



A Covenant Community

# Waverly Park Press

February 1, 2004

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## Board Adopts 2004 Budget; Raises Annual Assessment

The WPHA Board of Directors adopted the Association's 2004 budget at their January 15 meeting. See **2004 Budget** on page 4 for the numbers.

The annual assessment has been increased to \$152 and is due no later than February 29. An invoice will be mailed to homeowners.

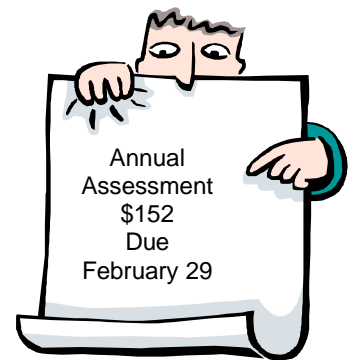
The WPHA covenants do not allow an assessment increase of more than 5% over the previous year's assessment without the approval of two-thirds of the association

membership.

Because of this restriction on assessment increases, past boards of directors have decided that raising the assessment by the allowable 5% each year is a prudent step in keeping the Association financially sound.

In addition to meeting the increasing yearly maintenance costs of the pool and other Association expenses, the regular assessment increases build reserves. These reserves will

be needed as pool equipment and other common area assets age.



Waverly Park on the Web

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

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WPHA governing documents are available.

## Waverly Park Press Ends Home Delivery

The *Waverly Park Press* (WPP) will end most home delivery effective with the March 1 edition.

The monthly newsletter has been delivered to Waverly Park homes since February, 2001.

The newsletter will continue to be available on the association's website and will be delivered to residents without Internet access.

An e-mail notice will be sent when a new edition is posted. Residents who have provided their e-mail addresses to WPP will receive this notice beginning with today's edi-

tion. The newsletter will not be sent, just a link to it on the association's website.

If you did not receive an e-mail notice and want to receive future notices, please send your e-mail to

[wppress@mindspring.com](mailto:wppress@mindspring.com)

E-mail addresses are not displayed on these notices.


This change will simplify delivery and copy cost will be reduced, although currently at nine cents a copy, the cost is not significant.

Annual copy costs for the newsletter have been about \$100.



### No Internet Access?

Residents who do not have Internet access may continue to receive home delivery by leaving a delivery request message with name and address at 770-720-4384.



**The trash can storage restriction is being enforced.**

**Please store your trash cans where they are not visible from the street.**

### About *Waverly Park Press*...

- Published on the Web 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 on request to Waverly Park homes without Internet access .
- 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	Greg Vence	770-721-1118	gvence@adelphia.net
Vice President	Kari Peace	770-720-2652	kpeace@sentinelhealthcare.com
Secretary	Ron Wolma	770-720-8493	Reeln4fun@msn.com
Treasurer	Carol Knapp	770-345-0823	caknapp@adelphia.net



### Current and Upcoming Events

Time/Date	Event	Location	Contact
Year-round beginning June 1, 2003	<b>Voluntary</b> 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
January 2 – June 1	New Homeowners apply for homestead exemption.	100 North Street, Canton	County Tax Assessor 770-479-0433
February 2	Last Day to Register to Vote in March 2 Primary, Referendum		
February 29	Annual Assessments Due	WPHA Treasurer	Invoices mailed in January
March 2	Presidential Preference Primary, State Flag Referendum	Holly Springs Elementary	
April 1 7:30 p.m.	Annual WPHA Members Meeting	Pool	Homeowner Notices mailed 15 days or more before
May 21	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 Ar-

sions of the project, its location on the lot and materials and colors to be used. A letter explaining your plans is needed.

Please give your plans to Hamp at 613 Ashley Trail or e-mail them to the address at left.

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

**AC Members**  
 Jonathan Blake  
 Steve Dillon  
 Rex Jones  
 Larry Lindberg  
 Hamp Reid  
 -  
 Email:  
[wpha-ac@mindspring.com](mailto:wpha-ac@mindspring.com)

See the Architectural Guide, available on the website, for more information.

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.

### Recent Actions

- 732 Habersham Place: stone front façade, approved.
- 833 Oxford Drive: trailer warning.

chitectural Committee (AC) for approval.

Plans must include dimen-

**Reminder**

Covenant restrictions are being enforced for:

- Trash can storage
- Approved vehicle parking spaces
- Commercial vehicles

See the Architectural Guide on the website for details.

## Praise and Prayer Fellowship

We're interested in starting a Praise and Prayer fellowship group.

Would you like to join us?

Ladies Time -Tuesday Mornings 10 AM

Mixed group- Thursday nights 7 PM

Children welcome at both times.

Come share your praises, prayer concerns and Love of the Lord.

**Call Stephen or Nancy Horne at 770-345-4090 for more information.**

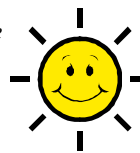
605 Ashley Trail



## Sunshine Committee

—By Heather Vence

The sunshine committee could use the neighborhood's help.



- births
- new neighbors
- deaths
- graduations
- Hospitalizations

We aren't always aware of

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!

Our deepest sympathy goes to the Duncan family. Their infant son, Adam, passed away on January 11. They have been in the hearts and prayers of their neighbors.

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

## Board Meeting Notes

—By Ron Wolma

Waverly Park Homeowners  
Association  
Officers Meeting  
January 15, 2004

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

- Meeting called to order at 7:00 p.m. by Greg Vence
- First order of business was

to approve the minutes of the December, 03 meeting.

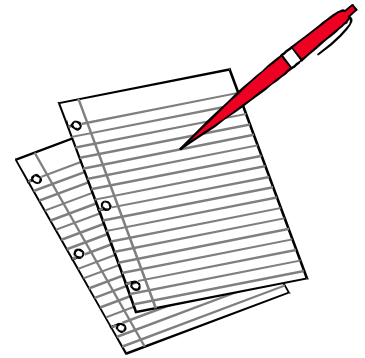
- Discussion of Lot 5's past due Association dues. Action plan approved.
- Review of decision to raise yearly Association dues to \$152.00 to cover rising expenses.
- Discussion of mailing out notification of due date for Association dues.

- Review of activities of the Sunshine Committee and expenditures.

- 2004 Budget reviewed and approved by the Board.

- Review of rules pertaining to the notification of the Yearly Association General Meeting and Election of new officers.

- Meeting adjourned at 8:00 p.m.



## Treasurer's Report

—From Carol Knapp

### Waverly Parke Homeowners Association 2003 Income and Expenses With Cash Rollforward For Year Ending December 31, 2003

<b>Beginning Cash / Bank Balance 01/01/03</b>		6,427.76
<b>Income</b>		
Homeowners' Dues	12,878.30	
Checking Acct Interest	14.20	
Other Income	100.00	
Add: Total Income		12,992.50
<b>Expenses</b>		
Telephone	337.25	
Water	518.40	
Electricity	1,410.66	
Pool Maintenance	4,111.46	
Landscape	1,303.37	
Pool Area Clean-up/Supplies	395.00	
Real Estate Taxes	66.57	
Property Insurance	1,927.00	
Professional Fees	240.00	
Furniture / Fixtures	182.26	
Postage	108.02	
Newsletter Copies	130.96	
Sunshine/Social Committee	511.93	
Miscellaneous	128.20	
Bank Charges	-	
Subtract: Total Expenses		11,371.08
<b>Ending Cash / Bank Balance 12/31/03</b>		<u>8,049.18</u>

## 2004 Budget

—From Carol Knapp

### Waverly Parke Homeowners Association Projected 2004 Income and Expenses With Cash Rollforward

<b>Projected Cash 01/01/04</b>	8,049
<b>Income</b>	
Homeowners' Dues @ \$152 x 90	13,680
Checking Acct Interest	40
Other Income	0
Add: Total Income	<u>13,720</u>
<b>Expenses</b>	
Telephone	350
Water	516
Electricity	1,490
Pool Maintenance	4,120
Landscape	1,300
Pool Area Clean-up	665
Real Estate Taxes	67
Property/Liability Insurance	2,000
Professional Fees	240
Furniture / Fixtures	250
Postage	109
Newsletter Copies	144
Sunshine Committee	500
Social Committee	220
Miscellaneous	300
Subtract: Total Expenses	<u>12,271</u>
<b>Projected Ending Cash at 12/31/04</b>	<u>9,498</u>