



Waverly Park Press

May 1, 2001

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Pool Opening Set for May 16

—By Debora Chernak

I would like to thank everyone that came down and helped at the pool cleanup. All of your hard work is very much appreciated. The pool will be inspected on Tuesday, May 15. Opening day is tentatively set for Wednesday, May 16.

A copy of the pool rules is on page 4. There is one additional rule this year. You **MUST** wear a bathing suit. No **shorts** will be allowed.

All members are respon-

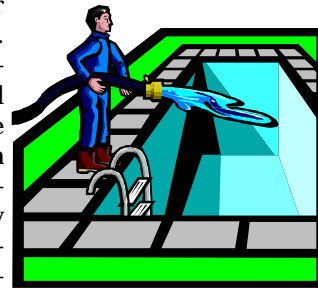
sible for the conduct of their guests. Members will be responsible for any damages caused by themselves or their guests. Anyone disregarding pool rules will be restricted from pool use as determined by the Association. The Association assumes no liability for any personal injury, loss of property or damage to property.

You can use your same

key to get into the pool. If you have lost your key you may contact Steve Dillon or Debora Chernak. There will be a \$3.00 charge per key made.

If you are aware of any problems at the pool, please contact Steve Dillon at (770) 720-3990 or Debora Chernak at (770) 720-4421.

Have a wonderful and safe summer at the pool.



Yard Sale on May 19

—By Hamp Reid

The annual WP-wide yard sale is set for May 19.

The tentative date of May 5 announced last month was pushed back. Resi-

dents at the April 21 pool cleanup thought a later date was needed to allow for planning and advertising.

Mary Shea is coordinating efforts. Contact her at

770-345-1351 or e-mail Mshea@mail.com.

A flyer with more details will be distributed.



Pool Cleanup

—By Jeff Peace

I would like to thank the following WPHA members for their assistance

at the pool on Saturday, April 21, 2001. The pool and grounds were cleaned-up and the damage from vandals re-

paired.

Thanks again for your

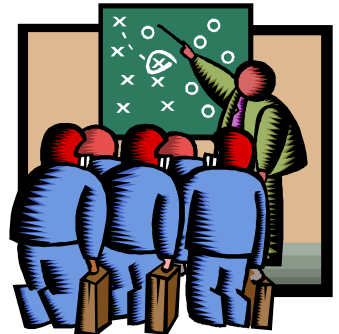
(See *Pool Cleanup* on page 6)

Waverly Park Press...

- Published on the first of each month 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. Deadline is the 28th of the month.
- Opinions expressed are those of the writers and may not reflect the opinion of WPHA or its directors and officers.
- Editor: Hamp Reid 770-720-4384 E-mail: wppress@mindspring.com

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
April 30	Annual Assessments of \$131.25 were due.		Treasurer. (Notices mailed to homeowners.)
May 1 – September 30	Annual Outdoor Burning Ban	45 north Georgia counties	County Fire Chief; Report violations: 911
Saturday, May 19	Annual Yard Sale	Throughout WP	Mary Shea
May 16	Pool Opens	Pool	Pool Committee
May 25	Last day of school		
6:00 p.m. Sunday, June 17	Open Board Meeting	Pool	Any Director
7:00 p.m. July ??	Annual WPHA Meeting	Pool	Formal notice will be mailed.

Treasurer's Update

—By Carol Knapp

Beginning Cash/Bank Balance 01/01/01	6,397.54
Income	
Homeowners' Dues	131.25
Checking Acct Interest	20.51
Other Income	135.00
Add: Total Income	286.76
Expenses	
Telephone	213.01
Water	52.50
Electricity	159.99
Pool Maintenance	135.00
Landscape	0.00
Pool Area Clean-up	0.00
Real Estate Taxes	64.99
Property Insurance	0.00
Professional Fees	240.00
Furniture / Fixtures	0.00
Postage	13.40
Miscellaneous	95.24
Bank Charges	33.31
Subtract: Total Expenses	1,007.44
Ending Cash/Bank Balance 03/31/01	<u>5,676.86</u>

Other Income is rebate from Allcycle Sanitation.

Board Meeting Notes

—By Mary Shea

04/22/01 Waverly Park Homeowners Association Minutes

Attendees: Jeff Peace, Greg Chernak, Carol Knapp, Mary Shea

Meeting was held at 6:30 p.m. at Greg's house.

Review of covenants/by-laws – After input and discussions with the attorney, Jeff was going to re-review and possibly simplify changes.

Annual Yard Sale – is set for Saturday, May 19. Mary is going to check into advertising in local papers. Flyer will be sent out with details.

Playground – will contact the installer for an inspection and to have the rail put back up.

Pool Area – discussion of sodding the pool area. Jeff and Greg are going to gather quotes for grounds maintenance and sod prices. Also, suggestion was made about having a grill or pit for barbecuing.

Local Home Sales

—By Kimberly Bacon

Here are home sales in Waverly Parke and Waverly Hills for 01/01/01 - 03/30/01:

609 Ashley Trail	01/25/01	\$150,000
715 Habersham Place	03/16/01	\$146,400
501 Canterbury Court	03/28/01	\$161,900
207 Paddington Place	03/30/01	\$159,900
600 Oxford Circle	02/02/01	\$147,000
1121 Chesterwick Trace	03/28/01	\$130,000



This home market report for Waverly Parke and Waverly Hills brought to you by Kimberly Bacon and Diana Hampton with Harry Norman Realtors. For a FREE Market Analysis of your home call 770-345-0894.

Waverly Park Press

Online!

Lost your keepsake editions of WPP?
Current and past editions are available on the website.

www.waverlyparke.com

Waverly Park Homeowners Association Pool Rules and Regulations May 2001

Safety

1. This is a private pool. No lifeguard will be on duty and members and guests swim at their own risk.
2. Glass containers are not allowed in the pool area.
3. No diving or jumping into the pool.
4. No running, tossing or pushing of others from the pool edge; no horseplay will be permitted in the pool area.
5. No bicycles, roller skates, skateboards or any motorized vehicles permitted in the pool area.
6. Caution children against playing with drains, skimmers or other pool equipment.
7. No inflatable toys or mattresses are allowed in the pool, with the exception of infant safety flotation devices.
8. Shoulder length hair should be tied back or a swim cap worn.

Eligibility

1. Pool hours are 7:00 a.m. to 10:00 p.m., daily.
2. Only members and a maximum of four (4) guests per household, escorted by members, are allowed in the pool area.
3. Residents 18 years or older may bring guests to the pool.
4. Members are responsible for the conduct of their guests and must see that the rules are obeyed and that others are not inconvenienced.
5. Children under 14 must be accompanied by an adult 18 years or older at all times.
6. No one 18 years old and under allowed in the pool area after dark unless supervised by an adult 21 years old or older.
7. No one is allowed in the pool area without a key to the gate. Members are requested not to open the gate for persons without a key.

Group Use

1. Members may apply to the pool committee for nonexclusive use of the pool area for group gatherings. Group size is limited to 25 guests on weekend days and 40 guests on a weekday.
2. Exclusive use will not be granted. Other members not involved with the group may use the pool during the approved group gathering.
3. Members are responsible for the conduct of their guests.

Sanitation

1. Animals are not allowed in the pool area.
2. Swimming suits must be worn; no cut-offs or shorts are allowed.
3. No food is allowed on the pool deck.
4. Any person having sores, inflammation of the eyes or nose or any communicable disease is prohibited from use of the pool area.
5. Suntan oils, creams, lotions and perspiration cause staining of the pool, scum and filter problems. Please shower before entering the pool.

General

1. Anyone disregarding pool rules will be restricted from pool use as determined by the Association.
2. The gate must be locked at all times.
3. The Association assumes no liability for any personal injury, loss of property or damage to property.
4. Please keep the pool area tidy so that everyone may enjoy it.
5. If you are aware of any problem, please contact the pool committee. This year's committee chair is Steve Dillon, 770-720-3990.

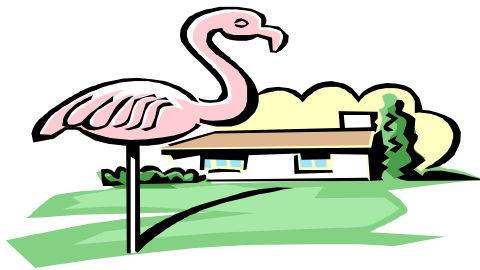
WPHA Committees

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).	Bob Burns
Pool	Responsible for supervising the pool maintenance company and performing daily water tests when the pool is open.	Carol Bickford, Bob Burns, Debora Chernak, Deborah Claridge, Steve Dillon, Mike Hardersen
Social/Kids	Plans neighborhood and children's events.	Kimberly Bacon, Maren Blake, Mary Ann Burns, Roberta Champion, Laurie Lindberg, Yvette White
Sunshine	Coordinates meals, etc., during births, hospitalizations, deaths	Gay Forman, Teri Jones, Anita Tuggle
	Contact Director of Committees Jim Harris (see page 2) to volunteer for any of the committees.	

Architectural Committee Update

—By Hamp Reid

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 Architectural Committee (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.

Decisions require a majority vote of the

AC. See *WPHA Committees* above.

Please give your plans to Hamp at 613 Ashley Trail.

In addition to AC approval, projects should comply with any applicable county ordinances and may require county permits.

Missed Burning Before the Ban?

—By Hamp Reid

Follow--up to last month's reminder about the outdoor burning ban:

If you have yard debris you didn't burn before the ban started and you

don't want to look at that pile until next October, here's an alternative.

Swims-Dixie Landfill, Highway 92, Woodstock accepts land-clearing debris and yard trimmings. Call 770-924-6110 for details and costs.

This year the burning ban which runs from May 1 through September 30 has been extended to cover 45 north Georgia counties.

R-20 Zoning Information

—By Hamp Reid

For reference throughout this article: 43,650 square feet = 1 acre

Did you know that Waverly Park (WP) was at one time in Waverly Hills? Well, sort of.

WP was originally part of the land that was rezoned from Agricultural to R-40 (Single Family residential, 40,000 square foot minimum lot size) by Waverly Hills, Inc. The land that is now Waverly Park was split away and rezoned to R-20 (Single Family Residential, 20,000 square foot minimum lot size) by the County Board of Commissions in August, 1994.

Conditions that were placed on the 1994 rezoning to R-20 included

- Fifty foot undistributed natural buffers adjacent to both the north-south creek and the east-west creek (A later county ordinance applies this 50-foot creek buffer countywide.),
- Increased the minimum lot size for most WP lots to 25,000 square feet (Normally, the minimum square footage for R-20 is 20,000), and
- Required a 40,000 square foot lot minimum for those lots adjacent to the north-south creek.

Other standards for an R-20 zone include

- 90 foot minimum lot width, measured at building setback
- 30 foot front yard setback on a local road. Arterial and collector roads have a greater setback requirement.
- 10 foot side yard setback
- 30 foot rear yard setback

The Permitted Uses Table in county zoning regulations lists all allowable uses in an R-20 zone. Of course, a structure or use could be permitted by the zoning regulations

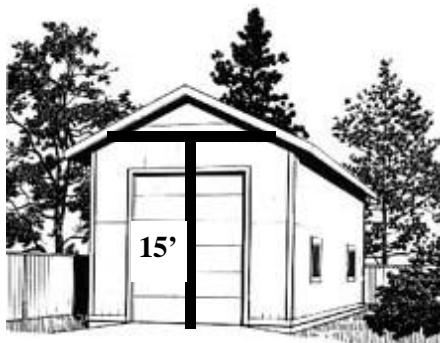
but prohibited by the WPHA restrictive covenants.

One Permitted Uses Table category of interest to WP home owners is "Accessory Uses and Structures". This covers fences, outbuildings, etc.

Detached Garages is an example from this category that shows how the zoning regulations and WPHA covenants work together to protect the neighborhood. Zoning sets the size, height, location on lot and maximum square footage limits:

- Maximum 900 square feet
- Side yard setback of 10 feet
- Maximum height of 15 feet ("measured from the front door threshold to the mean height level between eaves and ridges of a gable roof.")

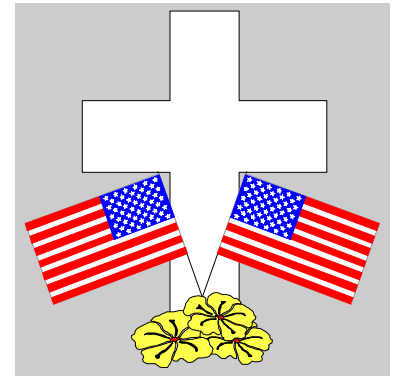
WPHA covenants would restrict the design and architecture of the garage to match that of the house.



Measuring the maximum height of a detached garage with a gable roof.

Here's what zoning says about fences: "If a fence is placed on the property line then it becomes an adjoining fence with that property owner. We recommend the fence be placed a minimum of six inches off the property line onto your property." Here the covenants dictate the fence style and materials and require location behind the front line of the house.

Memorial Day, May 28



"A day we hear the muted taps
So softly fade away
A farewell to our honored dead
On this, a special day"

— DeVries

Pool Cleanup

(Continued from page 1)

help and support. (The following list may not be comprehensive, if I've accidentally left someone off please let me know.)

Greg & Debora Chernak, Carol Knapp, Jeff Peace, Hamp & Margaret Reid, Charles Cash, Jeff McCloud, Mary Shea, Hank Kaiser & Brittany Jones, Joe & Stacie Skarbek, Peggy Jones, Bob Burns.

