



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

Waverly Park Press

November 1, 2003

Waverly Park on the Web

www.waverlyparke.com
—
WPHA governing documents are available.

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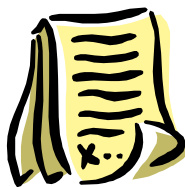
November 11

...a day to honor current veterans and members of the Armed Forces.

Architectural Guide Adopted

The Waverly Park Homeowners Association (WPHA) Architectural Committee (AC) adopted an architectural guide on October 30.

The WPHA Amended Declaration of Covenants, Conditions and Restrictions (CCR) give discretion to the Architectural Committee (AC) to decide what ar-



chitecturally-related projects or uses should be permitted. The CCR also authorize the AC to make such rules or regulations as may be needed to insure the integrity and appearance of the neighborhood.

Many CCR sections are clear and leave little room for interpretation. But the CCR also contains many phrases such as "as may be required by the AC", "in the judgment of the AC", and "the AC, in its discretion."

The idea of an easy-to-read architectural guide that would clarify this discretion was begun in March 2000. A draft guide was developed in April 2000 by the archi-

tectural committee at that time. Several drafts were considered over the years and one was finally adopted last month.

Most of the guide reflects prior actions by ACs since the WPHA was turned over to the homeowners and does not change the CCR.

Examples of clarifications in the Guide:

- Project plans requirements
- Acceptable fence types
- Enforcement procedure

Several areas that have not been enforced uniformly in the past will be enforced beginning on January 1, 2004. These include:

Garbage cans: The CCR require that cans be stored "so that they cannot be seen from adjacent and surrounding property." The same CCR section gives the AC discretion to set storage rules and the requirement has been slightly relaxed.



Garbage cans must be stored where they are not visible

from the street.

Approved parking space: The CCR require that "all vehicles regularly parked on a property must have an approved parking space." Non-commercial motor vehicles must be parked on paved driveways; not on grass or in the street. Utility trailers may be stored off paved surfaces



so long as they do not violate the CCR requirement of "not visible from the street."

Commercial vehicles: Parking spaces for oversized vehicles and vehicles with business-related equipment or materials visible on the outside of the vehicle will not be approved within the subdivision, including on the street.



The new Architectural Guide is available on the Documents page of the association website. Homeowners who do not have Internet access and would like a copy should contact AC secretary at 770-720-4384.

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 read the *Waverly Park Press* at www.waverlyparke.com may opt out of home delivery by sending e-mail to wppress@mindspring.com. Adobe Acrobat Reader is required for the online 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

Current and Upcoming Events

Time/Date	Event	Location	Contact
Year-round beginning June 1, 2003	Voluntary Outdoor Watering Restrictions: Odd address water – Tu,Th,Su. Even — M, W, Sa	Statewide	GA Environmental Protection Division
October 1 – April 30	Outdoor Burning OK with Permit	Metro-Atlanta counties	Fire Marshal: 770-720-6320 www.cherokeega-ema.org/cchome/burn_permits.cfm
November 26 – 28	School Thanksgiving Holidays		
February 28, 2004	Annual Assessments Due	WPHA Treasurer	Homeowner Notice mailed in January
April 1, 2004, 7:30 p.m.	Annual WPHA Members Meeting	Pool	Homeowner Notice mailed 15 days or more before
May 21, 2004	Last Day of School		

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.

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 regu-

lations and may require county permits.

Recent Actions:

- 625 Ashley Trail: storage shed, approved.
- Adopted Architectural Guide.
- 824 Oxford Drive: fence, approved.

AC Members

Jonathan Blake
Steve Dillon
Rex Jones
Larry Lindberg
Hamp Reid

Email:
wpha-ac@mindspring.com

Treasurer's Report

—By Carol Knapp

Beginning Cash / Bank Balance 01/01/03		6,427.76
Income		
Homeowners' Dues	12,878.30	
Checking Acct Interest	12.18	
Other Income	100.00	
Add: Total Income		12,990.48
Expenses		
Telephone	331.59	
Water	431.60	
Electricity	1,142.26	
Pool Maintenance	3,133.22	
Landscape	1,303.37	
Pool Area Clean-up/Supplies	395.00	
Real Estate Taxes	-	
Property Insurance	1,927.00	
Professional Fees	225.00	
Furniture / Fixtures	182.26	
Postage	96.20	
Newsletter Copies	97.36	
Sunshine/Social Committee	476.43	
Miscellaneous	128.20	
Bank Charges	-	
Subtract: Total Expenses		9,869.49
Ending Cash / Bank Balance 09/30/03		9,548.75

Recent Neighborhood Sales in Waverly Park And Waverly Hills

604 Ashley Trail Closed on 10/01/03 for \$152,000 and was on the market 35 days in Waverly Park

824 Oxford Drive closed on 9/30/03 for \$165,000 and was on the market 52 days in Waverly Park

716 Habersham Place closed on 9/30/03 for \$161,000 and was on the market 140+ days in Waverly Park

Sales are picking up with rates at the 6% range. If you are thinking about making a move call your **RESIDENT REALTOR** for a **"FREE" MARKET ANALYSIS TODAY.**
CYNDI CHANDLER
 (404)401-4730 or (770)345-3880
PRUDENTIAL GEORGIA REALTY
 With 10 years experience helping families home ownership dreams come true!

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

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

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!!

Have you ever wondered how to find a Pampered Chef or Mary Kay representative?

Well the Sunshine Committee would like to help new neighbors out.

We would like anyone who is a representative for a company to please contact Heather (see below). We will add you to a list that will be included in the neighborhood welcome baskets. For those of you already in the neighborhood that are interested in having this list just call or e-mail Heather.

Welcome New Neighbors!

Mike and Tara Duncan
 824 Oxford Drive
 678-614-8246

Ronnie and Carol Polly
 604 Ashley Trail

Justin Green
 716 Habersham Place

Please add them to your WP Directory and delete the following:

- Stanford
- Fraser
- Van Wyk

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

County, Holly Springs Expansion Agreement Touches WP

The Cherokee County Board of Commissioners and the Holly Springs City Council agreed to growth limits for Holly Springs during a joint meeting of the two governing bodies on October 7.

City development and annexations within the boundaries agreed to would not be opposed by the county.

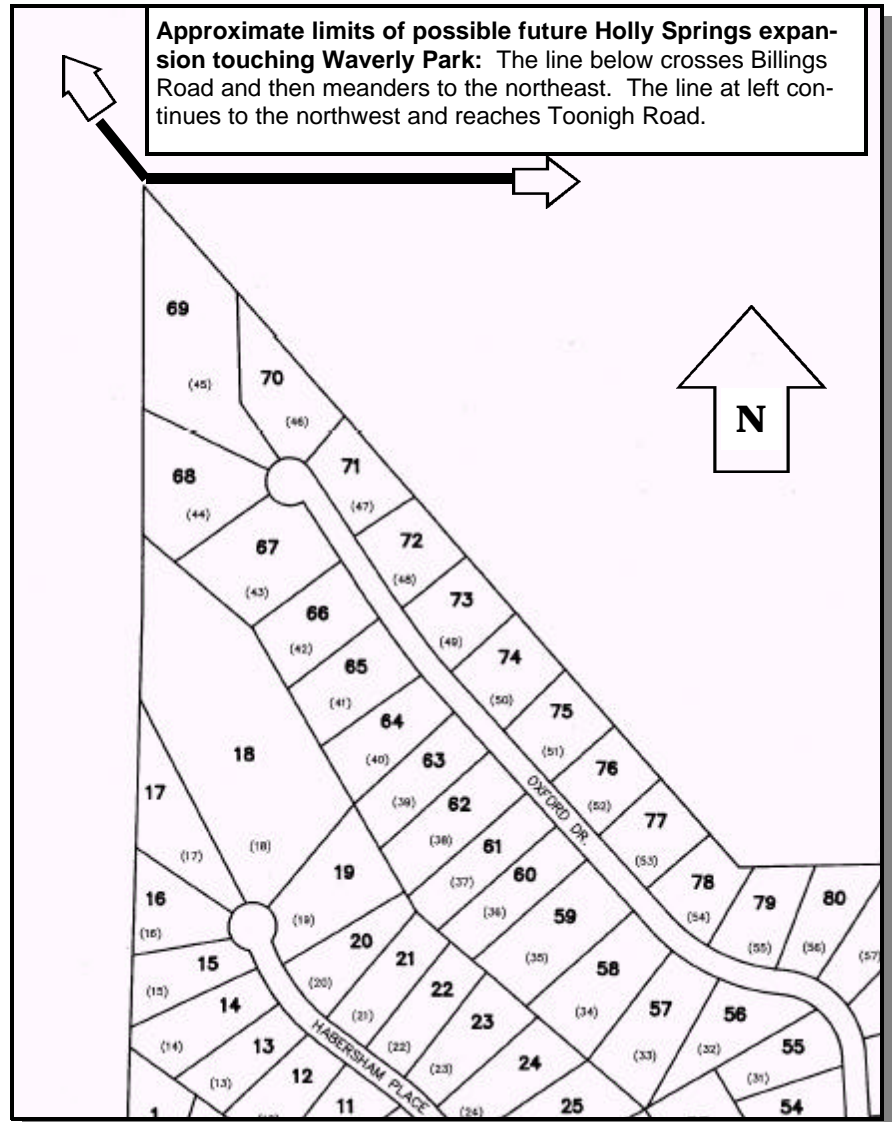
According to a Holly Springs City Hall map, the expansion boundaries touch Waverly Park at the northwest end of Oxford Drive. The bold lines near the top of the tax map at right approximate these boundaries.

Future Holly Springs expansion would be north and east of the bold lines. The east-west boundary line continues east across Billings Road and then meanders to the northeast. The northwest line continues to existing Holly Springs in the vicinity of Toonigh, Hickory and New Light Roads.

There is no indication that property owners in the expansion area touching WP have expressed any interest in being annexed into Holly Springs.

Requirements for property annexation into a city include a property owner's request and contingency. The property to be annexed must touch existing city property.

Although not shown here, the Holly Springs boundary next closest to Waverly Park appears to be along the other side (northwest) of



Toonigh Road from southwest of Morgan Road to northeast of Ranchwood Trail.

The new large brick home and six-

home subdivision under construction near the corner of Morgan and Toonigh Roads are in Holly Springs.

WPHA Board of Directors

President	Greg Vence	770-721-1118	gvence@adelphia.net
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Secretary	Ron Wolma	770-720-8493	Reeln4fun@aol.com
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