



A Covenant Community



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

# Waverly Park Press

February 1, 2005

Home Delivery Resumes  
To make sure all residents are getting neighborhood information, the newsletter is again being delivered to all homes.  
*It's still available on the WPHA website.*

## Everybody Thought That Somebody Should Do Something

Check out the newsletter insert for service opportunities in your homeowners association. Your help is needed!

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## Share Contractor Information

The *Waverly Park Press* needs your help in compiling a list of home maintenance and repair contractors for publication in a future newsletter and on the WPHA website.

If you have had a satisfactory

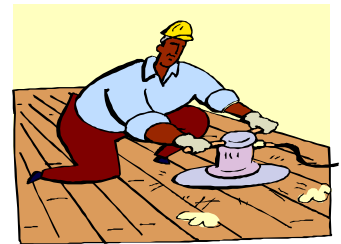


experience with a contractor for septic tank pump out, electrical, plumbing, carpentry, flooring/carpet repair/replacement, roof repair/replacement or any other home service, please provide contact information by:

- e-mail to [wppress@mindspring.com](mailto:wppress@mindspring.com),
- voice message at 770-720-4384 or
- a note at 613 Ashley.

Please include your name for validation purposes. It won't be published with your recommendation.

Thanks!



## New Water Rates Effective January 2005

—From: Cherokee County Water Authority ([www.ccwsa.com](http://www.ccwsa.com))

“Due to rate study recommendations, retail water and sewer rates will increase 5% with January 2005 bills. Water will be \$4.05 per thousand gallons up to 10,000 gallons and \$5.05 per thousand beyond 10,000 gallons. This is an increase of \$ .20 per thousand. Sewer will be

\$5.40 per thousand gallons. This is an increase of \$ .26 per thousand. Minimum water charge for a retail 3/4 inch meter will be \$8.10. Minimum sewer charge will be \$10.80. These rates are for a residential 3/4 inch meter.”

The increase was also announced on November and December 2004 water bills.

### Water Leak Cause a Big Bill?

You may be able to get a bill credit.



Call 770-479-1813

Waverly Park on the Web

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

—  
WPHA governing documents are available.

### 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 to Waverly Park homes. Home delivery resumed on February 1, 2005.
- 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      | Stephen Horne | 770-345-4090 | gsh777@alltel.net       |
| Vice President | Kari Peace    | 678-840-2608 | kdp1989@hotmail.com     |
| Secretary      | Carol Polly   | 678-362-0045 | carolpolly@adelphia.net |
| Treasurer      | Carol Knapp   | 770-345-0823 | caknapp@adelphia.net    |



### Current and Upcoming Events

| Time/Date                            | Event  | Location   | Contact  |
|--------------------------------------|--|--|--|
| Year-round beginning<br>May 28, 2004 | <b>Mandatory</b> Outdoor Watering Restrictions: Odd number address water on Tue, Thu, Sun; Even number, no number on Mon, Wed, Sat | Statewide.<br>Personal food gardens are exempt from restrictions.  | GA Environmental Protection Division & Cherokee County Water Authority |
| October 1, 2004 –<br>April 30, 2005  | Outdoor Burning OK with daily permit available online  | <a href="http://www.gfc.state.ga.us/Services/FireRelated/OnlinePermits/index.cfm">www.gfc.state.ga.us/Services/FireRelated/OnlinePermits/index.cfm</a> | Georgia Forestry Commission  |
| January 1 – June 1                   | New Homeowners File for Homestead Exemption  | 100 North Street, Suite G20,<br>Canton   | County Tax Assessor<br>678-493-6120                                    |
| February 20                          | Board of Directors Meeting   | TBD  | Any director   |
| February 28                          | Annual WPHA Assessments Due  |  | Notices mailed January 18  |
| March 20                             | Neighborhood Social – Tentative  | TBD  |  |
| April 7, 2005<br>7:30 p.m.           | Annual WPHA Members Meeting  | WP Pool  | Homeowner Notices to be mailed in late February                        |
| April ??                             | Common Area Spring Cleaning  | WP Pool  |  |
| Mid-May                              | Pool Opens   | WP Pool  |  |
| May 27                               | 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.

**AC Members**  
Jonathan Blake  
Steve Dillon  
Larry Lindberg  
Hamp Reid  
-  
Email:  
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.

Please give your plans to Hamp at 613 Ashley Trail

or e-mail them to the address in the box.

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

Recent Actions:

- 729 Habersham Place: backyard fence; approved.

## Board Meeting Notes

—By Carol Polly, WPHA Secretary

### OFFICERS MEETING

January 16, 2005

Officers present: Stephen Horne, President; Kari Peace, Vice President; Carol Polly, Secretary; Carol Knapp, Treasurer

Meeting was called to order by Stephen Horne at 7:00 p.m.

- 2005 Budget: Budget was reviewed and approved by Board. See page 4.
- Homeowner Association Dues : Statements to Waverly Park Homeowners were being mailed out Tuesday, January 18, 2005. Please send your check in as soon as possible.
- Vandalism Around Pool Area: Board

discussed the reports of vandalism around and inside pool area. No action has been taken at this time, however, the Board is considering several options.

- New Fence Around Pool Area: Decision will be made soon on which fence company will be used for new proposed fence. Board estimates fence will be completed sometime in March at approximate cost of \$6800.00.
- Notice of Annual Members Meeting: The Notice will be mailed out on February 20, 2005. Meeting to take place April 7, 2005.
- March 20<sup>th</sup>: Proposed date for neighborhood social – more information to

follow.

- April Pool Area Cleanup: A fun time to get together with your neighbors and help with our “Spring Cleaning” – date and time to be announced.
- May – Repair to walking trail to be done
- Late April – Early May: Neighborhood Garage Sale – date to be announced.

It’s going to be a busy, exciting year for our Waverly Park neighborhood. Please plan on joining us – There are 2 positions on the board available and several committees that need more members.

## Directory Update

Please make these changes to your *Waverly Park Directory* dated June 1, 2004.

### Change

Peace, Jeff & Kari  
New phone: 678-840-2608

### Change

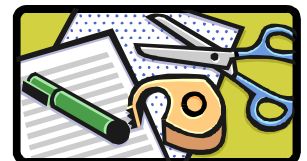
Polly, Ron & Carol  
New phone: 678-362-0045

### Delete:

Henry

### Add:

Woodward, Charles & Gloria  
840 Oxford  
Drive



## End-of-Year Treasurer's Report

—By Carol Knapp, WPHA Treasurer

|   |           |
|---|-----------|
| <b>Beginning Cash / Bank Balance 01/01/04</b> | 8,049.18  |
| <b>Income</b>                                 |           |
| Homeowners' Dues, 90 of 90 paid               | 13,616.69 |
| Checking Acct Interest                        | 11.44     |
| Other Income                                  | 80.00     |
| Add: Total Income                             | 13,708.13 |
| <b>Expenses</b>                               |           |
| Telephone                                     | 436.38    |
| Water   | 450.42    |
| Electricity                                   | 1,243.59  |
| Pool Maintenance                              | 4,242.40  |
| Landscape                                     | 891.21    |
| Pool Area Clean-up                            | 822.99    |
| Real Estate Taxes                             | 66.89     |
| Property Insurance                            | 1,930.00  |
| Professional Fees                             | 230.00    |
| Furniture / Fixtures                          | -         |
| Postage                                       | 81.40     |
| Newsletter Copies                             | 17.42     |
| Sunshine/Social Committee                     | 570.71    |
| Miscellaneous                                 | 101.56    |
| Subtract: Total Expenses                      | 11,084.97 |
| <b>Ending Cash / Bank Balance 12/31/04</b>    | 10,672.34 |



## 2005 WPHA Budget

—By Carol Knapp, WPHA Treasurer

|                               |        |
|-------------------------------|--------|
| <b>Cash Balance 01/01/05</b>  | 10,672 |
| <b>Income</b>                 |        |
| Homeowners' Dues @ \$160 x 90 | 14,400 |
| Checking Acct Interest        | 12     |
| Other Income                  | 0      |
| Add: Total Income             | 14,412 |
| <b>Expenses</b>               |        |
| Telephone                     | 465    |
| Water                         | 516    |
| Electricity                   | 1,290  |
| Pool Maintenance              | 4,870  |
| Landscape                     | 1,450  |
| Pool Area Clean-up            | 700    |
| Real Estate Taxes             | 70     |
| Property/Liability Insurance  | 2,000  |
| Professional Fees             | 230    |
| Furniture / Fixtures          | 6,800  |
| Postage                       | 109    |
| Newsletter Copies             | 0      |
| Sunshine Committee            | 500    |
| Social Committee              | 400    |
| Miscellaneous                 | 120    |
| Subtract: Total Expenses      | 19,520 |
| <b>Projected Ending Cash</b>  | 5,564  |

### Notes:

Projected additional reserve/(deficit) at the end of 2005 (5,108)  
 This projection is cash basis.  
 Pool acid wash and repair tiles - estimated \$1,000 in March.  
 Trail needs repair - estimated \$500 in May.  
 Pool area fence replacement - estimated \$6,800 in March.

## Sunshine Committee

—By Heather Vence

We want to keep our neighborhood as warm and friendly as possible.

To do that there is our sunshine committee. We welcome new babies and neighbors, congratulate new graduates

and help out in times of sorrow and suffering.

Since our committee is small in numbers we need your help. If you know of anything around the neighborhood that would be good to celebrate or someone

going through a rough life experience, please contact one of the committee members.

|               |              |                       |
|---------------|--------------|-----------------------|
| Heather Vence | 770-721-1118 | hvence@adelphia.net   |
| Nancy Horne   | 770-345-4090 | nancyhorne@alltel.net |

### Welcome New Neighbors

Charles & Gloria Woodward at 840 Oxford Drive

### Best Wishes

Nancy Horne has surgery scheduled on February 1

Thank you for helping us spread the sunshine around!



**Everybody** thought that **Somebody** should do something  
But **Nobody** wanted to be the **Anybody** that did.

Don't let this be your philosophy. Waverly Park needs **YOU!**  
With only 90 homes we have a small, intimate, friendly, safe community to live in  
but that also means that we need everyone's help to keep the neighborhood going.  
The more people that are on all of the below listed committees  
the easier it is for everyone involved.

Please take a look and seriously consider where you could be of help to Waverly Park

### **Board of Directors:**

Meets once a month to make decisions on maintenance and upkeep of the neighborhood common area, pool and sign. Also makes a decision on all expenditures for the year.

We are in need of someone who would be willing to be the treasurer for the board starting in April. Duties include collecting the mail from the PO box, paying any bills, collecting the annual dues and making bank deposits. Carol Knapp has served faithfully for 4 years and is stepping down. She will gladly help train the new person.

### **Architectural Committee**

Helps encourage all of us to adhere to the covenants in order to keep our neighborhood looking good. Reviews all requests for additions, changes etc. to the yards and houses.

### **Sunshine Committee**

Welcomes new neighbors into the community including additions of babies. Coordinates help during sickness or death in any of the families in the neighborhood

### **Pool Committee**

Helps ready the pool for opening in the spring. On a rotating basis does the daily pool check that is required by the county to keep the pool open.

### **Landscape Committee**

Keeps the entrance sign flowerbed and flowerbed around the pool in good condition. Decorates the entrance sign to fit the appropriate holidays.

If you're new to the neighborhood... We need you,

If you've lived here awhile but have never been on a committee... We need you

If you've served before.... We could use you again

If you can use your abilities to help on any of these committees  
please give me a call at 770-345-4090  
or stop by at 605 Ashley Trail for a visit  
Stephen Horne  
Association President