



A Covenant Community

Waverly Park Homeowners Association  
P. O. Box 26, Lebanon, GA 30146

# Waverly Park Press

July 1, 2003

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## Commission OKs Ranchwood Rezoning

The Cherokee County Commissioners approved a Ranchwood Trail rezoning on June 17.

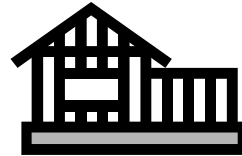
The 38.5 acre parcel was rezoned from Agricultural (AG) to R-20 (Residential, minimum lot size of 20,000 square feet). Four Seasons Development Corporation plans to de-

velop a residential subdivision.

Larger lot size requirements were stipulated for lots abutting property zoned AG or adjacent to Ranchwood Trail or Billings Farm Lane.

Additional restrictions

include no driveway access to Billings Farm Lane.



As you drive away from Westchester Way on Ranchwood Trail, the rezoned property is on the left just past the ninety-degree curve.

## Zoning And Tax Maps Available Online

Cherokee County recently added county zoning maps to the information available on the county website at

[www.cherokeega.com](http://www.cherokeega.com).

Tax maps have been available for some time.

### Zoning Maps

Waverly Park is on map 15N21 and is zoned R-20 (residential - 20,000 square feet minimum lot size). Most property adjacent to Waverly Park on the north and east is

AG (Agricultural). Waverly Hills to the west is R-40 (40,000 square feet minimum).

### Tax Maps

Tax maps can be searched by entering a property owner's name or the property address. You can also see a full subdivision map. Waverly Park's map is 15N21C and Waverly Hills is 15N21B.

Information available includes the owners' names and mailing address, the

property address and latest assessed value.

Market value is determined by adding the values for *Build*, *OBXF*, and *Land*. According to Steve Swindell, Senior Appraiser in the county assessor's office, "OBXF stands for 'out buildings and extra features'. This value represents all structures not immediately part of the primary structure (house). Examples: paving (most common), detached garages, sheds, etc."

Waverly Park on the Web

[www.waverlyparke.com](http://www.waverlyparke.com)

Check out the new look.

*Thank You*

- Jeff Peace and Sentinel Healthcare: for hosting the WPHA website on the company's server.

## About 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](mailto:wppress@mindspring.com)

## Current and Upcoming Events

Time/Date	Event	Location	Contact
May 1 – September 30	Outdoor Burn Ban	Metro Atlanta counties	
June 27	National Do Not Call Registry Begins		On line registration at <a href="http://www.donotcall.gov">www.donotcall.gov</a>
July 7	National Do Not Call Registration Available by Phone	Phone Registration for GA Available	1-888-382-1222
August 11, Monday	First day of school		
August 31	End National Do Not Call Registration for October 1 enforcement		<a href="http://www.donotcall.gov">www.donotcall.gov</a> or 1-888-382-1222

## WPHA Board of Directors



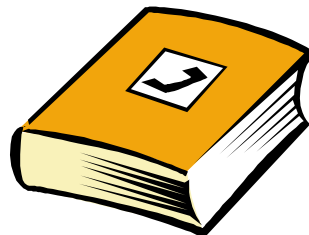
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Treasurer	Carol Knapp	770-345-0823	<a href="mailto:caknapp@adelphia.net">caknapp@adelphia.net</a>

## WP Directory Update; New Directory in August

Please make these changes to your December 1, 2002 directory.

- Replace Bacon with

Abrams, Bob and Heather  
426 Westchester Way  
770-704-0945



A new directory is planned for delivery with the August 1 newsletter.

If your information in the last directory needs changing or you're not in

the directory, please send your names, address and phone number to:

- [wppress@mindspring.com](mailto:wppress@mindspring.com),
- drop a note at 613 Ashley Trail or
- leave a message at 770-720-4384.

# Architectural Committee Update

If you plan to add a structure including a fence, 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.

**AC Members**  
 Jonathan Blake  
 Steve Dillon  
 Rex Jones  
 Larry Lindberg  
 Hamp Reid

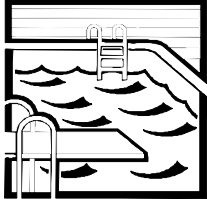
The covenants give the AC up to 60 days to review plans; however, reviews are currently taking about two weeks from the time the AC receives useable plans. Decisions require a majority vote of the AC.

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.

**WPHA Covenants**  
**Article VI, Section 18**

"All swimming pools shall be 'in ground', and surrounded by approved decorative fence. Design and location of tennis courts and swimming pools must be submitted to the Architectural Committee for approval prior to clearing or grading."



# Board Meeting Notes

—By Ron Wolma

**OFFICERS MEETING**  
**June 15, 2003**

Officers present: Carol Knapp, Kari Peace, and Ron Wolma

- Meeting called to order by Kari Peace at 7:00 p.m.
- Discussion of one no pay of annual dues.

- Discussion of PVC retainer around the playground, and retaining wall. Decision to start collecting necessary materials to complete project. Volunteers welcome to help with this project and soil erosion repair..
- General discussion of subdivision properties as to yard upkeep and compliance of subdivision covenants. No action to be taken at this time.

- Next meeting set for July 20, 2003.
- Meeting adjourned.



# Sunshine Committee

—By Heather Vence

The sunshine committee could use the neighborhood's help. We aren't always aware of

- births
- new neighbors
- deaths
- graduations
- hospitalizations

We also want to include the information in the newsletters so everyone can share in the excitement of new babies or celebrate a graduation with you.

Thank you for helping us out!!

**Welcome to Bob, Heather, & Lexi Abrams at 426 Westchester Way.**

The sunshine committee has 2 more new families to welcome to the neighborhood. They are living on Oxford Drive. The committee just has not had a chance to get by to visit yet. So next month we will let you know who these wonderful new people are.

Please contact one of the committee members via e-mail or phone to help us spread sunshine around the neighborhood.

Heather Vence	770-721-1118	hvence@adelphia.net
Kari Peace	770-720-2652	kpeace@sentinelhealthcare.com
Stacey Kirkland	770-345-9742	dskirk809@aol.com
Gay Forman	770-345-1985	thedaisygazer@yahoo.com

## National Do Not Call Registration Begins

From [www.ftc.gov](http://www.ftc.gov)

The National Do Not Call Registry opened for business on June 27, putting consumers in charge of the telemarketing calls they get at home.

The Federal Government created the national registry to make it easier and more efficient for you to stop getting telemarketing sales calls you don't want. You can register online at DONOTCALL.GOV if you have an **active email address**.

If you live in a state west of the Mississippi River (including Minnesota or Louisiana),

Register:

- Online at [www.donotcall.gov](http://www.donotcall.gov)
- By Phone 888-382-1222 (After July 7)

Details:

- [www.ftc.gov/donotcall](http://www.ftc.gov/donotcall)

you can call toll-free, 1-888-382-1222 (TTY 1-866-290-4236), from the number you wish to register.

Phone registration will open to the entire nation on July 7. **Registration is free.**

Georgia will not share the numbers on its existing state do not call list with the national registry. As a result, Georgia consumers who want their number on the National Do Not Call Registry must register with it.

The Federal Trade Commission, the Federal Communications Com-

mission, and the states will begin enforcing the National Do Not Call Registry on October 1, 2003.

That's when consumers who put their numbers on the registry by August 31, 2003 will notice a downturn in the number of telemarketing calls they get.

Placing your number on the National Do Not Call Registry will stop most, but not all, telemarketing calls.



**NATIONAL  
DO NOT CALL  
REGISTRY**

## Free Movies This Summer

—By Heather Vence

Regal Cinemas at Town Center Stadium 16 is offering free movies during the summer. The movies are Tuesdays and Wednesdays at 10:00 am. Seating is limited, so make your plans to arrive early. Please note that **all movies are subject to change**.



**G**  
July 1, 2 Who Gets the House  
July 8, 9 Muppets from Space  
July 15, 16 Rugrats in Paris  
July 22, 23 Spirit  
July 29, 30 All Dogs Go to Heaven 2

**PG**  
Road to El Dorado  
Clockstoppers  
E.T.(reissue)  
Wild Thornberrys  
Big Fat Liar

## Waverly Hills Construction

Unless you don't get out much, you've noticed the new construction in Waverly Hills adjacent to Waverly Park.

Advantage Homes of Woodstock is building a new home on previously undeveloped Waverly Hills lot 37. The address of the lot is 382 Westchester Way. The home is being built for resale.

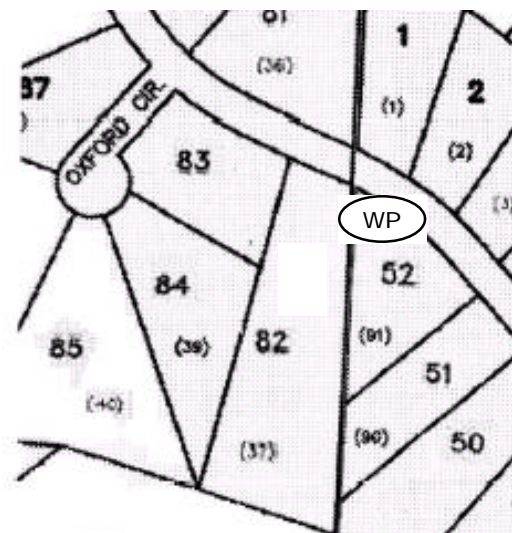
To get a prospective of lot 37, take a look at the tax map section to the right. Subdivision lot numbers are the smaller numbers in parentheses. Tax parcel numbers are the

larger numbers.

WH lot 37 is also marked with a WP in the oval and is tax parcel 82. The bold vertical line marks the boundary between Waverly Hills and Waverly Park.

Lots 37 and 39 were previously owned by the same people, but were sold to separate buyers when the owners moved.

As you can see, lot 37 extends across the back of three Waverly



Park lots (Tax parcels 50, 51, 52).