



A Covenant Community

Waverly Park Press

June 1, 2001

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Thanks

to **Betsy Odom** for her help in April. Her name was omitted from a list of pool cleanup participants in last month's WPP.

June Directors Meeting Open to All

—By Hamp Reid

The WPHA Board of Directors meeting scheduled for 6:00 p.m., June 18 at the pool is one of four open meetings held each year.

Although no meeting agenda has been released, homeowners and residents attending these open meetings are usually given an opportunity to provide input to the Board on issues of concern to the neighborhood.

Do not confuse this open board meeting with the annual members meeting to be held in July. Formal announcement of the members meeting will be made later.

Directors Moving Trend Continues

—By Hamp Reid

Since the resident-homeowners took over the homeowners association from the developer in June, 1997, there has not been one slate of directors who all completed their tours of service. At least one incumbent director has moved from WP each year.

This trend continues with the departure this week

of Director of Committees Jim Harris. Jim and Marlene are moving north to Pickens County.

Jim has indicated he will not continue as a WPHA director. WPHA covenants and by-laws do not require that a director be a resi-

dent of WP.

Three former directors departed while serving as association president. If current WPHA President Jeff Peace can hold on until the members' meeting in July, he'll be the first president to complete a full year's term in office.



Property Tax Assessment Appeals and Taxes

—By Hamp Reid

January 1, 2001.

June 25 is the deadline for filing an appeal of the property tax assessment that all WP homeowners should have received in mid-May. The assessment was based on the property as it was on



If you have not received a notice, call the County Assessors at 770-479-0579.

Should you appeal your assessment? According

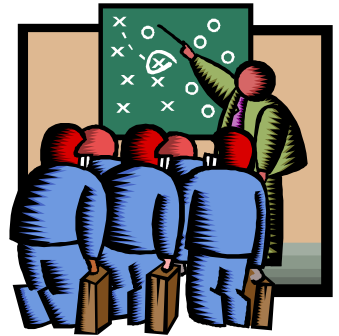
(See *Appeals* on page 3)

Waverly Park Press...

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- 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: Vacant



Current and Upcoming Events

Time/Date	Event	Location	Contact
10:00 a.m. to 10:00 p.m. Odd/Even street number re- strictions apply at other times	Outdoor Watering Ban	Countywide	Cherokee County Water & Sewage Authority
Third Sunday of each month	Board of Directors Meeting	TBD	Any Director
May 1 – September 30	Annual Outdoor Burning Ban	45 north Georgia counties	County Fire Chief Report violations: 911
May 16	Pool Opened for Season	Pool	Pool Committee
6:00 p.m. Sunday, June 17	Open Board Meeting	Pool	Any Director
June 25	2001 Property Tax Assess- ment Appeal Deadline		Cherokee County Assessors 770-479-0579
7:00 p.m. July ??	Annual WPHA Meeting	Pool	Formal notice will be mailed.
August 20	Last day to register for 9/18 vote	Multiple locations and ways to register. Call for information.	Voter Registration 770-479-0407
September 18	School SPLOS Tax Extension vote	WP votes at Wildcat B Pre- cinct, Holly Springs Element- ary	County School Administration

Appeals

(Continued from page 1)

to the Georgia Department of Revenue, appeals may be filed on issues concerning:

- Taxability
- Uniformity of assessment - values are the same within the same class of property
- Value - if the county board of tax assessors changed the appraised value of the owner's property this year
- Denials of homestead exemption.

Appeals must be in writing and sent to the Cherokee County Assessors at the address on the assessment notice.

If your assessment went up, will you pay more taxes in December? Probably, but maybe not. There are a couple of factors that affect the answer.

First, the regular homestead exemption for both county and school taxes increases from last year's \$4,000 to \$5,000.

Secondly, if the county tax digest (that's the total assessed value of all taxable property in the county) increases, the county commissioners and the school board must either

- Lower their respective millage rate so that there is no net gain in taxes received, or
- Advertise an intent to increase property taxes and hold three public hearings.

If you have a basis for appeal but are hesitating hoping county leaders will roll back the millage rate, there's a catch. The county tax digest must be finalized before a determination can be made about a millage rollback or tax increase. The digest cannot be finalized if more than 3% of the digest's value is being appealed. Property owners will not know until after the appeal deadline if there's going to be a tax increase or a millage rollback.

Of course, a successful appeal will mean less tax in case of a rollback or an increase.

Want more Info?

Georgia Department of Revenue Property Tax Division

www2.state.ga.us/Departments/DOR/ptd/adm/taxguide/appeals.html

Board Meeting Notes

—By Mary Shea

Due to unexpected schedule changes, the Board has been unable to have the May meeting. We are still trying to schedule the May meeting this week, but not before the newsletter's deadline.

Look for the May and June meeting notes in next month's newsletter.

Homeowners Assessment Payments Lagging

—By Hamp Reid

As of May 31, there were nine homeowners who have not paid their annual assessments according to WPHA Treasurer Carol Knapp. Second notices were sent to the delinquent homeowners on May 15.



Assessments were due on April 30. WPHA covenants and by-laws provide for interest on unpaid assessments and the foreclosure of liens against those homeowners who fail to honor their obligations. Should legal action become necessary, any costs involved also become the responsibility of the delinquent homeowner.

Local Home Sales

—By Kimberly Bacon

Here are April and May home sales in Waverly Parke and Waverly Hills. Several closings scheduled for late May will be listed next month.

808 Oxford Drive	4/27/01	\$164,900
820 Oxford Drive	5/4/01	\$139,900
409 Farrington Lane	4/27/01	\$139,000



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.

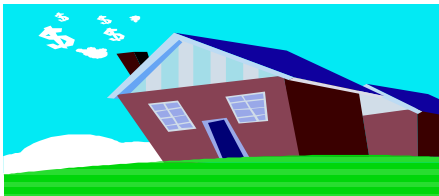
WPHA Committees

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 any Director (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 di-



mensions 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.

Recent AC Actions:

- 833 Oxford: Remove trees; approved

Plant and Creature Identification



—By Carol Knapp

There's a website, www.enature.com, which I think residents would like.

Snakes, trees, birds (with sounds!), you-name-it, are on the site with pictures - all those little creatures we find roaming around in our yards. You might want to review it, if you don't already know about it. I found names

of all the hardwood trees I have in my yard. It's really pretty neat!

