



# Summerbrooke Newsletter

summerbrooke-community.com



Edition: 1st Quarter 2007

March

- Robin Ferguson**—President
- Richard Brandner**—Vice President
- Gary Greenhut**—Secretary/  
Treasurer
- Kathryn Bigliardi**—Director
- Christopher Wooldridge**—Director
- Richard Maritt**—Manager
- Dave Ford**—Landscape Chairman
- Pat Webster**—Tennis Chairperson
- Janine Ciak**—Social Chairperson
- Teresa Parkinson**—Newsletter  
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- Vacant**—ACC Chairperson

**Inside this issue:**

President's Piece Continued	2
Profit and Loss Statement	3
More Financial	4
ACC Update / Weed Control	5
Community Corner	6
Coyotes / Needless Crime Prevention / Playgroup	7
President's Piece Continued	8
Care & Concern / Vandalism	
Summerbrooke Neighbor- hood	9
Summerbrooke Neighbor- hood Continued	10
Clean Oil Spots / Associa- tion Communication	11
Kennesaw Events / Palette Ballot	12

## Board Meetings

The next Board Meeting will be held on *Thursday*, April 5, 2007 at 7pm.

This will be a general business meeting. Please join us at this meeting to be held at the West Cobb Public Library (1750 Dennis Kemp Lane, 770.528.4699, next to the West Cobb YMCA just off the intersection of Stilesboro and Mars Hill Roads). A



## President's Piece

I hope you have all had a good winter and that like me you are now looking forward to warmer weather and the Spring. I think our Subdivision always looks its best in the late Spring and early Summer. I have never been a fan of brown grass, and for me, the sooner the grass turns green again the better, even if it means I have to cut it! In my piece this time I want to explain to you the

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

The HOA public meetings will now normally be held the 1<sup>st</sup> *Thursday* of every other month. Watch the front of the subdivision for a reminder sign to appear. Meetings are currently scheduled for 2007 on: April 5<sup>th</sup>, June 14<sup>th</sup> (annual meeting/2nd

Thursday of June), August 2<sup>nd</sup>, October 4<sup>th</sup> and December 6<sup>th</sup>. Please watch the newsletters and the Summerbrooke website for changes to the schedule.



thinking behind a couple of new ideas which your HOA Board is considering for introduction in the next few months.

### A Palette of Approved Colors For Painting Homes Within the Subdivision.

For reasons explained below the Architectural Control Committee (ACC) decided last month to create a palette of approved colors for the siding and stucco of all homes within

Summerbrooke, and provided the Board approved the palette and the rules associated with it, they would use it to control the colors of siding and stucco within the subdivision. The ACC has struggled for many months now with decisions on which colors should be allowed and which should



(Continued on Page 2)

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

be denied. They usually have to make their decision based on a very small sample card of color and they have discovered that colors on these sample cards can look very different when painted on all of the siding or stucco of a house. In the past few years, darker colors than those originally painted on the homes in Summerbrooke have become fashionable. Many people who have painted their homes during that time have changed the color of their siding and the new color has frequently been darker or stronger than the original color. The ACC believes that they should move with the times and therefore have approved these darker colors while at the same time trying to stay within the "light to medium earth tones" as required by the Association's Design Standards. Light to medium earth tones is a very vague definition and the ACC has found it increasingly difficult to make the decision

as to what is too dark, and what is and is not an earth tone. The ACC members feel that recently they have made a couple of decisions which they wish they could take back. They approved colors, which once they were painted on a home did not look anything like the committee thought they would. In an attempt to solve this continuing problem the ACC decided to try to introduce an approved palette of colors, but asked for the Board's approval before doing so. The rules associated with the palette would mandate that when a home within Summerbrooke was next painted, it must be painted with a color chosen from the approved palette of colors. Existing colors would be grandfathered in until the home was next painted. While the Board fully appreciates the ACC's difficulties and favors the use of a palette of colors, they are very much aware that it limits the choices of individual

homeowners. That it isolates our subdivision from any changes in fashions or trends which may occur in the next few years. Therefore the Board has decided to canvas the opinions of all Summerbrooke homeowners through this newsletter.

***In this newsletter (on page 12) is a ballot sheet asking you to vote on this issue. Please complete this ballot paper and return it via the Association mailbox at the pool entrance.***

### **Nonresident Pool Memberships.**

Last year after the pool season had begun the Board discussed and then decided to allow a limited number of non Summerbrooke resident families to use our pool. After checking the legal and insurance aspects of this decision they offered pool memberships to Summerstream and Greystone Manor

residents. Perhaps because the price was too high and the season had already begun, no one took us up on our offer. Many of you probably already know that our pool was originally designed to service a subdivision which included Summerstream as well as Summerbrooke. Even given that fact it is still a very big pool. Very few of the subdivisions in Cobb County, even those bigger than Summerbrooke and Summerstream combined, have a pool as large as ours. Our pool is very much under utilized albeit that on some summer weekends it gets quite busy. The cost of maintaining a swimming pool is directly related to it's size. The pool is by far the HOA's greatest expense and we have struggled for these past two years to support it without having to impose a substantial increase in homeowner dues. The cost of maintaining the pool was the major reason that we

*(Continued on Page 8)*



## Summerbrooke Homeowners Association, Inc. Profit and Loss Statement

ACCOUNT DESCRIPTION	PERIOD			YEAR-TO-DATE			YEAR
	Month of February 2007			2 Months Ending February 28, 2007			2007
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
<b>Operating Receipts</b>							
Association Fees	13,314.00	12,768.00	546.00	33,402.00	12,768.00	20,634.00	51,072.00
Seasonal Memberships	200.00	0.00	200.00	200.00	0.00	200.00	1,400.00
Special Assessments	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Delinquent Accounts Interest	19.99	0.00	19.99	19.99	0.00	19.99	150.00
Reimbursed Collection Expenses	275.63	300.00	(24.37)	1,350.90	600.00	750.90	4,200.00
ACC Fines	44.64	25.00	19.64	110.29	50.00	60.29	250.00
Bank Interest	0.00	0.00	0.00	361.88	300.00	61.88	600.00
Newsletter Advertising	0.00	60.00	(60.00)	0.00	60.00	(60.00)	110.00
Tennis League Fees	0.00	0.00	0.00	0.00	0.00	0.00	350.00
Miscellaneous Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Operating Receipts</b>	<b>13,854.26</b>	<b>13,153.00</b>	<b>701.26</b>	<b>35,445.06</b>	<b>13,778.00</b>	<b>21,667.06</b>	<b>58,132.00</b>
<b>Operating Expenditures</b>							
Electric - Entrance	68.29	60.00	8.29	201.82	135.00	66.82	720.00
Electric - Pool/Clubhouse	86.67	45.00	41.67	171.04	90.00	81.04	4,090.00
Electric - Recreation Area Lights	18.60	20.00	(1.40)	37.20	40.00	(2.80)	240.00
Water - Entrance	0.00	20.00	(20.00)	22.00	40.00	(18.00)	450.00
Water - Pool/Clubhouse	0.00	25.00	(25.00)	51.26	50.00	1.26	930.00
Sewage - Pool/Clubhouse	0.00	40.00	(40.00)	61.60	85.00	(23.40)	1,355.00
Sanitation	30.00	30.00	0.00	60.00	60.00	0.00	360.00
Management Fee	721.00	721.00	0.00	1,442.00	1,442.00	0.00	8,652.00
Insurance	282.00	282.00	0.00	564.00	564.00	0.00	3,638.00
Collection Expenses	0.00	0.00	0.00	0.00	0.00	0.00	3,200.00
Attorney Fees	0.00	0.00	0.00	1,200.00	1,200.00	0.00	1,500.00
Postage	44.85	30.00	14.85	116.93	275.00	(158.07)	650.00
Printing	0.00	20.00	(20.00)	52.40	40.00	12.40	185.00
Office Supplies	27.29	30.00	(2.71)	61.89	60.00	1.89	250.00
Website/Domain	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Administrative	0.00	0.00	0.00	30.00	30.00	0.00	70.00
Reserve Fund Contribution	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
Social/Welcome Committee	0.00	20.00	(20.00)	41.35	40.00	1.35	420.00
Property Taxes - County	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Property Taxes - City	0.00	0.00	0.00	0.00	0.00	0.00	220.00
Landscape Maintenance Service	1,081.00	1,081.00	0.00	2,162.00	2,162.00	0.00	12,972.00
Pinestraw	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Flowers	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Pool Service	170.00	170.00	0.00	340.00	340.00	0.00	4,770.00
Pool Maintenance/Repair	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Pool Supplies	0.00	0.00	0.00	0.00	0.00	0.00	200.00
Pool Furniture	0.00	0.00	0.00	0.00	0.00	0.00	800.00
Pool Permit	0.00	0.00	0.00	400.00	400.00	0.00	400.00
Pool Phone	0.00	0.00	0.00	0.00	0.00	0.00	320.00
Tennis Equipment/Supplies	418.50	0.00	418.50	418.50	0.00	418.50	650.00
Tennis Court Maintenance/Repair	0.00	0.00	0.00	0.00	0.00	0.00	400.00
Clubhouse Maintenance	0.00	50.00	(50.00)	0.00	100.00	(100.00)	800.00
Clubhouse Janitorial Service	250.00	200.00	50.00	430.00	400.00	30.00	2,600.00
Common Area Improvements	203.00	20.00	183.00	203.00	40.00	163.00	240.00
Common Area Maintenance/Repair	16.88	20.00	(3.12)	16.88	40.00	(23.12)	770.00
Miscellaneous Repairs/Supplies	56.46	15.00	41.46	56.46	30.00	26.46	180.00
<b>Total Operating Expenditures</b>	<b>3,474.54</b>	<b>2,899.00</b>	<b>575.54</b>	<b>8,140.33</b>	<b>7,663.00</b>	<b>477.33</b>	<b>58,132.00</b>
<b>Excess Operating Receipts</b>	<b>10,379.72</b>	<b>10,254.00</b>	<b>125.72</b>	<b>27,304.73</b>	<b>6,115.00</b>	<b>21,189.73</b>	<b>0.00</b>

(Continued on Page 4)

## Summerbrooke Homeowners Association, Inc. Profit and Loss Statement

ACCOUNT DESCRIPTION	PERIOD			YEAR - TO - DATE			YEAR
	Month of February 2007			2 Months Ending February 28, 2007			2007
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE	BUDGET
<b>Capital Expenditures</b>							
Clubhouse Exterior Paint	0.00	0.00	0.00	0.00	0.00	0.00	1,850.00
Tennis Court Repair	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Tennis Court Resurface	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
<b>Total Capital Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6,350.00</b>
<b>Net Expenditures</b>	<b>3,474.54</b>	<b>2,899.00</b>	<b>575.54</b>	<b>8,140.33</b>	<b>7,663.00</b>	<b>477.33</b>	<b>64,482.00</b>
<b>Net Receipts</b>	<b>10,379.72</b>	<b>10,254.00</b>	<b>125.72</b>	<b>27,304.73</b>	<b>6,115.00</b>	<b>21,189.73</b>	<b>(6,350.00)</b>

### *More Financial*

#### Association Fees and Collections

As of Sunday, March 04, 2007:

46 Homeowners have paid off their 2007 Association Fees in full. Thank you to each of you!

57 homeowners are current with their installments being paid toward the 2007 Association Fees. Thank you for keeping your accounts current!

1 Homeowner filed bankruptcy yet has secured the Summerbrooke account in the payout of their debts. Therefore monthly payments are being received via the bankruptcy court to pay off their past balance.

8 Homeowners are in various stages of collections currently ranging from liens filed against their home to lawsuits. This is an unsavory step for the Association to take yet can and will be done to keep as many homeowners as possible from taking advantage of their fellow homeowners by not paying their Association Fees.

#### Current and Near-Future Expenditures

The locks of the clubhouse, restrooms, pool gate, and pool equipment room were recently changed out as the same key system had been in place for a number of years. Further improvements over the next one or two months will include the painting of the clubhouse exterior and interior, repair of the playground gate latch, repair of a couple of small areas of the playground fence, replacement of the women's room sink, bolstering of the men's room countertop, re-installation of the men's room accessibility handrail, straightening of the bottom of the tennis court fence, repositioning of one of the tennis net posts, resurfacing of the tennis courts, and installation of two new all-weather tennis court benches.

#### *Contacting The Association*

*When your lights go out or you have difficulties with your electric bill, it is necessary for you to call or email Cobb EMC. It is not prudent for you to knock on the door of your neighbor who works for Cobb EMC. As well, if you need to address an Association matter, it is important you attend Association meetings or call or write the Association directly.*

*The Board of Directors may be addressed at public Association meetings. You may email them at [hoa@summerbrooke-community.com](mailto:hoa@summerbrooke-community.com) or drop off a note to them at the Association address at 2657 Summerbrooke Drive. The ACC may be contacted in writing at that address or via email at [acc@summerbrooke-community.com](mailto:acc@summerbrooke-community.com).*

*Correspondence should not be left in any Board of Director's mailbox, ACC member's mailbox, or the mailbox of the manager. To meet with a Director, an ACC member, or the management, an appointment should be made ahead of time. Payments are to be dropped off at or mailed to the Association address previously indicated.*

*If you have questions regarding any matter, it is usually best to address them in writing though you may call at 770.425.1712.*





## ACC UPDATE

Before you paint your home – even if using the same colors as it is already painted – you must seek approval from the Architectural Control Committee (ACC). ACC information may be accessed under “Architectural Control Committee” on the Summerbrooke website at [www.summerbrooke-community.com](http://www.summerbrooke-community.com). 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 a requirement that all projects be scheduled to begin 15 or more 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 and the Declaration of Covenants page of the Summerbrooke website) for specific information. If you do not have internet access, you may request this information by calling 770.425.1712.

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.

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.

## Weed Control

Several homeowners recently received notification regarding the growth of weeds on their lot. This was done as it is a requirement of owning a home in Summerbrooke that all visible lawns be sodded with Bermuda in the front yards; as well, it requires lawns be mowed, edged, and weeded. This may be done by a contractor or by the homeowner. As well, if you control your weeds your neighbor next door or across from you will have less difficulty controlling weeds in their yards.

The following is the suggested schedule for Bermuda grasses in the Atlanta area as provided by three of the top lawn care companies:

(Early Season / February) Apply pre- and post-emergent to control broad leaf weed and cool season grassy weeds emerging from the cool season. It is recommended a light amount of fertilization be administered to relieve the lawn from winter stress.

(Early Spring / late March or early April) Apply pre- and post-emergent to control spring weeds. Apply a plentiful amount of fertilizer to replenish valuable nutrients.

(Early Summer / early May) Apply a summer fertilizer to promote thickening and green color. Grub control should be applied at this time to prevent severe damage from feeding grubs.

(Mid Summer / mid June) Treat with a mid-summer fertilizer to maintain green color and promoting deep root systems.

(Late Summer / early August) Apply a summer/fall blend of fertilizer to aid in your lawn's tolerance of late summer stress and to maintain your lawn's green color.

(Early Fall / mid-September) apply fall fertilizer and lawn food to promote healthy growth and winter survival.

(Late Fall / late October) Apply pre- and post-emergent to provide control of weeds emerging from cool season temperature.

(Winter / early December) Treat the lawn with sulfur to lower your lawn's pH level releasing valuable nutrients locked in your soil by slightly higher alkaline levels.



**Congratulations to Ed & Kristi Koebel** on the birth of their daughter, *Melanie Rose Koebel*. She was born on February 8th, 2007 and was 20" long and weighed 7lbs and 7 oz. She was born at 12:15p.m. Welcome to the neighborhood Melanie!



## CITY OF KENNESAW SANITATION DISCOUNTS

*If you pay your sanitation bill in advance, you can get a free month each year. Here's how:*

- 1) Residents can pre-pay 11 months of sanitation billing, \$242, (\$22/month) and get the 12<sup>th</sup> month of service free.
- 2) Residents can pre-pay 22 months of sanitation billing, \$484, (\$22/month) and get the 23<sup>rd</sup> and 24<sup>th</sup> months of service free.



## 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 access their online form at [http://www.cobbenergy.com/forms/contact\\_form\\_to\\_report\\_streetlight\\_outage.shtml](http://www.cobbenergy.com/forms/contact_form_to_report_streetlight_outage.shtml).

The online reporting may also be done using the links found under "Links" on the Summerbrooke website.

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 **after dark** the night before. Kennesaw law states the containers will not be put out prior to the day of collection and shall be removed from the street and out of sight on the same day of collection.

### **RECYCLING (every Wednesday)**

No Service the week of Wed, 7/4

### **GARBAGE (every Tuesday & Friday)**

NO SERVICE Fri, 4/7

Tue, 5/28 pickup moves to Wed, 5/29

### **YARD TRIMMINGS (every Wednesday)**

NO SERVICE Week of 7/4

### **METAL/APPLIANCES**

**(every Thursday or Friday)**

NO SERVICE the week of 7/4

For any questions, issues, to request more bins, or clarification of what may be recycled, please contact the Public Works Department at 770.421.8582 or email at [publicworks@kennesaw.ga.us](mailto:publicworks@kennesaw.ga.us).

Several homeowners received notifications recently regarding the storage of garbage cans and/or recycle bins on your driveway or in front of or on the side of your home. ACC rules require garbage cans and recycle bins to be stored out of view except on the day of pickup. The City of Kennesaw ordinances requires all garbage cans and recycle bins be placed in view only on the day of pick-up and removed from the street to a non-visible area on the same day of the pickup. The ACC has tried to be lenient regarding the placement of these items out the night before (especially if done after dark). However, the storage of these items in view of the street will not be overlooked.

## VENDOR REFERRAL

E. Ramos Painting Inc., 3827 Carole Drive, Doraville, GA 30340 (770) 452-8012 is a company referred by our neighbor Cindy Lehmutz. Mr. Ramos has been painting for 20 years and runs a family business.

## PREVENT NEEDLESS CRIME

As many of you should be aware from reading via email or possibly from a printed flyer, crime has started occurring within Summerbrooke. One Summerbrooke homeowner experienced theft from their garage. Two others have experienced theft from the cars in their driveways. A Summer Stream home was broken into recently with thousands of dollars of belongings stolen.

As was previously stated in a couple of 2006 newsletters, the easiest things you can do is to KEEP YOUR GARAGE DOORS CLOSED (especially after dark) and LOCK YOUR CAR DOORS (even in your own driveway).

Criminals, for the most part, are quite lazy people. Therefore, if your garage doors are closed, they cannot gain access to your belongings or, worse yet, gain easy access to the inside of your home. Car doors left unlocked easily provide a way for a possibly otherwise non-criminal to decide to take your iPod, Blackberry, or laptop setting in the car.

Help keep Summerbrooke, your neighbors, your family, and yourself safe. Keep things locked and closed up so this neighborhood does not look inviting to criminals!

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## WATERING RESTRICTIONS

**No watering on Fridays! No watering between 10am and 4pm on any day!**

**Odd-numbered houses water:  
Tuesday, Thursday, Sunday**

**Even-numbered houses water:  
Monday, Wednesday, Saturday**

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

### SOUTHERN MUSEUM 2-FOR-1 ADMISSION

*Kennesaw residents: Buy one regular admission to the Southern Museum of Civil War & Locomotive History, receive the second admission of equal or lesser value for free. Print a coupon (valid through April 30, 2007) at: <http://www.kennesaw-ga.gov/DocumentView.asp?>*

## COYOTES

Coyote sightings are reported in Summerbrooke nearly year round except the coldest of the winter months. In talking with experts, they have stated that coyotes are pretty much everywhere. They are wild animals just trying to survive day to day, pretty much like deer (which can less frequently be found nearby). They especially like the type of areas such as those throughout the Summerbrooke and Mack Dobbs Road areas.

Wild animals determine where they want to live by their needs. They need a water source (which Butler Creek provides for them), a wooded area (which surrounds the creek and of which nearly six acres abuts Summerbrooke), and food. If they are having their needs met by an area such as Summerbrooke, they will remain and/or come back every year. The experts stated you can trap them all you want, but other coyotes will just move in if the area is to their liking.

If you want the coyotes to go away, you MUST remove one of their needs. The only one of those that you have any real control over is the food. These are food sources for coyotes: bird and squirrel feeders, cat/dog food left outside, garbage left outside (including cans and/or uncovered barbecue grills), and small domestic animals like cats, small dogs, and rabbits. Anything that produces a scent of food draws their attention. Take away the food sources and scents the coyotes will go elsewhere.

There is apparently some good information on the internet dealing with this subject. Type in the buzz words on suburban coyotes, coyote control, control/repelling wild animals, etc. and you will find several sites. One of the better resources for information is the Georgia Department of Natural Resources. There is information available from these links for repelling wild animals along with listings of various chemicals or odors that you can spread around to discourage them. However, the experts contend that you will probably be repelled or repulsed by the same scents!

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## SUMMERBROOKE PLAYGROUP

Playgroup for parents with infants through 4 years old 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 [melissa-bruck@bellsouth.net](mailto:melissa-bruck@bellsouth.net).

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

operated over budget in 2006. Last fall when the Board was working on this year's budget, we decided once again to offer memberships to a limited number of nonresidents families and the current budget assumes that about ten families from nearby subdivisions will become nonresident pool members. These membership fees which they pay will be used specifically to support the pool. We have had some concerns about unauthorized nonresident use of the pool and in part because of this concern, we have replaced all the locks on the clubhouse including both bathrooms and the pool

gate. New keys will be issued to every eligible resident family before the pool opens. Additionally, we will be issuing an identity card to every eligible family. We plan to make occasional random checks at the pool and will expect every "group" of people at the pool to have a key and an identity card with them. Nonresident members will be required to have a key and nonresident ID card as well. I hope you understand and cooperate with the need for these changes to the way our pool is operated. I look forward to receiving your votes on the ACC's palette of approved colors.

~ Robin Ferguson

**VANDALISM IN SUMMERBROOKE**

The clubhouse has experienced a lot of vandalism over the past few months. This increases costs for the Association and could, in turn, for each homeowner.

The women's room had a small fire started in it. The men's room had a hole kicked or punched into the wall. The accessible railing in the men's room was pulled off the wall. The soap dispensers were torn off the walls of both restrooms. A shutter was hit by a skateboard and shattered in parts. Three shrubs near the clubhouse have been vandalized (two cut in half by skateboarders) and the third stomped completely to pieces. One gutter downspout was kicked in severely.

Each of these things occurred at separate times from one another. It is obviously a consistent problem and not a one-time occurrence. It is in the best interest of all homeowners to 1) keep aware of the clubhouse and recreation area's upkeep. If you find a door open, lights on, or damage of any sort, please secure the area and contact the Association via email ([hoa@summerbrooke-community.com](mailto:hoa@summerbrooke-community.com)) or phone (770.425.1712). If anyone appears to be loitering or acting in an unsavory manner near the recreation area, call 911; do not approach them yourselves.

Your assistance in keeping people from vandalizing this area would be greatly appreciated as it will allow for easier maintenance of the area and keep costs from being incurred unnecessarily.

**CARE & CONCERN FOR OUR NEIGHBORS**

*Privates Henry Pauch and Steve Obeda, inducted at Fort Sheridan, Ill., came to a camp in Texas, in the same troop movement. For two months they were in the same platoon and slept in bunks not far apart. Then they exchanged addresses. One lived at 2533 South Troy Street, Chicago, and the other at 2541, same street, same city. They were close neighbors, but strangers for thirteen years—then got acquainted so far from home.*

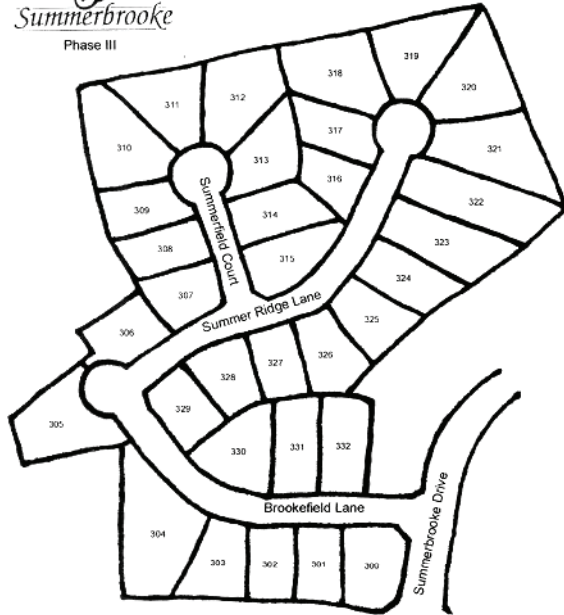
*The TV is filled with images of the disaster caused by the storms that hit south Georgia recently and I wondered if any of the neighbors knew each other, how many people lived in the houses next door so it could be determined if all escaped? Do you know your neighbors?*

~Rev. Stephen Bramham

Lot #	Name	Address
1	Karan & John McKinney	2698 Summerbrooke Drive
2	Ranjan & Ishver Patel	2696 Summerbrooke Drive
3	Phyllis & Robin Ferguson	2694 Summerbrooke Drive
4	Irene & Lukas Riapos	2692 Summerbrooke Drive
5	Sarah Luke	3100 Fieldstone Court
6	Kimberly & Stephen Thomas	3106 Fieldstone Court
7	Jean & Mark Spaulding	3110 Fieldstone Court
8	Devon Scott & Pete Bowman	3112 Fieldstone Court
9	Mehrdod & Farzin Parsa	3114 Fieldstone Court
10	Azizollah Mohammadi & Sadi Jila Fahandej	3113 Fieldstone Court
11	Jo & Peter Fitch	3111 Fieldstone Court
12	Hana & Brian Boynton	3109 Fieldstone Court
13	Linda & Roy Brown	3107 Fieldstone Court
14	Janine Ciak & Terry Vriezelaar	3105 Fieldstone Court
15	Thomas "Farrell" Burel	3103 Fieldstone Court
16	Carol Poirer	2684 Summerbrooke Drive
17	Dorothy & Allen Frieser	2680 Summerbrooke Drive
18	Terry Powell-Beard & Kevin Beard	2670 Summerbrooke Drive
19	Dean Meyer	2668 Summerbrooke Drive
20	Megan Kaufmunn	2664 Summerbrooke Drive
21	Kimberly Bobo	2662 Summerbrooke Drive
22	Lee Ann & Duane Leingang	2660 Summerbrooke Drive
23	Janice & Jeffrey Frieman	2658 Summerbrooke Drive
24	Theresa Sullivan	2656 Summerbrooke Drive
25	Trisha Eudaly	2655 Summerbrooke Drive
27	Jo-Anne & Billy Liakakos	2659 Summerbrooke Drive
28	Laura & William Groff	2661 Summerbrooke Drive
62	Elizabeth & Jason Wimmer	2663 Summerbrooke Drive
63	Jack & Pat Webster	2665 Summerbrooke Drive
64	Carrie & Keith Carter	2667 Summerbrooke Drive
65	Monique & Chuck South	2669 Summerbrooke Drive
66	Pamela & Michael Walker	2671 Butler Brooke Court
67	Dawn Fink & Tabitha Poole	2673 Butler Brooke Court
68	Lori & David Watson	2675 Butler Brooke Court
69	Rebecca & David Ford	2677 Summerbrooke Drive
70	Kristen Diliberto & Paul Macaluso	2679 Summerbrooke Drive
71	Marilyn & Stephen Webster	2681 Summerbrooke Drive
72	Sharon & Stephen Branham	2683 Summerbrooke Drive
73	Cassie & Mike Field	2685 Summerbrooke Drive
74	Amany & Ashraf Demian	2687 Summerbrooke Drive
75	Richard Maritt	2689 Summerbrooke Drive
76	Diane & Anthony Tatum	2691 Summerbrooke Drive
77	Kyle & John Moore	2693 Summerbrooke Drive
78	Cynthia & Marc Lehmutz	2695 Summerbrooke Drive
79	Megan & Jack Elsey	2702 Brookefield Lane
201	Drena & Daniel Varghese	2644 Butler Bridge Way
202	Shelli & James Monaco	2642 Butler Bridge Way
203	Lynn & Daniel Dull	2640 Butler Bridge Way
204	Jeannie & John Fair	2638 Butler Bridge Way
205	Ashley & Chris Wooldridge	2636 Butler Bridge Way



Lot #	Name	Address
207	Abby & Bob Downing	2633 Butler Bridge Way
208	Angela & Darius White	2635 Butler Bridge Way
209	Sharon & Darrell Wright	2637 Butler Bridge Way
210	Michelle & Todd Brooks	2639 Butler Bridge Way
211	Karen & David Blinkhorn	2641 Butler Bridge Way
212	Hope & Richard Brandner	2643 Butler Bridge Way
213	Brian Middleton	3148 Brookeview Lane
214	Teresa & Christopher Parkinson	3146 Brookeview Lane
215	Merima & Hamdija Sabic ('til May); Nicole & Andy Scarborough	3144 Brookeview Lane
216	Rebecca & James Coddington	3142 Brookeview Lane
217	Barbara & Ralph Arnold	3140 Brookeview Lane
218	Mariah & Stuart Henry	3138 Brookeview Lane
219	Kathryn & Richard Bigliardi	3136 Brookeview Lane
220	Donna & Garland Woodruff	3134 Brookeview Lane
221	Julieann & Scott Craig	3132 Brookeview Lane
222	Anne Marie & James Attaway	3130 Brookeview Lane
223	Priyanka & Rajan Surve	3128 Brookeview Lane
224	Katherine & Brett Bullard	3126 Brookeview Lane
225	Valerie & Harold Browder	3127 Brookeview Lane
226	Karri Lynn & Lee Smith	3129 Brookeview Lane
227	Kerri & Shawn McGuinness	3133 Brookeview Lane
228	Brenda & Lee Martin	3139 Brookeview Lane
229	Mary Thompson	3149 Brookeview Lane
230	Jana & Chuck Whaley	3151 Brookeview Lane
231	Kristi & Ed Koebel	3153 Brookeview Lane
232	Amber & Jason Graham	3155 Brookeview Lane
233	Julie & John Harmon	2645 Butler Bridge Way



Updated 02/28/07

**Every attempt has been made to reflect the commonly used name of the resident and/or owner of each home if it was provided to the Association. Information was culled from forms provided by the homeowners/residents to the Association in addition to Cobb County Tax Records. This listing is not intended to disclose the legal owner of each home.**

Lot #	Address	Address
300	Huguette Boyer & Alain Morel	2701 Brookefield Lane
301	Celeste & David Schweizer	2703 Brookefield Lane
302	Theresa Tucker	2705 Brookefield Lane
303	Ann & Gary Greenhut	2707 Brookefield Lane
304	Loralie & Gary Tidwell	2709 Brookefield Lane
305	Kenton O'Reggio	2711 Brookefield Lane
306	Ingrid & Manuel Salvador	2799 Summer Ridge Lane
307	Hoa Le	2997 Summerfield Court
308	Stacha & Ray Turner	2995 Summerfield Court
309	Althea Anguin	2993 Summerfield Court
310	Jennifer & Alan Betus	2991 Summerfield Court
311	Elizabeth & Lewis Bramlett	2990 Summerfield Court
312	Melissa & Christopher Bruck	2992 Summerfield Court
313	Lakshmi Krishnan & Hariharan Balaganesh	2994 Summerfield Court
314	Sondra & James Lemser	2996 Summerfield Court
315	Cathy Farris-Jabbar & Karim Jabbar	2793 Summer Ridge Lane
316	Pamela & Leroy Palmer	2791 Summer Ridge Lane
317	Desiree & Cedric Carter	2789 Summer Ridge Lane
318	Kimberly & Stephen Ferguson	2787 Summer Ridge Lane
319	Nancy & William Pozzi	2785 Summer Ridge Lane
320	Lisa & Kevin Von Colln	2783 Summer Ridge Lane
321	Lori & Steven Larson	2784 Summer Ridge Lane
322	Katie & Chris Dunlap	2786 Summer Ridge Lane
323	Lai Mee Lee & Seng Tan	2788 Summer Ridge Lane
324	Galina & Serge Melnikoff	2790 Summer Ridge Lane
325	Brenda & Buddy Arrendale	2792 Summer Ridge Lane
326	Brian & Wendy Snipes	2794 Summer Ridge Lane
327	Cindy & Jack Lorusso	2796 Summer Ridge Lane
328	Nina Volkov	2798 Summer Ridge Lane
329	Marinalva & Neemias Sirqueira	2710 Brookefield Lane
330	Valerie & Rafael Perez	2708 Brookefield Lane
331	Marjorie & Arne Diaz	2706 Brookefield Lane
332	Beverly & Robert Sproull	2704 Brookefield Lane

*In the December newsletter, it was requested each homeowner update their information on file with the Association. A form was included in that newsletter for that purpose. The form was also emailed to each homeowner with an email address on file.*

*The governing documents require the Association have basic contact information on file for each homeowner. As well, it is quite helpful (in the event of a fire, flood, or tornado, a car careening into a home, a lost child, or a dog or cat on the loose) to have that information available to your neighbors. However, only one-third of the homeowners (38 out of 112) provided that information to the Association. Two homeowners refused to update or even confirm their information.*

*Therefore, a neighborhood directory will not be produced. To assist you in identifying and/or knowing your neighbors, a map with the current owners or residents noted is included herein as that information is public record accessible on many websites and at the Cobb County Tax Commissioners Office and website.*

*THANK YOU to the 38 homeowners who responded with their information. It was a responsible, helpful, and neighborly thing to do to respond. Hopefully, this minimum amount of information – the names of the owners and/or residents and their address with an accompanying map – will be more helpful to you than nothing at all.*

## *How To Clean Oil Spots From A Garage Or Driveway*

A big oil spot in the middle of your driveway can make the most meticulously maintained home look dingy. Whether a leak from your car or someone else's created that mark on your concrete driveway, garage floor or sidewalk, it can all be lightened enough as to be barely visible. Try the first suggestion, then work your way down the list as necessary. Whatever you do, don't procrastinate. Bare concrete floors are porous and permanently stain if oil, grease and dirt are not removed quickly. End each remedy by hosing down and air-drying the treated area.

### **Instructions**

- **STEP 1:** Pour cola on the oily or dry stained areas, and leave the cola on overnight. Squirt a generous amount of dishwashing liquid into a bucket until you have a good lather. Rinse with the soapy water, then with a garden hose.
- **STEP 2:** Sprinkle baking soda or an absorbent powder such as cornmeal or sawdust on the oily spots. If the stain is dry, wet it first to make a scouring paste. Scrub with a stiff brush or push broom.
- **STEP 3:** Sprinkle automatic dishwasher detergent on the oily concrete. Leave it for several minutes, then pour boiling water on the stained area. Scrub with a stiff brush or push broom, then rinse.
- **STEP 4:** Try a commercial concrete cleaner such as Garage and Driveway Cleaner by Red Devil Co. or Pour N' Restore Oil Stain Remover by Edgewater Industries (usually available at Ace Hardware), or a grease solvent such as Benzine. Follow the manufacturer's instructions.
- **STEP 5:** Sprinkle trisodium phosphate (TSP) on the oily concrete. If the stain is dry, wet it first. Let it stand for 30 minutes. Scrub using a stiff broom. TSP is a dangerous product; if you must use it, wear rubber or latex gloves, safety goggles and protective clothing. Also, never wash a TSP product down storm drains.
- **STEP 6:** As a last resort, combat tough spills with muriatic acid and a pressure washer. Apply the acid following the manufacturer's directions, and let it soak for several seconds. Follow with a pressure washer set at 2,500 to 3,000 lbs. per square inch (psi), or 176 to 211 kg per square cm. Like TSP, muriatic acid is a dangerous product; likewise, if you must use it, wear rubber or latex gloves, safety goggles and protective clothing, and never wash such a product down storm drains.
- **STEP 7:** After trying any of the strategies above, sprinkle baking soda over the cleaned area to neutralize the solution you've used.

### **Overall Tips & Warnings**

- Place cardboard under an oil drop or lawn mower to catch stains before they happen.
- Seal concrete to prevent staining. See [http://www.ehow.com/how\\_115795\\_seal-garage-floor.html](http://www.ehow.com/how_115795_seal-garage-floor.html).
- Get that leaky car fixed!
- Grease solvents are flammable, so make sure you have excellent ventilation and avoid spark and flame.

## *Association Communication*

One of the leading comments the Association receives is the lack of communication to the homeowners. In the December newsletter, and via email follow-ups in December and January, all homeowners were requested to update their information with the Association. Of the 112 homeowners, only 38 updated their information!

It is quite time-consuming and increases costs to print and/or mail communications to each homeowner. Email can be a quite effective form of communication in today's world. If you have an email available, please share it with the Association. Everything from crime alerts to event updates can be provided to you via email at a sharply reduced time and cost to the As-

sociation. If you do not have access to email, the primary correspondence (invoices, event notifications, and newsletters) will still be provided via standard printed communication.

If you have not updated your information since the December request was made, please fill out the form at [www.summerbrooke-community.com/nu.htm](http://www.summerbrooke-community.com/nu.htm). If you need one provided to you, please request one at 770.425.1712. As always, general information about the Association, current events in the Kennesaw area, and more are available on the Summerbrooke website at [www.summerbrooke-community.com](http://www.summerbrooke-community.com).

# Kennesaw Events

**Kennesaw Spring Fling and Egg Hunt, 10a, Saturday, March 31:** Celebrate the passage of Spring with the popular egg hunt and celebration held near the history train depot in downtown Kennesaw. Participation is free. The countdown "to scramble" for wrapped candy treats will begin at 10a sharp so ensure you arrive early.

Meet the Easter Bunny, make a craft, or hop around on the "jumpies." Take a tour with some famous fairy tale characters as they lead you down Humpty Dumpty's Bunny Trail. Be sure to bring an Easter basket for your child and don't forget your camera!

**Frog Prince's Spring Splash, 11a-12p, Saturday, April 14:** Once upon a time, there lived a wacky yet handsome Frog Prince. Join in the good time in the backyard of the Community House as the Frog Prince tells his story, get to play near his pond and playground, and make fun arts and craft projects. Bring a picnic lunch and your own amphibious friend (frog) just for the fun of it. Recommended for moms and tots. Children must be accompanied by an adult. The Community House is located across the street from the Southern Museum of Civil War and Locomotive History at 2838 Cherokee Street. Cost is \$2 per person; ages 2 and under are free.

**Big Shanty Festival, 930a-6p, Saturday, April 21, and 12p-5p, Sunday, April 22:** Co-sponsored by the City of Kennesaw and the Kennesaw Business Association (KBA), the Big Shanty Festival features over 200 crafters, artisans, and food vendors, in addition to live entertainment. For additional information, visit [www.thekba.org](http://www.thekba.org) or call 770.423.1330.



## Palette Ballot



### A PALATTE OF COLORS FOR PAINTING SUMMERBROOKE HOMES



In the President's Piece at the beginning of this newsletter he asks you to let the HOA Board know your opinions on the introduction of a limited palette of colors from which must be chosen when repainting a home in Summerbrooke.



\_\_\_\_\_ *I agree that a system of controlling the colors of which the siding or stucco on a home may be painted using an approved palette of colors SHOULD BE INTRODUCED.*



\_\_\_\_\_ *I AM REASONABLY HAPPY with the current system of controlling and approving the colors of which homeowners are allowed to paint their siding or stucco.*



Please place a check mark on one of the lines above choosing the statement which best reflects your views. Please complete this ballot and return it via the Association mailbox at the pool entrance.

