

Summerbrooke Newsletter

summerbrooke-community.com

Edition: 2nd Quarter 2006

May

Robin Ferguson—President

John McKinney—Co-Vice President / Recreation Area Chairman

Henry Gomez—Co-Vice President

Gary Greenhut—Secretary

Kathryn Bigliardi—Treasurer

Richard Maritt—Manager

Norm Kennedy—ACC Chairperson

Dave Ford—Landscape Chairman

Pat Webster—Tennis Chairperson

Vicki Swaney—Social Chairperson

Teresa Parkinson—Newsletter Editor

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BOARD MEETINGS

THE NEXT BOARD MEETING is Thursday, May 11, 2006 at 7p **at the Kennesaw Public Library**. This is a general business meeting. Please join us at the meetings held at the Kennesaw Library (just off Main Street @ Lewis Street, 770.528.2529). A sign at the entrance of the neighbor-



PRESIDENT'S PIECE

D e a r Neighbors,

It is hard to believe that it is now almost three months since I last wrote you. Time seems to pass so quickly these days. I suspect, like most of my aches and pains, it is something to do with growing old. It is now over nine months since I became President and in a month or so, on Thursday, the 1st of June, it will be time for our 2006 Annual meeting and for the election of a new Homeowners Association Board. As

hood will be placed out a few days in advance as a reminder. **THE ANNUAL BOARD MEETING** is Thursday, June 1, 2006 at 7p **at the Kennesaw Community Center**. This will be the annual meeting to elect officers to the Board of Directors. Please join us at the meeting held

at the Kennesaw Community Center located at 2753 Watts Drive (behind the Citgo and Dollar General, 770.422.9714). A sign at the entrance of the neighborhood will be placed out a few days in advance as a reminder.



always we are looking for Association Members to become involved in the management of our subdivision either by joining the Board or one of the Associated Committees. If you are interested, please contact me or any other Board Member. We will be pleased to welcome you into the small group of volunteers who are currently Board and Committee members and to ensure, if you so desire, that your name be placed on the Board election ballot. Even if you feel you cannot

commit to helping with the subdivision management, please mark your calendar for June 1st at 7pm and plan to come to the Annual Meeting. Your attendance and participation at the meeting will be much appreciated.

In the last newsletter I wrote about the coming of Spring and now it is almost Summer. I believe this is the most beautiful time of year and a time



(Continued from Page 1—President's Piece)

when our subdivision looks the best. Of course, nature has a lot to do with this, but each of us help by keeping our yards and homes well maintained. In this regard our Architectural Control Committee, which is now up to full strength with two new members and a new Chairman, will be keeping watch for the few of us who are not taking good care of our homes. I trust you will keep this in mind if you are asked by the Homeowner's Association to take care of some aspect of the maintenance of your home which you have overlooked.

The pool will open again for the season in a couple of weeks. Over this past winter we have had some problems with the maintenance of the water quality and this has led to the discovery that our current pool maintenance contractor dislikes looking after our pool. Consequently we are in the process of looking for a new pool contractor. In the meantime John McKinney, our Pool and Recreation Chairman, is ensuring that the pool will be ready for its opening. I want to thank John for the extra effort he has

made in is still making to get the pools ready and keep them healthy and safe so that we can all enjoy them over the summer months. I hope that you will all take full advantage of the pool. Combined with the free rental of our clubhouse, it is a great place for Members to hold children's birthday parties or other family celebrations.

I look forward to perhaps meeting you at the pool or more importantly at the Annual Meeting.

~ Robin Ferguson



**STAR 94'S MOVIE
UNDER THE STARS,
SATURDAY, JUNE
17, DUSK**

Radio station Star 94 returns to Kennesaw with Movie under the stars for FREE! The movie will begin shortly after sundown. A giant 40-foot tall screen will be erected at The Depot in downtown Kennesaw. Take a blanket, lawn chairs, and and a cooler and/or picnic basket and relish in the free entertainment. (Movie TBA)

HOA PURPOSE

There are some misconceptions about the purpose and role of homeowner associations. Some homeowners may view it as a type of landlord and turn to it to solve all problems (trash in street, noise issues, etc.). Other homeowners may feel that the association should not be able to tell them what they can do on or with their property.

There were four major reasons for homeowner associations to gain in popularity:

- 1) Local governments could no longer afford to provide the park areas needed for all the neighborhoods springing up. Those government entities encouraged developers to provide park and pool areas and in return allowed homes to be built closer together;
- 2) Home buyers wanted "country club" type amenities (such as pools and tennis courts) without having to pay "country club" prices;
- 3) Home buyers liked the idea that their property values and standard of living would be protected by a set of covenants, which would apply to all residents; and
- 4) Families liked the feeling of "community" and the added sense of security for their children.

There is a basic trade-off in home ownership to obtain the advantages of a homeowner association. Homeowners give up some of the freedoms and property rights they would otherwise have if they lived outside a planned community.

Covenants for associations contain provisions called "use restrictions." Use restrictions are rules that apply to all homeowners outside of the common areas. These provisions include architectural controls that apply to each individual home and lot. They may include items such as the construction of additions, house and yard maintenance, etc.. Use restrictions can also apply to areas pertaining to the leasing (or subletting) of the home, pet rules, sign limitations, and parking regulations.

Most residents are happy to trade off some of their freedoms for the advantages of living in an associa

(continued on page 9)

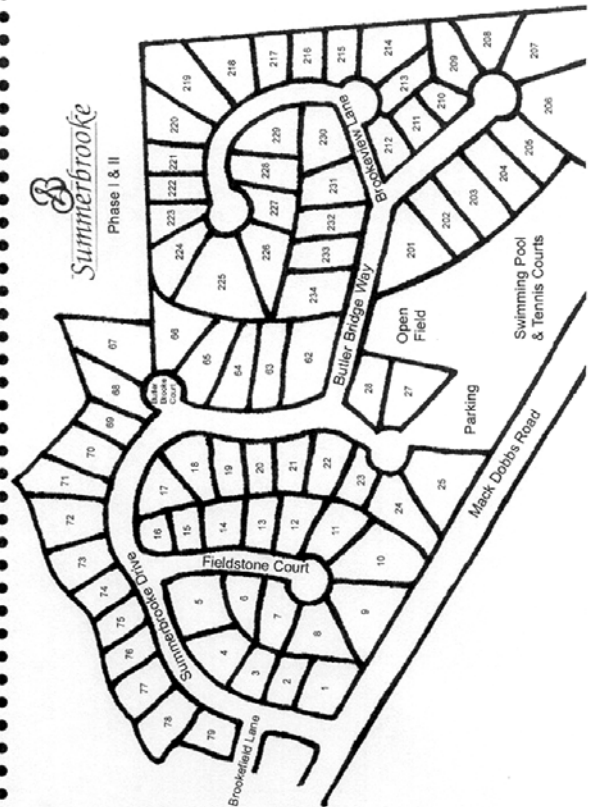
Addresses Paid in Full

as of 6am-5/2/06 (including Association Fees, Interest, Fines, and Legal Fees paid by the Association on the homeowner's behalf)

Lot#	Address	Lot#	Address	Lot#	Address	Lot#	Address				
206	2600 Mack Dobbs Road	69	2677 Summerbrooke Drive	13	3107 Fieldstone Court	224	3126 Brookeview Lane	300	2701 Brookefield Lane	320	2783 Summer Ridge Lane
25	2655 Summerbrooke Drive	70	2679 Summerbrooke Drive	12	3109 Fieldstone Court	225	3127 Brookeview Lane	79	2702 Brookefield Lane	321	2784 Summer Ridge Lane
24	2656 Summerbrooke Drive	17	2680 Summerbrooke Drive	7	3110 Fieldstone Court	223	3128 Brookeview Lane	301	2703 Brookefield Lane	319	2785 Summer Ridge Lane
23	2658 Summerbrooke Drive	71	2681 Summerbrooke Drive	11	3111 Fieldstone Court	226	3129 Brookeview Lane	332	2704 Brookefield Lane	322	2786 Summer Ridge Lane
27	2659 Summerbrooke Drive	72	2683 Summerbrooke Drive	8	3112 Fieldstone Court	222	3130 Brookeview Lane	302	2705 Brookefield Lane	318	2787 Summer Ridge Lane
22	2660 Summerbrooke Drive	16	2684 Summerbrooke Drive	10	3113 Fieldstone Court	221	3132 Brookeview Lane	331	2706 Brookefield Lane	323	2788 Summer Ridge Lane
28	2661 Summerbrooke Drive	73	2685 Summerbrooke Drive	9	3114 Fieldstone Court	227	3133 Brookeview Lane	303	2707 Brookefield Lane	317	2789 Summer Ridge Lane
21	2662 Summerbrooke Drive	74	2687 Summerbrooke Drive	207	2633 Butler Bridge Way	220	3134 Brookeview Lane	330	2708 Brookefield Lane	324	2790 Summer Ridge Lane
29	2663 Summerbrooke Drive	75	2688 Summerbrooke Drive	208	2635 Butler Bridge Way	219	3136 Brookeview Lane	304	2709 Brookefield Lane	316	2791 Summer Ridge Lane
20	2664 Summerbrooke Drive	76	2691 Summerbrooke Drive	205	2636 Butler Bridge Way	218	3138 Brookeview Lane	329	2710 Brookefield Lane	325	2792 Summer Ridge Lane
63	2665 Summerbrooke Drive	4	2692 Summerbrooke Drive	209	2637 Butler Bridge Way	228	3139 Brookeview Lane	305	2711 Brookefield Lane	315	2793 Summer Ridge Lane
64	2667 Summerbrooke Drive	77	2693 Summerbrooke Drive	204	2638 Butler Bridge Way	217	3140 Brookeview Lane	311	2990 Summerfield Court	326	2794 Summer Ridge Lane
19	2668 Summerbrooke Drive	3	2694 Summerbrooke Drive	210	2639 Butler Bridge Way	216	3142 Brookeview Lane	310	2991 Summerfield Court	327	2796 Summer Ridge Lane
18	2670 Summerbrooke Drive	78	2695 Summerbrooke Drive	203	2640 Butler Bridge Way	215	3144 Brookeview Lane	312	2992 Summerfield Court	328	2798 Summer Ridge Lane
65	2669 Butler Brooke Court	2	2696 Summerbrooke Drive	211	2641 Butler Bridge Way	214	3146 Brookeview Lane	309	2993 Summerfield Court	306	2799 Summer Ridge Lane
66	2671 Butler Brooke Court	1	2698 Summerbrooke Drive	202	2642 Butler Bridge Way	213	3148 Brookeview Lane	313	2994 Summerfield Court		
67	2673 Butler Brooke Court	5	3100 Fieldstone Court	212	2643 Butler Bridge Way	229	3149 Brookeview Lane	308	2995 Summerfield Court		
68	2675 Butler Brooke Court	15	3103 Fieldstone Court	201	2644 Butler Bridge Way	230	3151 Brookeview Lane	314	2996 Summerfield Court		
		14	3105 Fieldstone Court	233	2645 Butler Bridge Way	231	3153 Brookeview Lane	307	2997 Summerfield Court		
		6	3106 Fieldstone Court	234	2647 Butler Bridge Way	232	3155 Brookeview Lane				

If an address is highlighted, use of the amenities (pool, tennis courts, playground) is suspended.

Please contact the Just Right Management, LLC at 770.425.1712 or justrightgmt@bellsouth.net to resolve.



IN YOUR NEIGHBORHOOD



ANNUAL MEETING VOTING BY PROXY

The annual meeting requires attendance by or proxy voting forms from a minimum of 10% of the homeowners. It is not and cannot be valid unless that minimum is met. It is your right and responsibility to ensure your voice is heard at this annual meeting. The board of Directors highly encourages each homeowner to attend the Annual Meeting to be held June 1, 2006, at the Kennesaw Community Center, 2753 Watts Drive (behind the Citgo and Dollar General), 770.422.9714.

If you are unable to attend the meeting, it is in your best interest and that of all Summerbrooke residents, to turn in a Proxy so the minimum number of votes may be achieved. A Proxy will be mailed to you in the next couple of weeks; as well, you can make a copy of the one found as the last page of this newsletter. To utilize a Proxy, insert the name of the person who will be attending the meeting (or leave it blank for the President to vote for you). Insert the date and Month in the appropriate fields. Finally, sign your name as the homeowner, print your name below that, and your address below that. Once the Proxy is completed, send it to the meeting with the designated person OR if you are leaving the designated person field blank, turn the form into the Association mailbox no later than Wednesday, May 31, 2006, for collection by the Board prior to the meeting.

DELINQUENT HOMEOWNERS

As of Monday, May 1, 2006, 11 homeowners remained delinquent on their annual dues, fines, interest, and/or legal fees owed to the Association. **Those homeowners not current on their account are not allowed use of the tennis courts, swimming pool, or playground areas until their accounts are at a zero or credit balance.** *Please note there are additional homeowners owing the attorneys for their collection actions; while these homeowners are not being reported as "unpaid" in Association documents, these homeowners may still incur liens against their property and ultimately lawsuits against them as the attorneys require payment for these actions just as the association requires timely payments. As the attorneys took these actions based on association direction, they have full rights to place liens against the property and/or sue the homeowners for the fees.*

POOL OPENING

The pool season for 2006 will be from Saturday, May 20 through Sunday, September 10. The swimming pool hours are from 7a – 11p. Please be courteous to the homeowners living near to the recreation area and curtail noise after 9pm.

- Do not prop the pool gate open for any reason. All Owners must bring their key to access the pool and bathrooms. Do not loan your key to anyone.
- To use the pool, all children ages 12 years and younger must be accompanied by an adult homeowner.

- No pets are to be in the pool area or in the remainder of the recreation area.
- No wheeled recreational items including but not limited to bicycles, tricycles, skateboards, scooters, roller skates, and roller blades are allowed in the swim area.
- Swim diapers are a requirement for all children who are not completely toilet trained.

NOTE: The pool gate should remain locked at all times. Please report any off hour usage of the pool to the Board and, if after city curfew for teenagers, to the Kennesaw Police.

POOL COMMITTEE

Karan McKinney is the Pool Chairperson along with John McKinney being the Recreation Area Chairperson. They are usually in need of people for the pool committee. Please contact Karan or John if you are willing to help out. The pool committee is responsible for checking the pH and chlorine levels in the pools daily during the open season. Pool committee members also help to maintain the cleanliness of the pool area. If you would like to volunteer specifically for the Pool Committee, please contact Karan McKinney via phone at 770.429.0047 or send an email to karanjmck@yahoo.com.

KENNESAW NEWS & REMINDERS

Kennesaw Fireworks and Fantastic Shakers Concert, Monday, July 3, Concert 8p, Fireworks dusk:

The free concert series and Independence Day combine for a night of festivities! The Fantastic Shakers are a band full of personality, fun, and charisma. They are known as the "South's Finest Show Band" and play music ranging from up-tempo dance to rock to golden oldies. After the sun goes down, the fireworks display in honor of our nation and Independence Day will fill the skies.

Kennesaw Blood Drive, Tuesday, July 25, 3-8p:

Give the gift of life! Blood is needed for not only emergencies but for people who have cancer, blood disorders, sickle cell anemia, and other illnesses. The American Red Cross and the City of Kennesaw Parks and Recreation Department have teamed together for a blood drive being held at the Kennesaw Community Center (2753 Watts Drive behind the Dollar General and Citgo). All current eligible and new donors are strongly urged to schedule and appointment to donate though walk-ins are welcome. (Most healthy people 17+ years old and weighing 110+ pounds are eligible to donate every 56 days.) To schedule an appointment, call 770.422.9714 or go to: <http://www.kennesaw-ga.gov/forms.asp?FID=64>



Congratulations to Anthony & Diane Tatum on the adoption of their 14-year old son, *Deshawn Reshad Tatum*. Deshawn may be known to some of you with children as he has been attending school with them for a few months now. Welcome to the neighborhood Deshawn; we know you will be very happy with such kind parents as Anthony and Diane!

Congratulations to Jack & Megan Elsey, and sister Elizabeth on the adoption of their newborn baby boy. *Luke Everett Elsey* was born on April 6, 2006 at 6:51 pm, and was 19 1/2 " long and weighed 6 lbs and 7 oz. Welcome to the neighborhood Luke!

CURFEW FOR MINORS

As the warm weather and later hours are upon us, please, all parents, ensure you are aware of the City of Kennesaw curfews for minors. Statute 62-4 requires all persons 17 years of age or younger to be on their own property between the hours of midnight and 5 AM seven days a week.

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 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.



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)

GARBAGE (every Tuesday & Friday)

Exceptions through August are:

Wed, May 31 instead of Tue, May 30

Wed, Jul 5 instead of Tue, Jul 4

YARD TRIMMINGS (every Wednesday)

Exceptions through August are:

Thu, Jun 1 instead of Wed, May 31

APPLIANCES (every Thursday or Friday)

Exceptions through August are:

Wed, May 31 instead of Tue, May 30

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.

WATERING RESTRICTIONS

Odd-numbered houses water:

Tuesday, Thursday, Sunday

Even-numbered houses water:

Monday, Wednesday, Saturday

No Watering Allowed on Fridays!

SUMMERBROOKE PLAYGROUP

Playgroup meets during the school year at rotating houses in our neighborhood on Thursday mornings at 9:15—11:30a. A varied schedule is planned for the summer months. For more information, contact Teresa Parkinson at 678.355.9668 or tgp2396@bellsouth.net.

SPRING YARD CARE

FERTILIZER, SEED, WEED CONTROL

As the grass greens up, many homeowners are anxious to get out and start working on their lawns. A little patience and care at this point will reward the gardener with a fine lawn later.

For instance, the sight of new grass growing often inspires the homeowner to run out and spread fertilizer to help the young blades along. This is actually the opposite of recommended practices for fescue and bluegrass lawns. The proper time to feed grass is in the fall, when the roots that will sustain the plants through the following summer are actively growing. Even if the fall feeding was missed, any spring feeding should be limited to a light feeding (1/2 pound of actual nitrogen, i.e., 5 pounds of 10-10-10, per 1000 sq. ft.) after the initial flush of growth has subsided, probably sometime in May or early June.

Lime, on the other hand, should be applied in early spring, if soil tests show that it is necessary. Most lawn grasses grow best at soil pH's of 6.0 to 7.0, so have your soil's pH analyzed every two to three years to be sure you are staying in that range. The soil test results will include recommendations on how much lime to apply.

The best time to establish a new lawn from seed is in the fall, but many homeowners will need to reseed patches of lawn that have been damaged during the winter. Seed sown during March and early April will have a chance to grow successfully if it is well watered and cared for, from seeding on through the heat of summer. It is a good idea to fertilize newly seeded grass using a high phosphorous fertilizer (for example, 25 pounds of 5-10-5 per 1000 square feet when patch seeding) which will foster root growth. The grass will be stronger and healthier if you can water daily until the plants are established. Water approximately once a week throughout the summer, for the tops of the grass may look great, but the roots are not as long and dense as those of the grass in an established lawn.

There are many varieties and types of grass seed from which to choose. Your county cooperative extension agent can supply you with a publication which discusses selection of turf grasses in Virginia.

When your lawn requires its first cutting, be sure not to cut too short. Mow to about two inches during the spring, then raise the cutting height another half inch when summer arrives. Mow frequently so that no more than one third of the grass blade is removed at one time.

Along with the grass, several undesirables are probably growing in your lawn. The best prevention for a weedy lawn is to provide such great growing conditions that the turf crowds out the weeds. If the weeds are sparse, use that early spring energy to hand pull some of those perennial weeds. There are chemicals that can be used if you have more weeds than energy. If you choose to use herbicides, be sure to apply them when they will have maximum impact on the weed population. Follow label directions closely for information on time of application and safety precautions.

Apply pre-emergent herbicides between the middle of March and the middle of April to control crabgrass. Crabgrass generally emerges about the time of dogwood bloom, and the pre-emergent herbicides used to control it will not affect crabgrass that is already up and growing.

BASIC SPRING PRUNING FOR ROSES

By Logan Shillinglaw

Temperatures are rising and Spring is upon us. April is pruning time as well as the best time to add new roses or replace dead or under performing roses. If you haven't ordered your roses from a mail order nursery, such as Edmunds or Jackson & Perkins, then head to your local nursery or garden center. Before we talk about how to choose the best roses, I'll share some ideas on how to best "wake up" your roses and prepare them for another cycle of beauty.

There are countless ideas and a number of books about pruning, but I like to keep it simple and look at three basic areas – the why, the what and the how to. There is no need to make it complicated and if you understand these items then pruning will start you on the road to strong, healthy and productive roses.

WHY? Winter has given your roses a chance to go dormant and be non-productive. Roses need this break from growing. If you have winterized adequately and the winter hasn't been too harsh, your plant is now ready to come back to life. Pruning is the process that signals the plant to start rejuvenating by removing old and damaged wood and promoting healing and new growth. If done properly and with a plan, pruning can encourage new basal growth – the emergence of new canes from the bud union.

You want to prune your rose plant to eliminate weak canes that can sap energy from the rest of the plant. Pruning lets you shape the plant so that you can get the growth habit you want, a habit that will encourage a balanced plant with tall, healthy canes.

Pruning is the way in which you can "open up" the middle of the plant to allow a good flow of air. Why is

SPRING YARD CARE (continued from Page 7)

this important? **Good airflow minimizes your risk of fungal disease – black spot, mildew, etc. – and makes care much easier.** Clearing the middle also provides room for new growth that will sustain the plant throughout the growing season.

THE WHAT. What do you need in order to easily and effectively prune your roses? It's really quite simple. A good pair of pruning shears makes all the difference in the world. This is one area where you don't want to cut corners. Clean and smooth cuts help ensure the health of the rose. The blade should be sharp because you want to cut the cane, not crush it. Don't try to "muscle" a thick cane with pruning shears. A good pair of lopping shears makes the job easy and does not damage the plant. If you try to cut heavy wood with pruning shears you can permanently damage both the plant and the shears. Plus, you have to work too hard if you do not have the right tool. Why a wire brush? To brush away old dead bark from around the bud union. By doing this in the Spring, you are helping encourage basal breaks and new growth by making it easy for the rose to send out those new shoots. **Good gloves are a must!** The last thing you want to do is stick yourself with those pesky thorns. Not only are they annoying, but they can lead to infections and illness. Take one extra precaution and make certain you are current on your tetanus shot. You want to remain healthy so you can enjoy the fruits of your labor. (*Editor's note: A Tetanus shot is good for 10 years.*)

THE HOW. I always do better if someone tells me basic rules, so here are mine.

Basic Rule #1—DON'T BE AFRAID TO CUT!

This may seem to be the easiest, but when I started getting serious about having good roses, this was the hardest. I was always hesitant to cut away on a plant that was living or showing signs of new growth. I pruned sparingly and then wondered why my stems and blooms were not what they should be. My good friend, Marsha Tucker, put it simply and clearly, "If the stem isn't at least larger than a pencil, then get rid of it." That makes perfect sense because a cane is not going to produce a stem larger than itself. Cut out all the spindly and weak growth. This will encourage the rose to produce new growth on strong healthy canes.

Rule #2—CUT TO WHITE WOOD! When you prune, you want the center of the cane to show white, healthy wood. You want green bark and a white center. If you don't get that in your first cut, cut some more and keep cutting until you get a white core. The stem may be green on the outside but if the core is not a white pith, then you will be wasting time. That cane

will cause you more headache than it is worth. Remember it is okay to cut back to the bud union. Joan and I have been on the trophy table with a St. Patrick that was nothing but bud union when I finished pruning.

Rule #3—MAKE THE PROPER CUT. This is really quite simple. Find a dormant bud eye (slightly swollen spot where a leaf cluster is or was connected) on a strong cane. Choose a bud eye that faces away from the center of the plant. Make a 45° angle cut about ¼" above the eye. The cut should angle down and away from the eye. When you are done cutting to good wood, put a drop of Elmer's glue on the cut to seal it. This will help protect from insects that might enjoy boring into that fresh wood.

BEWARE OF POISEN IVY/OAK

Sign and Symptoms: An itch or burning rash appears within 2 to 3 days as small red bumps which usually blister. Blisters can be different sizes and may ooze clear fluid. The bumps and blisters may look like straight lines or streaks. The rash may begin to look crusty as it heals.

What to do: Wash skin and scrub under finger nails immediately with soap and water. For itching, use calamine lotion (avoid using on the face, especially near the eyes, or on oral antihistamine such as diphenhydramine (avoid antihistamine containing creams or lotions which can worsen the rash and itching). Cut fingernails short to keep from breaking the skin when scratching. Place cool compresses on the skin as needed. Wash all clothing that has been recently worn plus any items or outdoor pets that may have come into contact with the plant. Call a doctor or seek medical attention if the rash covers a large portion of the body, is on the genitals or the face, if the rash is getting worse despite home treatment, or if the skin looks infected (increasing redness, warmth, pain, swelling, or pus). Seek emergency medical care if the person has a known severe allergy to poison ivy or oak, develops swelling around the nose or mouth, complains of chest tightness or difficulty breathing, sounds hoarse or is having trouble speaking., develops redness or swelling widespread over the body, or becomes dizzy or light-headed.

Contact the Architectural Control Committee (ACC) for all modification projects needing approval, questions you may have regarding the Design Standards, or to report ACC violations: acc@summerbrooke-community.com.

BEWARE OF THE SEX OFFENDERS

The Georgia Bureau of Investigation has made it quite easy to discover when child molesters, sex offenders, and predators live nearby. Unfortunately, many live in Kennesaw. Quite fortunately for Summerbrooke, the den of them which had resided at the nearby Superior Creek Lodge at 2945 Cobb Parkway, has been cleared out except for one person which has moved in recently. Another former haven was the Efficiency Lodge located on Cobb Parkway just down from the QT and Sonic. It, too, has been reduced to only one registered offender; this gentleman was on the list the

last time we ran it in 2005.

Below is a list of those registered and within 3 miles of Summerbrooke. You can search for more or for other locations by going to: <http://www.ganet.org/gbi/sorsch.cgi>.

Keep your children safe and be aware of strangers in the neighborhood for the children and all of our sakes!



SEX OFFENDER NAME

MILES

ADDRESS

Rangel, David	.6 miles	Superior Creek Lodge, 2945 Cobb Pkwy, Room 325
Hardin, Mark Lee	1.6 miles	Efficiency Lodge, 2665 Cobb Pkwy, Room 237
Shultz, Jason Christian	1.8 miles	3091 Cobb Pkwy, Room 1217
Brown, James E	1.9 miles	2808 Pine Valley Way
Perryman, Randall Scott	2.1 miles	3515 Shelley Drive
Sponsler, Dwayne Andrew	2.3 miles	2753 Allyn Way
Delay, Steffan	2.3 miles	2681 S Main St, #13
Dietrich, Wynn	2.3 miles	2681 S Main St, #14
Doss, Jeffrey V	2.3 miles	2681 S Main St, #34
French, John Kent	2.3 miles	2681 S Main St, #26
Rivers, Frederick Samuel	2.4 miles	2451 Pine Drive
Brown, James E	2.9 miles	6015 Summit Ct
Herdon, Christy Leigh	3 miles	3101 Pine Mountain Circle

HOA PURPOSE (continued from Page 2)

tion. On the other hand, some homeowners do not want to be told that they need to cut their grass, or need approval before painting their house. These individuals probably want the advantages of a community association without the trade-offs. Summerbrooke follows the governing documents in place for its homeowner association closely. If you are interested in reviewing those documents, they may be reviewed at www.summerbrooke-community.com. You may also request them through the Board by dropping a written note into the mailbox at 2657 Summerbrooke Drive should you not have internet access.

Contact the Board of Directors for general community questions, suggestions or general comments: hoa@summerbrooke-community.com.

Contact Just Right Management, LLC for accounting issues (and any other issue as well): justrightmgmt@bellsouth.net or 770.425.1712. Please note contact made via telephone may require written or emailed confirmation from you for legal purposes.

You may write the Board, and Just Right Management by mailing or dropping off written communication to the mailbox located at : Summerbrooke Homeowners Association, Inc., 2657 Summerbrooke Drive NW, Kennesaw, GA 30152.

For more information on understanding your legal governing documents and/or on how to get legal fee discounts through Weissman, Nowack, Curry, & Wilco (WNCW), the company the Summerbrooke HOA uses for legal services, please see the neighborhood website.





**“A Design Standards Community”
Architectural Control Committee Modification Request Form**

Revised May 1, 2006

Name: _____ Date: _____
Address: _____ Phone: _____
Email Address: _____ Estimated Start Date: _____
@ _____ Estimated Completion Date: _____

DROP OFF OR MAIL FORM AND ATTACHMENTS TO:

Summerbrooke ACC, 2657 Summerbrooke Dr NW, Kennesaw, GA 30152

Allow 15 days from the date the ACC will receive the form before beginning project

The ACC is allowed a 14-day review period of all requests (per Summerbrooke's governing documents) from the day the form is received.
An acknowledgement will be provided to you upon receipt of the request form; another will be provided upon the ACC rendering a decision.

A description of the modification(s), drawings, exterior elevations, floor plans, details of materials to be used, pictures, brochures, and/or color samples must be included. The samples and attachments will not be returned.

If the request includes an addition to or elimination of part of the structure or major landscaping, a site plan must be enclosed. A site plan must show the exact location of the modification(s) being requested. The home and existing decks, walkways, driveways, etc. must be indicated on the site plan.

MODIFICATION(S) REQUESTED

<input type="checkbox"/> FENCES / WALLS / SCREENING (Specify materials, style, stain brand and color name/number, stain color samples, & location sketched on site plan)	<input type="checkbox"/> POOLS & SPAS (Include brand/model, materials for decking, pictures/brochures, dimensions, & location sketched on site plan)
<input type="checkbox"/> LANDSCAPING MODIFICATION / ADDITION (Specify plants, materials, & location(s) sketched on site plan)	<input type="checkbox"/> TREE REMOVAL (Include notations on site plan)
<input type="checkbox"/> PAINTING (Include brand, color name/number, and color samples)	<input type="checkbox"/> ROOF (Indicate brand, material type, & color name/number, and samples or brochures with sample colors)
<input type="checkbox"/> STRUCTURE MODIFICATION / ADDITION (Include sets of plans and sketch on site plan)	<input type="checkbox"/> RECREATIONAL EQUIPMENT (Include type, brand & model, and sketch on site plan)
<input type="checkbox"/> OTHER (Include a detailed description & additional information)	<input type="checkbox"/> OTHER (Include a detailed description & additional information)

MODIFICATION(S) DESCRIPTION
Attach additional pages of explanation if necessary

For ACC Use Only

Date Received: _____ Date Reviewed: _____

ACC Representative Signature & Date: _____

*Conditional Approval: _____

*Disapproval: _____

* requires explanation



PROXY

SUMMERBROOKE HOMEOWNER'S ASSOCIATION, INC. ANNUAL MEETING JUNE 1, 2006

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 1, 2006, at 7 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 _____, 2006.

Signature of Owner

Print Name of Owner

Address

