



Summerbrooke

President's Corner

Dear Fellow Summerbrooke HOA Members,

My wife and I have just returned from a vacation at Disney World with our family. As nice and exciting a place as Disney World is, it is great to be back home in Summerbrooke, which, I believe, decked out in its fall colors competes extremely well with Disney World's semi-tropical landscaping.

It is the board's intention to decorate the entrance to the subdivision for Christmas. While I doubt if I can claim that our decorations will compete with the Christmas decorations at Disney World, they will, I hope, help to get us all in the holiday spirit.

You should now all have received and had a chance to read a letter which the Board wrote to you all a couple of weeks or so ago. It contains information about most of the things with which your Board is dealing with at the moment and leaves me with little to tell you. But there are a couple of items that I think you might like to know which were not in that letter.

I suspect that all of us are concerned that the value of our homes has fallen over the past couple of years. This situation is made worse by bank foreclosures in our own subdivision. I thought you might be interested to know that Summerbrooke has 112 homes and since the beginning of 2009 there have been seven foreclosures in the subdivision. Your board has tried, and will continue to try, to ensure that the banks who foreclose on a home keep up its appearance and do not allow it to deteriorate and look abandoned.

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President

Robin Ferguson

Vice President

Mark Lehmuth

Treasurer

Gary Greenhut

Secretary

Michelle Price

Director

Pool/Tennis

Chris Woodridge

Editors

Mariah Henry

Kate Bullard

If you need to contact the board, please direct all communications to Sally Mooney at 404.835.9172 or smooney@cma-atlanta.com.

Social Committee

Happy Fall! It was wonderful to see all the families out trick or treating on Halloween, and we had a great turn out at the HOA table. Thanks to all the children who came by to say hello and pick up a goody bag; congratulations to Sarah Larson, who won our gift certificate contest!

Is Clark Griswold your hero? (Remember Chevy Chase in Christmas Vacation?) Our next Summerbrooke event will be a holiday home decoration contest in December. Watch for more details to come!

If you would be interested in helping the Social Committee with future events, please contact Celeste Schweizer at davidandcelesteoo@gmail.com for more information.



Playgroup and Moms Group

It's a Summerbrooke first - we've run out of preschoolers! For the first time in 13 years, there is currently no preschool playgroup meeting in our neighborhood. If you have a preschool-aged child or baby and would be interested in getting together with other parents, please contact Kate Bullard at brettskiandkatie@bellsouth.net.



Graduated from playgroup? Craving adult interaction? We currently have a group that meets twice a month for coffee and conversation. If you'd like to join us, please email Kate Bullard at brettskiandkatie@bellsouth.net for our current calendar.



Neighborhood Network



Please help us welcome our new neighbors!

In an effort to better introduce our new neighbors to Summerbrooke, we are hoping to bring all new residents a welcome basket which includes HOA covenants, current design standards, and local information. Unfortunately, we are only notified of new home purchases. If you have a new neighbor who is renting or leasing a home, please let us know! We would love to introduce ourselves!

Have you received a copy of our new neighborhood directory? Was your family missing? If you are interested in being included, or need to update your information please contact Michelle or Linda as soon as possible.

One final hard copy will be distributed at the end of November. All future updates will be delivered electronically, so please make sure we have your current email address.



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Linda Burkhart
2642 Butler Bridge Way
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A Note from the ACC

The Architectural Control Committee is currently reviewing the Summerbrooke Design Standards to clarify and update certain sections. It will be reviewed by the Board and sent out to all residents when completed.

An updated Modification Request Form is now on the website. Please use the version dated 11/03/11 when submitting requests.

Garbage Collection

Our normal sanitation schedule is as follows:

Monday: Yard Waste
Wednesday: Recycling
Thursday: Garbage

Thanksgiving Schedule:

No collection on 11/24 or 11/25. Garbage will be collected on Wed 11/23. Recycling will not be affected.

There will be no yard waste collection Mon 11/28.

Christmas Schedule:

Our normal garbage and recycling will not be effected. There will be no yard waste on Monday 12/26.

New Year's Day Schedule:

Our normal garbage and recycling days will not be affected. There will be no yard waste on Monday 1/2.



HOA Meetings

The next Homeowners Association meeting will be Thursday, November 17 at 7:00 pm at the Ben Robertson Community Center (on Watts Drive next to Adams Park in downtown Kennesaw).



Meetings for the homeowners are held on the third Thursday of every other month.

President's Corner

(cont'd from page 1)

We are still suffering occurrences of nuisance vandalism around the pool. A few weeks ago, after the pool had closed, a couple of pool loungers were found in woodland areas in the subdivision. Unfortunately we were unable to identify anyone who did this on our video security system.

For a long time now we have had no active Social Committee, but Celeste Schweizer has volunteered to lead a small group of residents and organize a number of social events. The first of these, a hand out of goody bags to neighborhood children on Halloween, was a great success. I want to thanks Celeste and her colleagues for organizing this event, which, hopefully, will become an annual one.

I wish you all a Happy Thanksgiving and look forward to seeing you at our next open board meeting.

Robin Ferguson



Go Green!

Would you be willing to receive this newsletter by email? We can reduce printing costs incurred by the HOA and be kind to the planet.

Please email us at summerbrookenews@gmail.com with your name and street address if you'd like us to take you off the print list and add you to our electronic distribution list.

Financial Statement

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessment Revenue									
Homeowner Fees	1,491.46	4,256.00	(2,764.54)	-64.96%	49,424.79	34,048.00	15,376.79	45.16%	51,072.00
Seasonal Memberships	0.00	0.00	0.00	0.00%	9,200.00	5,000.00	4,200.00	84.00%	5,000.00
Late Fees	54.72	0.00	54.72	0.00%	317.38	0.00	317.38	0.00%	0.00
Fines	150.00	0.00	150.00	0.00%	1,429.36	0.00	1,429.36	0.00%	0.00
TOTAL Assessment	1,696.18	4,256.00	(2,559.82)	-60.15%	60,371.53	39,048.00	21,323.53	54.61%	56,072.00
Other Revenue									
Pool Keys/Access Cards	0.00	0.00	0.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Interest Reserves	4.95	0.00	4.95	0.00%	63.68	0.00	63.68	0.00%	0.00
TOTAL Other Revenue	4.95	0.00	4.95	0.00%	138.68	0.00	138.68	0.00%	0.00
TOTAL Income	1,701.13	4,256.00	(2,554.87)	-60.03%	60,510.21	39,048.00	21,462.21	54.96%	56,072.00
Expense									
Administrative									
Insurance Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,510.00
Management Expense	725.00	725.00	0.00	0.00%	5,800.00	5,800.00	0.00	0.00%	8,700.00
Legal Fees	2,704.75	208.33	2,496.42	1198.30%	9,112.75	1,666.64	7,446.11	446.77%	2,500.00
Legal Expense-Collection	0.00	(83.33)	83.33	-100.00%	0.00	(666.64)	666.64	-100.00%	(1,000.00)
Office & Admin Expense	131.98	141.67	(9.69)	-6.84%	1,152.26	1,133.36	18.90	1.67%	1,700.00
Website	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	300.00
County Property Tax	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,200.00
Tax/Audit/License	0.00	0.00	0.00	0.00%	300.00	300.00	0.00	0.00%	300.00
Social Committee	26.44	66.67	(40.23)	-60.34%	135.80	533.36	(397.56)	-74.54%	800.00
TOTAL Administrative	3,588.17	1,058.34	2,529.83	239.04%	16,500.81	8,766.72	7,734.09	88.22%	18,010.00
Grounds & Landscaping									
Grounds Contract	0.00	805.00	(805.00)	-100.00%	0.00	805.00	(805.00)	-100.00%	0.00
Landscaping Contract	805.00	805.00	0.00	0.00%	6,440.00	6,440.00	0.00	0.00%	9,660.00
Common Area Maint.	0.00	16.67	(16.67)	-100.00%	1,130.00	133.36	996.64	747.33%	200.00
Pine Straw / Mulch	0.00	0.00	0.00	0.00%	0.00	1,000.00	(1,000.00)	-100.00%	2,000.00
TOTAL Grounds &	805.00	1,626.67	(821.67)	-50.51%	7,570.00	8,378.36	(808.36)	-9.65%	11,860.00
Recreation									
Pool Contract	0.00	1,080.00	(1,080.00)	-100.00%	5,020.00	6,200.00	(1,180.00)	-19.03%	6,800.00
Pool Supplies	0.00	260.00	(260.00)	-100.00%	123.00	1,300.00	(1,177.00)	-90.54%	1,300.00
Pool Permit	0.00	0.00	0.00	0.00%	500.00	500.00	0.00	0.00%	500.00
Pool Repairs	0.00	200.00	(200.00)	-100.00%	200.00	1,000.00	(800.00)	-80.00%	1,000.00
Pool Area Maintenance	240.21	150.00	90.21	60.14%	2,678.01	750.00	1,928.01	257.07%	750.00
Pool Phone	67.04	100.00	(32.96)	-32.96%	365.34	400.00	(34.66)	-8.67%	500.00
Tennis Repair/Maintenance	0.00	0.00	0.00	0.00%	1,514.88	250.00	1,264.88	505.95%	250.00
Recreation Area	0.00	83.33	(83.33)	-100.00%	4,386.37	666.64	3,719.73	557.98%	1,000.00
Clubhouse Maintenance	0.00	20.83	(20.83)	-100.00%	100.00	166.64	(66.64)	-39.99%	250.00
TOTAL Recreation	307.25	1,894.16	(1,586.91)	-83.78%	14,887.60	11,233.28	3,654.32	32.53%	12,350.00
Utility									
Utilities - Electric	845.42	500.00	345.42	69.08%	2,843.20	4,000.00	(1,156.80)	-28.92%	6,000.00
Utilities - Water / Sewer	379.26	250.00	129.26	51.70%	1,471.17	2,000.00	(528.83)	-26.44%	3,000.00
Utilities - Entrance Water	247.62	35.42	212.20	599.10%	269.62	283.36	(13.74)	-4.85%	425.00
Utilities - Trash	45.00	30.00	15.00	50.00%	135.00	240.00	(105.00)	-43.75%	360.00
TOTAL Utility	1,517.30	815.42	701.88	86.08%	4,718.99	6,523.36	(1,804.37)	-27.66%	9,785.00
Reserve Expense/Income									
Transfer to Reserves	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,067.00
TOTAL Reserve	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	4,067.00
TOTAL Expense	6,217.72	5,394.59	823.13	15.26%	43,677.40	34,901.72	8,775.68	25.14%	56,072.00
Excess Revenue / Expense	(4,516.59)	(1,138.59)	(3,378.00)		16,832.81	4,146.28	12,686.53		0.00