



# Waverly Park Press

October 1, 2001

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## Special Meeting to Amend By-Laws

### Attempt to Amend Covenants Dropped

—By Hamp Reid

There have been proposals "in the works" for some time to amend both the WPHA Covenants and the WPHA By-laws. The Board has decided to drop the attempt to amend the covenants but has called a special meeting to vote on By-laws amendments.

The covenants amendments have been abandoned because this document is difficult to change. Ninety per cent or 81 of the 90 homeowners must approve the amendments. Notarized signatures of those 81 are required on the approving document. That document must then be filed with the county clerk of court. Further complicating the matter, legal advice indi-

**7:30 p. m.  
Wednesday,  
October 24, 2001  
At WP Pool**

cates that any change that makes the covenants more restrictive would require approval by all homeowners.

Amending the By-laws is a simpler process. A majority of those homeowners attending a special members meeting, either in person or by proxy, may approve By-laws

(See Amendments page 3)



### 1st Planning Meeting for

(A Halloween Party for Waverly Park Kids)

6:00 p. m., October 1

At The Pool.

If you cannot attend the meeting tonight, but would like to participate, please feel free to contact

Joan Dillon or Mary Shea.

**Come One,  
Come All!**



## Neighborhood Play Group Schedule

—By Kimberly Bacon

Our first ever Neighborhood Play Day was a huge success! We will be meeting twice a month on

different days to play. Call Kimberly Bacon at 770-345-0894 for additional details. If you missed the first one, make plans now to join

us this month.

This month we will be going to Eastside Baptist

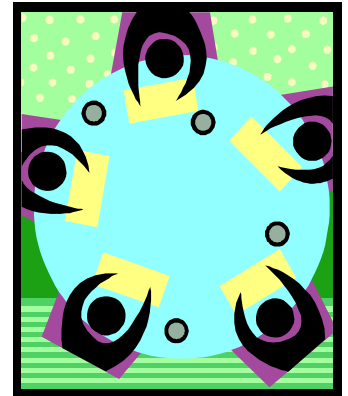
(See Play Group page 6)

## 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 information 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:	Mary Shea	770-345-1351	mshea@mail.com
Vice President:	Greg Vence	770-721-1118	gdvence@earthlink.net
Secretary:	Michael Hardersen	770-345-8188	mikehardersen@netscape.net
Treasurer:	Carol Knapp	770-345-0823	caknapp@adelphia.net
Committees:	Hamp Reid	770-720-4384	bhreid@mindspring.com



## Current and Upcoming Events

Time/Date	Event	Location	Contact
10:00 a.m. to 10:00 p.m. Odd/Even street number restrictions 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
October 1	Pool Closed for Season	-	-
October 1	Yard Debris Burning with Permit Now OK	45 north Georgia counties	GA Forestry Ranger 770-720-3525 for permit
October 1 6:00 p. m.	Boo Fest Planning Meeting	Pool	Joan Dillon or Mary Shea
October 16, 12:00 – 2:00 p. m.	Neighborhood Play Day	Eastside Baptist Playroom	Kimberly Bacon 770-345-0894
October 21, 4:00 – 6:00 p. m.	Neighborhood Play Day	Berry Patch Farms	Kimberly Bacon 770-345-0894
October 24 7:30 p. m.	WPHA Members Special Meeting	Pool	Any director
October ??	Boo Fest WP Kids Halloween Party	Pool	Social/Kids Committee

## Board Meeting Notes

—By Michael Hardersen

### 9/16/01 Regular Meeting

All directors were present.

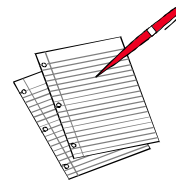
The meeting took place after the neighborhood cookout.

Committee representatives were invited to attend. Committees discussed various issues with the board. The topics of discussion included winter treatment for the pool and the purchase of a couple of new lawn chairs while on sale in the fall, playground and walking trail repairs, new plants for the community sign (around which residents are encouraged to weed) and architectural committee concerns on boats, trailers & trash cans visible from the street (please keep our place neat).

Afterwards during the regular meeting the board adopted a set of rules (Resolution 3) for use of the Common Area (generally the pool) most of which should be common sense (for instance: no dogs on the pool deck, hours 7 a.m. until 10 p.m., children need supervision, keep the place neat, be polite to others: inflatable toys should be small enough to leave room for others etc.). For the full text of the resolution, see **Board Adopts Common Area Rules** on page 4.

Discussion was held on the collection of late dues.

A follow-up meeting was scheduled for Sunday September 23rd 6 p.m. at 805 Oxford to discuss possible By-Laws Amendments.



### 9/23/01 Special Meeting

All directors were present.

The board met to discuss Possible By-Laws Amendments and recommends suggested changes (most changes had to do with changing responsibility from the developer to resident members). A special meeting to vote upon the changes will be held Wednesday October 24th, 6 p.m. at the pool. The next board meeting is scheduled for Sunday October 21st at Mary Shea's home.

To change the By-Laws three things are required: 1) Notification of all members of a vote upon the possible changes. 2) A quorum of 10% of the voting members (10% of 90 lots means that at least 9 votes must be cast). 3) A majority of the votes cast (over 50%).

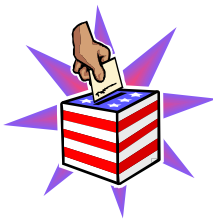
## Amendments

(Continued from page 1)

amendments.

The Board of Directors has called a Special Members Meeting for 7:30 p. m., Wednesday, October 24, 2001, at the pool. Eleven by-laws amendments will be on the ballot.

Formal notice of the meeting, as required by the By-laws, is expected to be mailed to homeowners (members) on October 4. To encourage greater participation, the notice will include a convenient proxy designation. The ballot will also be included and may be marked before the meeting. Those members who are unable to attend may designate one of the directors as their proxy to return their marked ballot at the meeting. The meeting will be short



since return of ballots is the only item on the agenda.

The Board reviewed the By-Laws and all the proposed amendments listed on the WP web site and decided to offer eleven amendments for the members' approval.

Here's what each amendment will do:

- 1 Change the corporation's principal office to WPHA's Registered Agent currently on file with the Georgia Secretary of State.
- 2 Require members and directors meetings be held in Cherokee County.
- 3 Change the annual members meeting to 7:30 p. m. on the first Thursday in April beginning in 2002.
- 4 Require directors to be resident-members of WPHA and prohibits more than one director from the same lot at the same time.
- 5 Add email as a means of ob-

taining approval of any action taken without a directors meeting.

- 6 Make appointment of a nominating committee optional rather than required.
- 7 Require the Board to present a *written* statement of corporate affairs at the annual members meeting.
- 8 Require the Board to bond officers with fiscal responsibilities. Currently, bonding is optional.
- 9 Require Architectural Committee (AC) members to be resident-members of WPHA and prohibit more than one AC member from the same lot at the same time.
- 10 Require an appointment with the appropriate record holder for members to inspect WPHA records and to purchase copies of governing documents.
- 11 Correct "Waverly Grove" to "Waverly Park."

The current By-Laws are available at [www.waverlyparke.com](http://www.waverlyparke.com).

## Board Adopts Common Area Rules

*Here's the text of Resolution 3, adopted by the Board of Directors on September 16. The resolution is also available on the web site. With a few exceptions, the rules are the same as the pool rules that have been published for several years but never formally adopted by the Board.*

### RESOLUTION 3 September 16, 2001

A Resolution adopting rules for the use of the Common Area and setting penalties for infractions

*Whereas*, The Common Area is located at 620 Ashley Trail, Canton, Georgia, and is designated as Lot 77 of Waverly Park, and

*Whereas*, There is a need to formalize rules for use of the Common Area so that all residents and authorized guests may enjoy the area, so that the value of the property may be protected, and so that unauthorized persons may be removed, and

*Whereas*, Article VII of the By-Laws of Waverly Park Homeowners Assoc., Inc. authorizes the Board of Directors to adopt rules governing the use of the Common Area and to establish penalties for the infraction of those rules; therefore

*Resolved*, That the following rules are hereby adopted;

#### **Waverly Parke Homeowners Association Common Area Rules**



#### **Applicable to All of the Common Area**

1. All Waverly Park residents and their guests may use the Common Area subject to these rules.
2. Residents must escort their guests.
3. The Common Area is open daily from 7:00 a. m. until 10:00 p. m. Any person in the Common Area outside these hours without permission from the Board of Directors is trespassing.
4. Motor vehicles are permitted only on the paved entrance driveway and parking area. No motor vehicle is permitted in any other part of the Common Area, except those vehicles involved in authorized maintenance, repair or construction.
5. Responsible, older person(s) must supervise young children at all times. Other rules apply to the supervision of children in the pool area.

#### **Applicable to the Area Inside the Pool Fence**

##### Pool - Safety

6. This is a private pool. No lifeguard will be on duty. Residents and guests swim at their own risk.
7. Glass containers are not allowed in the pool area.
8. No diving or jumping into the pool.
9. No running, tossing or pushing of others from the pool edge; no horseplay will be permitted in the pool area.
10. No bicycles, roller skates or skateboards are permitted in the pool area.
11. Caution children against playing with drains, skimmers or other pool equipment.
12. Inflatable toys or mattresses are allowed in the pool when they do not detract from others use of the pool. Infant safety flotation devices are permitted.
13. Shoulder length hair should be tied back or a swim cap worn.

##### Pool – Eligibility

14. Only residents and a maximum of four (4) guests per household, escorted by residents, are allowed in the pool area.
15. Residents 18 years or older may bring guests to the pool.
16. Residents are responsible for the conduct of their guests and must see that the rules are obeyed and that others are not in-

*(See Common Area Rules on page 5)*

## Common Area Rules

(Continued from page 4)

convenienced.

17. Children under 14 must be accompanied by an adult 18 years or older at all times.
18. No one 18 years old and under allowed in the pool area after dark unless supervised by an adult 21 years old or older.
19. No one is allowed in the pool area without a key to the gate. The gate should not be opened for persons without a key.

### Pool - Group Use

20. Residents 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.
21. Exclusive use will not be granted. Other residents not involved with the group may use the pool during the approved group gathering.
22. Residents are responsible for the conduct of their guests and cleanup after their group use. Trash must be deposited in the containers outside of the fence.

### Pool - Sanitation

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



### Pool - General

28. Anyone disregarding pool rules will be restricted from pool use as determined by the Association.
29. The gate must be locked at all times.
30. The Association assumes no liability for any personal injury, loss of property or damage to property.
31. Please keep the pool area tidy so that everyone may enjoy it.
32. Please report any problems to the pool committee.

*Resolved,* That the penalties for infractions of these rules are as follows;

**Trespassing:** Violators should be reported to the Cherokee County Sheriff's Office for processing as provided for by state or county law,

**Other Violations:** A resident violator may be barred from the common area for a period not to exceed sixty days from the date of infraction or fines may be assessed against the lot of the responsible homeowner,

**Damage:** All residents must reimburse the WPHA for all damages they or their guests cause.

## 3<sup>rd</sup> Annual Neighborhood Cookout a Success

—By Mary Shea

It was a wonderful day to spend socializing with our neighbors. Everyone enjoyed the wonderful food and delicious desserts. A friendly

game of volleyball was had and for the less daring horseshoes.

Our greatest appreciation to Joan and Steve Dillon and the Social Committee for all their hard work!



It would not have happened without you. Thank You!!

## Burning Ban Ends; Permit Required

—By Hamp Reid

The annual outdoor burning ban covering 45 Atlanta-area counties ended on September 30.

In unincorporated Cherokee County, residential burning of yard debris is now allowed with a permit

issued by the Georgia Forestry Commission (GFC).

From GFC's web site: "Permit numbers are issued by telephone. Call your local Georgia Forestry Commission office [Canton: 770-720-3525] between the hours of 8:00 a.m. and 4:30 p.m. A permit is re-

quired for most outdoor burning. If you plan to get started before office hours you may obtain a permit after 3:00 p.m. today for a burn tomorrow morning. The permit process hinges on the weather forecast. We must consider fire danger as well as the smoke dispersion indices."

## Play Group

(Continued from page 1)

Playroom on Tuesday, Oct. 16th from 12-2 p.m. Call Kimberly for directions.

Family Day at Berry Patch Farms Pumpkin Patch is Sunday, October 21st from 4-6 p.m. Bring a picnic dinner and join us for a hay ride - A

great picture-taking opportunity for the parents. Pick out your pumpkins and take the hay ride back to get some apple cider, a homemade fried pie and some boiled peanuts and popcorn. The kids will enjoy the playground and baby farm animals. Admission is FREE - you simply pay for your pumpkin if you choose to bring one home.



## Architectural Committee Update

—By Hamp Reid

Our covenants

- require that all trash containers be stored where they are not visible from adjacent and surrounding property, and
- prohibit storing boats and trailers where they are visible from the street.



There are many trash can violations and a couple of boat/trailer violations.

If either of these apply to you, please take immediate corrective action so that the AC won't have to issue violations and impose fines. Thanks!

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.

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.

## Local Home Sales

—By Kimberly Bacon

Here are recent home sales in Waverly Parke and Waverly Hills.



- 605 Ashley Trail: 8/30/01, Listed 174,900, Sold 174,000
- 873 Oxford Drive: 8/21/01, Listed 195,000 Sold 189,900

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.