



Waverly Park Press

February 22, 2001

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Covenants Amendments Vote Delayed

—By Hamp Reid

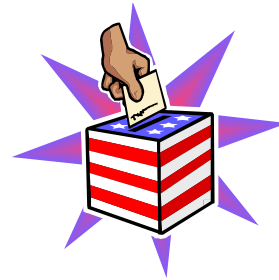
Voting on proposed covenants amendments has been delayed apparently because of inactivity by the lawyer who was to review and format the proposed changes.

At their December 10 meeting, the Board of Directors set January 30 as the beginning of a month-long voting period for members to consider covenants amendments. The January 30 date

was contingent on legal review of the proposed changes.

A new lawyer was retained on February 12. No new voting schedule has been decided.

About fifteen homeowners attended the December 10 open board meeting and provided input for the Board's consideration.



The proposed changes to both the Covenants and the By-Laws can be found on the WPHA web site.

If you don't have web access and would like a copy of the proposed changes, contact any director. (See **WPHA Board of Directors**, page 2.)

Waverly Park Press "Catches Up"; Delivery Options Offered

—By Hamp Reid

Waverly Park Press has been inactive for awhile. This is a "catch up" issue so some articles may be old news. Several articles from the web site are reprinted for those homeowners and residents who don't have web access.

Your input is needed for future editions. Anything that may be of interest to WP homeowners or residents is welcome. We hope to publish on the first of

each month starting with the next issue on April 1 (no fooling).

Check out the disclaimer under *Waverly Park Press* on page 2.

Two delivery options are now offered.

If you prefer to read the news the "old fashioned" way on paper, delivered to your home, you don't need to do anything.



If you prefer getting the news via e-mail, please send e-mail to WPP (see page 2) with your name and address. WPP will be sent as an e-mail attachment. For this choice, you will need Adobe Acrobat Reader. If you don't have it, it's a free download from

www.adobe.com/products/acrobat/readstep2.html.

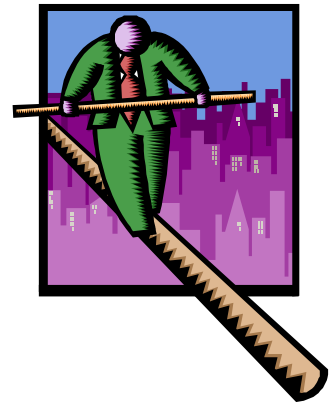
Tip: When downloading Reader, check the box "Include option for searching PDF files..."

Waverly Park Press

- Published monthly by the Waverly Park Homeowners Assoc., Inc. (WPHA), P. O. Box 26, Lebanon, GA 30146, as a service to its members and the residents of Waverly Park.
- Delivered to each home in Waverly Park. Residents who wish to receive the *Waverly Park Press* via e-mail may opt out of home delivery by sending a request via e-mail. Adobe Acrobat Reader is required for the e-mail version.
- Articles and other input of interest to Waverly Park residents are welcome. Anonymous articles are not accepted. E-mail input is preferred. Please include your name, address and phone number.
- Opinions expressed are those of the writers and may not reflect the opinion of WPHA or its directors and officers.
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WPHA Board of Directors

- ◆ President: Jeff Peace 770-720-2652 Jpeace@SentinelHealthCare.com
- ◆ Vice President: Greg Chernak 770-720-4421 chernak@earthlink.net
- ◆ Secretary: Mary Shea 770-345-1351 mshea@mail.com
- ◆ Treasurer: Carol Knapp 770-345-0823 caknapp@aol.com
- ◆ Committees: Jim Harris 770-720-7906 jrharris20@msn.com



Current and Upcoming Events

Time/Date	Event	Location	Contact
10:00 a.m. to 10:00 p.m. Odd/Even street number restrictions apply at other times	Outdoor Watering Ban Continues	Countywide	Cherokee County Water & Sewage Authority
Third Sunday of each month	Board of Directors Meeting	TBD	Any Director
January 2 – June 1	New homeowners apply for homestead exemption	County Building or South Annex	County Tax Commissioner
Late March?? or Late April??	Common Grounds Cleanup, Cookout	Pool	Pool, Social Committees
April 30	Annual Assessments of \$131.25 Due		Treasurer. (Notices will be mailed to homeowners.)
May 1 – September 30	Annual Outdoor Burning Ban	13 Metro-Atlanta counties including Cherokee	Georgia EPD
May ??	Pool Opens	Pool	Pool Committee
7:00 p.m. July ??	Annual WPHA Meeting	Pool	Formal announcement will be mailed.

Treasurer's Update

—By Carol Knapp

Beginning Balance 01/01/00	4,238.76
Income	
Homeowners' Dues	11,250.00
Checking Acct Interest	119.52
Other Income	0.00
Add: Total Income	11,369.52
Expenses	
Telephone	685.99
Water	488.89
Electricity	1,309.40
Pool Maintenance	3,674.42
Landscape	1,125.00
Pool Area Clean-up	0.00
Real Estate Taxes	0.00
Property Insurance	1,159.00
Professional Fees	215.00
Furniture / Fixtures	146.81
Postage	77.40
Miscellaneous	294.18
Bank Charges	34.65
Subtract: Total Expenses	9,210.74
Ending Balance 12/31/00	6,397.54

Note: Year 2000 Real Estate Taxes of \$64.97 were paid in January, 2001. The county missed mailing WPHA a tax bill.

Board Meeting Notes

—By Mary Shea

Editor's Note: These notes are condensed from the minutes of several recent Board of Directors meetings.

10/15/00

Attendees: Greg Chernak, Carol Knapp, Mary Shea, Jim Harris

Speed bumps idea dropped... check other possibilities...

Preparation for Halloween— signs up front.

Social Committee—still needs chairperson.

Walking trail- how to repair/maintain

Flyers to be sent: open meeting December 10

11/19/00

Attendees: Jeff Peace, Greg Chernak, Carol Knapp, Jim Harris

Walking Trail – has proposal, get more bids.

Newsletter – not enough info to print

Motorhome – Removed. No invoice from lawyer .

Annual fees – invoices mid February with March 15 due date? Why was due date changed in 2000?

Website – Many additional hits .

Landscaping – to negotiate new deal with Locust; other landscapers for next year?

Next meeting - Dec 10 open meeting.

(See Board Meeting Notes on page 6)

From the Board...

—By Jeff Peace

Editor's Note: This article features excerpts from the WP website President's Page.

...As most of you are aware the By-Laws and Covenants have been revised to simplify the operations of the association and to better allow for its continued operation. These proposed changes to the By-Laws and Covenants are not in effect at this time and cannot be implemented until voted on by all of the members of the community. This vote will be conducted by proxy and allow for you to decide amendment by

amendment what changes you want and which ones you don't...

Interest and participation in the community is an important part of its continued viability as an organization. Presently, only a small percentage of the homeowners play an active role in the community. It's your neighborhood and you should make the effort to play some role in it.

Each of us has various skills that the

community could benefit from if we elected to set aside a little of our time for that purpose. In the past there were

several attempts to organize community-wide activities, but these were canceled due to lack of participation...

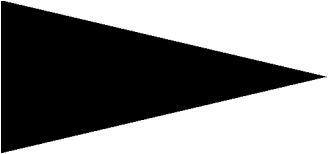
There are several communities in Cherokee

County where the Association has simply ceased to exist due to lack of interest. This could happen to Waverly Park. Their pools are closed and the

(See From the Board on page 6)

"It's your neighborhood and you should make the effort to play some role in it."

WPHA Committees

Committee	Purpose	Members
Architectural	Required by the covenants; Maintains Waverly Park's architectural integrity by reviewing homeowners plans for changes; Seeks compliance with the restrictive covenants.	Jon Blake, Rex Jones, Larry Lindberg, Laurie Lindberg, Hamp Reid, Richard Rogers, David Tillery
Landscape	Responsible for the maintenance of the common grounds (pool lot) and easement area (entrance sign). We can make this a fun and quick activity if everyone pitches in to help.	Bob Burns
Pool	Responsible for supervising the pool maintenance company and performing daily water tests when the pool is open.	Steve Dillon, Debra Chernak, Mike Hardersen, Carol Bickford, Bob Burns, Debra Claridge
Social/Kids	Plans neighborhood and children's events.	Kimberly Bacon, Yvette White, Roberta Champion, Mary Ann Burns, Laurie Lindberg, Maren Blake
Sunshine	Coordinates meals, etc., during births, hospitalizations, deaths	Teri Jones, Anita Tuggle, Gay Forman
	Contact Director of Committees Jim Harris (see page 2) to volunteer for any of the committees.	

Architectural Committee Update

—By Hamp Reid member list above.)

If you plan to add a structure, change the exterior of your home or lot, or the use of your lot, you must submit plans to the AC for approval. Plans must include dimensions of the project, its location on the lot and materials and colors to be used. A letter explaining your plans is needed. The covenants give the AC up to 60 days to review plans; however, reviews are currently taking about two weeks from the time the AC receives useable plans. Give your plans to any AC member. (See

Recent AC Actions:

- 728 Habersham, add lower deck, approved
- 817 Oxford, add and screen lower deck, approved
- 860 Oxford, deck extension, approved
- 712 Habersham, backyard storage/play shed, approved
- 837 Oxford, replace deck w/ screened porch, approved
- 832 Oxford, fence, approved

- 828 Oxford, fence, approved
- 704 Habersham, motor home, developer's prior waiver accepted w/ conditions
- 411 Westchester, side yard deck, disapproved
- 394 Westchester, wet garden, approved

Final resolution of fines for a motor home violation is pending.



Members Meeting Report, July 2000

—By Hamp Reid

Editor's Note: Information here was taken from Jeff Peace's full text article that has been available for some time on the WPHA web site.

About 30 homes were represented at the July 18 meeting.

Topics covered:

- Homeowner involvement in community
- New website (www.waverlyparke.com)
- Board Resolutions 1 and 2 about Architectural Committee operations
- Lengthy review of proposed covenants and bylaws changes
- Annual dues for 2001 raised by \$6.25 to \$131.25
- Westchester Way speed bumps
- "No Soliciting" Sign
- Pool vandalism
- Walking trail condition
- Website message board created
- Two directors reelected, three new directors elected (See WPHA Board of Directors on page 2.)

No Westchester Way Speed Bumps

—By Jeff Peace

After much deliberation it appears that there is insufficient interest in placing speed bumps along Westchester Way to continue with the project. We have also learned that there are many legal hurdles that we would have to pass before even beginning the process. We appreciate everyone's feedback.



Please slow down and watch for kids and pets.

Billings Drive Rezoning

—By Hamp Reid

At the February 13 meeting, Cherokee County Commissioners tabled a Billings Drive rezoning request until their next meeting. The delay will allow for review of a last minute agreement between the developer and an adjacent property owner.

Circle H Development of Woodstock

seeks to rezone about 35 acres from agricultural (1 home per 2 acres) to traditional neighborhood development for 62 single-family homes as a continuation of Bradshaw Estates.

The area being considered is east of the Westchester Way-Oxford Drive



intersection and east of Billings Drive. It covers most of land lot 460.

Plans on file with the county Planning and Zoning Office indicate that access to the subdivision would be from

the existing Bradshaw Estates and not from Billings Drive.

New Homeowners Addresses Needed

—By Hamp Reid

The Association needs a current mailing list for all homeowners. Up-to-date addresses insure that all homeowners receive official mailings from the WPHA about meetings, assessments, etc. For example, you could be charged a late fee for missing the annual as-

essment due date even if you don't receive a notice because of a bad address.

If you are a new homeowner or think the Association may not have your current address, please send your name, address and phone number to:

WPHA
P. O. Box 26
Lebanon, GA 30146 or

E-mail the information to Carol Knapp at: caknapp@aol.com

If the mailing address is not the property address, please include your property address for reference.

From the Board

(Continued from page 3)

common grounds and entrances are all in a state of disrepair. This is a nice community and we should make every effort to insure that this doesn't happen here.

The association exists for the benefit of its members and to protect their financial investment in their homes. Most of the people that live in our community chose to live here because of the benefits afforded to them by the existence of the Association. The Association is the people who live in Waverly Park and not just the few people on the Board of Directors or on the Committees.

I have heard it said far too often that "they are doing this..." or "the way they run this place...". The term "they" indicates that there is some separate entity that manages the association outside of its members. I can understand why some of the members may feel this way and I would like to address these feelings by fostering a better understanding of how the organization is obligated to operate un-

der the binding conditions of the By-Laws and Covenants.

The By-Laws are a set of procedures that define how the day to day operations of the community must be carried out and how the management is to be structured.

The Covenants are "the laws" which the members have agreed to abide by, and are binding upon all the properties within Waverly Park for a period of twenty years.

It is the responsibility of the Architectural Committee to interpret most of the guidelines in the Covenants and to establish standards and penalties.

The Board is responsible to the members for seeing that the rules are enforced in accordance with the Covenants. The Board of Directors has no choice but to enforce the Covenants or they open the community to litigation from other members who want them enforced.

Neither the Architectural Committee

nor the Board of Directors purposefully singles-out certain homes for infractions. They must treat everyone equally. This is a very difficult position for neighbors to have to assume and it becomes even more difficult when you're asked to make an exception to the Covenants.

It's easy for someone to ask us to give his neighbor some slack about his pink flamingos, but he doesn't realize that the people on the other side of the street are ready to file suit against the Association for non-enforcement of the Covenants. The bottom line is that we have no choice but to enforce the Covenants.



In closing let me ask that each of you make a small commitment to Waverly Park. In the coming year devote at least two hours of your time to some type of activity or service in the community. Maybe you want to be on the Board or a Committee, or maybe you would like to help with the common grounds or the pool. You could throw a block party or offer a class in home improvement. Any contribution that you make will be greatly appreciated.

Board Meeting Notes

(Continued from page 3)

12/10/00

Attendees: All Directors

Open meeting - Approx. 9 families were represented.

Residents input to amendments: clarification if necessary

2/18/01

Attendees: All Directors

Legal review of covenants – retained

Robert M Dyer & Associates, Canton on February 12.

Pool Vandalism - police report filed; damages estimated to be \$300

Cleanup Day – last weekend in March or third weekend in April, cookout or social gathering after cleanup.

New Pool Service Proposal

AC deck disapproval—Full Agreement

Association Dues – Due date April 30.

Newsletter – Agreed on new editor

Pool Landscaper – lost previous landscaper...check with Turf Pride and Mark Phelps (a resident) to get bids.

Softball Team T-shirts – not funded

Pool Reminders

—From Jim Harris

The pool is closed; there is really no reason for kids to be playing there, especially inside the fence.

Needed repairs to the play area planned by end of April.

\$300 vandalism damage.

Please keep an eye out and report any problems to the Board.