



Waverly Park Press

March 1, 2002

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Annual Assessment Payments Slow

—By Hamp Reid

Thirty-two homeowners failed to pay their annual assessments by the February 28 due date.

Homeowners who do not pay their assessments can expect to have a lien filed in Cherokee County Superior Court against

their property.

Article IV of WP's covenants provides that "annual ... assessments together with interest, costs and reasonable attorney's fees, shall be a charge on the land" and "shall also be the personal obligation of the person who was the

owner of such property when the assessment fell due."

If the assessment and costs remain unpaid, the covenants provide that the association may "foreclose the lien against the property."



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Treasurer's Update -- Look for a quarterly report in May issue.	

Sunshine Committee Has New Chair

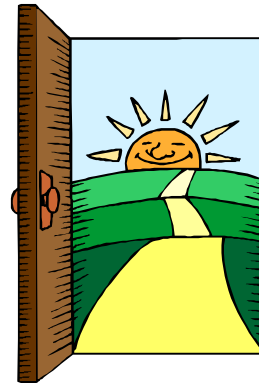
—By Heather Vence

The sunshine committee has not been so sunny lately so I have been asked to head it up.

I am Heather Vence and I live at 805 Oxford Drive.

The committee is designed to be a general welcoming and helpful part of our neighborhood.

Since the committee will basically be starting from scratch, I will be contacting everyone who has signed up on the committee in the next week. We can get together and plan what we should do to welcome



new babies, new neighbors, and to help in any other way needed.

If anyone knows of a family/baby that needs welcomed please contact me at 770-721-1118 or at hvence@yahoo.com.

Homeowners Associations Serve Community

—By Hamp Reid with research from Kimberly Bacon

Mandatory homeowners associations (HOA) governed by protective and restrictive covenants are popular for a couple of

reasons.

First, many subdivisions have popular recreational and other amenities like the Waverly Park Common Area with the pool and walking trail. The HOA is needed as the le-

gal entity to own and maintain these facilities.

Second, property values are protected and nuisances can be eliminated by the covenants.

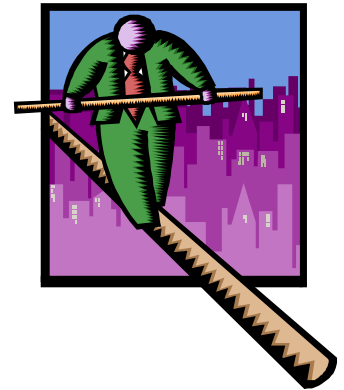
(See HOAs on page 3)

Waverly Park Press...

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- 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.
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WPHA Board of Directors

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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	Mandatory Outdoor Water- ing Ban Continues	Countywide	Cherokee County Water & Sewage Authority
-	Residential Outdoor Burn- ing Permit	Countywide	GA Forestry Commission 770-720-3525
January 2 – June 1	New homeowners apply for homestead exemption; Refi- nancers should verify	County Building, Canton or South Annex, Woodstock	County Tax Commissioner
February 28	WPHA 2002 Annual Assess- ments Due	Notices mailed January 22.	Association Treasurer Carol Knapp
March 13, 10:00 a. m.	Play Group	See March Play Group (page 3)	-
March 27, 10:00 a. m.	Play Group	See March Play Group (page 3)	-
Thursday, April 4, 2002 7:30 p. m.	WPHA Annual Members Meeting	Pool	Notice and proxy will be mailed in March
9:00 a.m. - 12:00 p.m. May 2 & 3	Kindergarten Registration (Age 5 on or before 9/1/2002)	F. D. Johnston Elementary, 2031 E. Cherokee Drive	Johnston Elementary (770) 928-2910

Board Meeting Notes

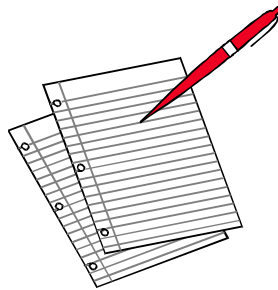
—By Michael Hardersen

Board Minutes (Feb 17th)

The treasurer was not present.

Topics discussed:

- Signs for the pool are complete.
- Two estimates for the walking trail have been taken and we are waiting for one more.
- The sunshine committee would like to know if you are having a baby or need assistance while a family member is in the hospital.
- Please support the nice looks of our community. As has been said, the architectural committee works for us rather than against us.
- Also please let us know should you be interested in becoming involved.
- The architectural committee plans on sending out some notices.
- Notices for the Homeowners Association Annual meeting will be mailed soon.
- The next board meeting will be at Greg Vence's on March 10th.



Kindergarten Registration

Info from Cherokee County School System
Online News (www.cherokee.k12.ga.us)

Place: F. D. Johnston Elementary School
2031 East Cherokee Drive, Woodstock, GA 30188
(770) 928-2910

Date: May 2 and 3, 2002

Time: 9:00 am - 12:00 p.m.

Students who are five years old on or before September 1, 2002 are eligible to enroll in Kindergarten.

Students who are six years old on or before September 1, 2002 are eligible to enroll in First Grade.

Please bring the following items:

- Must provide two proofs of residency.
- Certified copy of birth certificate.
- Certificate of Immunization (DHR Form 3231). This form may be obtained from the Public Health Department or your physician.
- Certificate of Eye, Ear, and Dental Examination (DHR Form 3300). This form may be obtained from the Public Health Department or your physician.
- Child's Social Security Number for student records (Optional)

HOAs

(Continued from page 1)

The "protective covenants which are recorded in the county land records and generally are binding on all owners who purchase after the covenants are recorded."² "Owners in communities with protective covenants may give up certain rights to maintain an attractive community and protect property values in the community."²

The covenants give the HOA power to levy assessments to enforce the covenants and maintain the facilities. If a subdivision had protective covenants but no HOA or HOA membership was voluntary, then individual homeowners would be forced to bring legal action and pay the costs to enforce the covenants.

Although drafted by the subdivision developer, most covenants (including WPHA's) have provisions for amendment. Covenants not meeting the needs of the homeowners could be changed. The amendment procedure usually requires a high percentage of current homeowners to sign amending documents. The documents are then filed in the county land records.

HOA are democratic organizations. The directors of the HOA are homeowners who are elected

by the other homeowners.

Since homeowners in subdivisions with a mandatory HOA and covenants do give up certain rights, prospective buyers should consider if this form of housing meets their needs and that they can live with the additional restrictions.

Information and quotes in this article were taken from:

¹ Seth G. Weissman, "Homeowners association don't deserve bad press," Atlanta Business Chronicle, 2-8 Sep 1994, p. 16B.

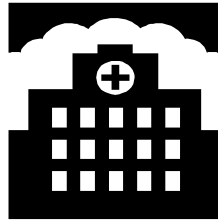
² Seth G. Weissman and Jay S. Lazega, "Homeowners associations have pros and cons," Atlanta Business Chronicle, 25-31 Aug 1995, p. 16B.

Mr. Weissman and Mr. Lazega are lawyers.

Hospital Relocation Plans Dropped

—By Hamp Reid

Northside Hospital-Cherokee has dropped its plans to relocate the hospital from Canton to the northeast corner of the intersection of I-575 and Sixes Road.



The decision was announced at a press conference in early February. Instead of the move, the hospital has indicated that improvements will be made to the present Can-

ton location.

The planned move had been challenged by other area hospitals.

No indication was given as to the future use of the Sixes Road property.

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.

Please give your plans to Hamp at 613 Ashley Trail.

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

Recent Actions:

- 821 Oxford: backyard building, approved

March Play Group

—By Kimberly Bacon

All children 4 and under are invited to the play group.

- Wednesday, March 13, 10 a.m., Pam Tillery's, 837 Oxford Drive
- Wednesday, March 27, 10 a.m., Kimberly Bacon's, 426 Westchester Way

Please call Kimberly at 770-345-0894 or Laurie at 770-720-2095 with any questions.

Toonigh Village Opens Late September

—By Hamp Reid

Have you noticed the removal of all the trees, houses and hills at the south end of Toonigh Road?

The land is being prepared for Toonigh Village. It's a shopping mall, and an opening during the third week of September is planned, a spokesman for developer The Gipson Company indicated yesterday.



Tenants will include Kroger, Eckerd Drugs, a dry cleaner, a hair salon and others.

The location at Toonigh Road and Canton Highway (Highway 5) was annexed and rezoned last year by Holly Springs.

About 250 fee simple townhouses are tentatively planned for land adjacent to the shopping mall.

Pool Phone

The swimming pool phone was disconnected on January 22 to save money. Service will be restored when the pool re-opens in May.