's homeowners.

**ARCHITECTURAL CONTROL COMMITTEE (ACC):** You can view or download the ACC Modification Request Form to fill out and submit prior to beginning modifications to your home. If you have old versions of the form, do not use them as they may not be detailed enough and your request would be returned to you until the correct form has been used.



## Recreation Area

### SECURITY AT POOL AND CLUBHOUSE

In the past few weeks there have been a number of instances of vandalism around the pool and the clubhouse. In one particularly nasty incident the men's bathroom was soiled with feces and a handicap handrail pulled off the wall.

The Board is aware that the locks on both bathroom doors and the pool gate are worn and sometimes difficult to open. Additionally they know that both bathroom doors stick and have to be pulled and pushed hard to open and close them. The Board are currently looking at ways to make the doors self closing and locking, and are looking at alternate locking systems which would make duplication of pool keys impossible without authorization and would invalidate the many keys which are in the hands of people who no longer live in Summerbrooke.

In the meantime the Board ask, if on any occasion, and at any time of day, you are the last person to leave the pool, or the tennis courts, would you please check to see that both of the bathroom doors are properly closed and locked. They also ask that if you see anyone misusing the Association property or associated equipment that you please report the incident to either, a Board member, or to Just Right Management.

## Two New Tax Bills as of 2006

Cobb County will no longer collect and bill the property taxes for the City of Kennesaw. Beginning this year, all Summerbrooke residents will receive TWO property tax bills instead of only one as they have in the past. The regular tax bill from Cobb County will be mailed on or about August 15<sup>th</sup> and payment is due no later than October 16<sup>th</sup>. The new tax bill from the City of Kennesaw will be mailed by the City on October 1<sup>st</sup> and be due December 1<sup>st</sup>. The City recommends information your mortgage holder of this situation now if they pay your taxes on your behalf.

The City has hired a tax administrator to collect and complete the billing of property

taxes for property owners in Kennesaw. Beverly Burns is taking the new position. Thought Ms. Burns will be salaried at \$45,000, the City will save nearly \$90,000 a year compared to paying Cobb County to collect and bill on the City's behalf.

If you have not received a tax bill from Cobb County by August 15<sup>th</sup>, please call the Cobb County Tax Assessor's office at 770.528.8600 or enter your property's address at <http://www.cobbtax.org/Search/GenericSearch.aspx?mode=ADDRESS> to print your own duplicate bill.

If you have not received the new tax bill from the City of Kennesaw by October 15<sup>th</sup>,

please call the City of Kennesaw's Tax Administrator's office at 770.424.8274.

For more information on this change, the City of Kennesaw is hosting these public information meetings for you to attend:

- Thursday, August 10th at 9:30a.m
- Thursday, August 10th at 6:00p.m.
- Thursday, September 28th at 9:30a.m.
- Thursday September 28 at 6:00p.m.

All meetings will be held in the Council Chambers at Kennesaw City Hall.

## VENDOR REFERRALS

### ***Steve Bramham would like to recommend:***

Brian of BC Plumbing, 678.414.3158. I assume we all received the same letter from Cobb County Water about the replacement of water meters in our subdivision. Our home does NOT have the THERMAL EXPANSION DEVICE mentioned in the letter and I have contacted our plumber about installing one for us. He told me that he has already installed several of these devices in another subdivision where the meters have been replaced and would like to offer to come to Summerbrooke at a convenient time to meet with anyone who would like his services to install the devices. He did indicate if he could do 10 or 12 installs in Summerbrooke, he would be able to offer a discount to everyone taking advantage of this offer. I can highly recommend this plumber as he did an excellent job on our recent bathroom remodel at a very attractive price. I am scheduling him for sometime next week to look at my situation and also change out our existing water heater. Hope this will be of assistance to my neighbors.

### ***Richard Maritt would like to recommend:***

Mike Valko of Artistic Tile and Flooring, 770.714.0585. He is a one-man business and installs floor and wall tile along with wood flooring. I had him install floor tile though I have also seen his wall tile and wood floor completed projects. This guy is an expert installer and his prices are at or below everyone else I had complete estimates for me. He is extremely personable and does not pressure nor rush you. Highly recommended!

### ***Steve Webster would like to recommend:***

John Dickerson of American Roof Care, 404.538.4708. They provide roof cleaning services to remove unsightly stains formed from tree residue, rust, paint trails, etc. They also provide gutter cleaning services and install gutter guards. He has repaired and cleaned roofs in Summerbrooke before including at my own home. Very satisfied!

## SOCIAL/ HOSPITALITY COMMITTEE

This Committee of the Homeowners Association exists to enhance the quality of life for all the residents. As the new Chair, I am encouraging each of you to participate. Each resident can do this either by continuing to serve on the committee, joining the committee to give current longstanding members a chance to serve elsewhere, or by being our eyes and ears in the community. Let me tell you about our mission and goals.

The Committee will arrange Hospitality Visits to new homeowners to bring them a Welcome Packet containing all the HOA information. This is how we obtain contact information. We distribute the latest Newsletter. We also explain the Rules & Regulations and how the Architectural Controls Committee operates. It is a chance to answer questions the new homeowner may have, direct them toward resources, and make them feel welcome in the neighborhood. And, of course, we always

want to encourage active participation of the new residents on HOA committees and at Board meetings.

The Committee can only plan Social Events when neighborhood interest is expressed and support is given. In the past Vicki Swaney our outgoing Chairperson, coordinated a wide variety of events with the support of the HOA and volunteers. The Committee is able to schedule one major activity per season. In the past there was a spring Easter Egg Hunt, an American Parade with prizes for decorated bikes/wagons held around one of our National patriotic holidays, the Pool Party/Potluck Dinner with games and prizes for the kids in the summer, the Neighborhood Garage Sale in the fall, coordination of Trick or Treating in the neighborhood, Family Caroling in early December, and Charity drives for clothes, food, and toys for the holidays.

This is quite a full plate. This committee was originated by Vicki Swaney several years ago and she chaired it continuously until her move away from Summerbrooke in July. Summerbrooke owes her a huge debt of gratitude for the tremendous effort she has made to bring about a sense of community for the residents! Vicki's shoes will be impossible for me to fill without an outpouring of support. So please contact me soon!! I need to hear your feelings directly from you. And when I need feedback and assistance, a committee member will probably be calling you! I'd love to have your enthusiastic support. I am available by e-mail at [TJNATL@comcast.com](mailto:TJNATL@comcast.com) or at (770) 919-0067. Notes can also be hand delivered to my home at 3105 Fieldstone Court. I have been a resident since May 2004.

~Janine Ciak

### Continued from Page 2, Yard Of The Month

Nominees for July were Alain and Huguette Morel at 2701 Brookefield Lane, Jack and Megan Elsey at 2702 Brookefield Lane, Hoa Le at 2997 Summerfield



Ct, and Carol Poirier at 2684 Summerbrooke Drive. Ms. Poirier was the winner for July.

Finally, for the month of August, the nominees are Robert and Abby

Downing at 2633 Butler Bridge Way, Richard and Hope Brander at 2643 Butler Bridge Way, Lukas and Irene Riapos at 2692 Summerbrooke Drive



and Jack and Megan Elsey at 2702 Brookefield Lane. The Elseys are August's winners.



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