

THE WATERFORD NEIGHBOR



The Waterford HOA, PO Box 2545, Cartersville, GA 30120
www.waterfordwebsite.com

Upcoming Calendar

September 5 – Labor Day

Labor Day, the first Monday in September, is a creation of the labor movement and is dedicated to the social and economic achievements of American workers. It constitutes a yearly national tribute to the contributions workers have made to the strength, prosperity, and well being of our country.

September 6 – Lower Pool Closes

October 1 – Clubhouse Pool Closes

October 10 – 11 – City and County Schools Fall Break

October 22 – Fall Yard Sale

Check the closets, attics, and basements for items you no longer need or want. Put balloons on your mailbox to signal participation. The HOA will place an ad in the newspaper prior to the sale. The Waterford yard sale signs will go up at the front entrance and at local intersections a few days prior to the sale. Habitat for Humanity will have a truck at the clubhouse that day for items residents want to dispose of at the end of their yard sale.

October 31 – Halloween

November 21 – 25 City and County Schools Thanksgiving Break

Rezoning Update

The most recent effort to have a portion the horse farm on Old Mill Road rezoned from R-20 to LI was defeated by a 4-1 on August 4.

The first attempt by a developer, several months ago, failed. The recent rezoning request was brought by the landowner. The request went first to the Planning Commission, which voted 5-1 not to recommend. It then went before the City Council and in two public hearings several Waterford and Erwin Downs homeowners spoke against it. Council members Stepp, Tate, and Tonsmeire voted against it as did Mayor Santini.

The Waterford's Anniversary

This year marks the 30th anniversary of our neighborhood. Ground was broken on The Waterford development in 1986. It was the first development of its kind in Bartow County to include the amenities, which we still enjoy today. The infrastructure and amenities area comprised the first phase. Two Cartersville natives, Fred Harris and George Shropshire led the team of developers.

The first home groundbreaking was May 31, 1988 at 16 Buckingham Court by Scott Parmenter and family who still reside there.

The development was completed in phases with the river lots being in the last phase. There are a total of 446 residential lots in The Waterford. Currently we have 408 individual property owners. This includes 18 owners of more than one house or lot. The largest single parcel consists of four lots with a home on one of the lots. 14 vacant lots are still owned by the developers and all are for sale. The largest single lots in acreage are the first five on the left coming in on Glen Cove Drive. **Note:** The first six homes on the right coming in on Glen Cove and the sixth home on the left, up in the woods, are not part of The Waterford.

Property Improvements

The HOA board recently solicited bids on an addition to the pool rest rooms by adding a cabana next to the new activity area. A contractor has been selected with construction to start soon. The style will be the same as the existing cabana with the same colors and trim.

Recently the board arranged for a truckload of river rock to be delivered in order to cover the ground of the playground area. Along with the new borders installed earlier this should greatly alleviate the water erosion issues experienced in the past. Zach Wigley, son of HOA members, Mark and Tammy Wigley, has been moving the river rock from the parking lot to the playground area. Thanks Zach!



Bridge Ladies?

A ladies bridge group meets every Thursday at 1:30 PM at The Waterford clubhouse. The group consists of Waterford residents and their friends. The group is seeking additional regular players or substitutes. If you would be interested, please contact Guill Bailey at guillbailey@yahoo.com.

New Waterford Residents

We have some new residents since our last newsletter. Please get to know your new neighbors listed here.

1 Bedford Ct. – Michael & Cathleen Petty

4 Cromwell Ct. – Joel & Savannah Witt
10 Hastings Dr. – Nolan & Lori Howell
6 Limerick Ct. – Jason & Marie Moore
7 Limerick Ct. – Bilal Mahmood
10 Oxford Dr. – Michael & Kimberly Pogue
507 Waterford Dr. – Jacob & Summer Carpenter
15 Westchester Dr. – Tom & Lucy Leaming

As a new resident if you have not already received your access cards for the pools and tennis courts, please email treasurer@waterfordwebsite.com to arrange a pick up time.

In addition, 4 vacant lots (52 Galway, 4 Hepworth, 15 Hepworth, and 13 Pembroke) have recently been purchased and work has begun on the homes on these lots.



Homes on these lots and the remaining vacant lots
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must have a minimum of 2400 square feet of heated space. The ACC uses a professional architect to review the site and house plans for adherence to the *Design Standards*. Anything in question is then reviewed by at least two members of the ACC prior to final approval. The ACC may impose additional conditions before final approval. During the course of construction the ACC monitors for compliance with the approved plans.

Meet Your Neighbors

So how does a big city New York guy meet a small town Georgia gal? In Cozumel, Mexico of course. Jeff and Sara Kellner were vacationing separately with friends in Cozumel when they met. First meeting in a local restaurant they soon realized they were on the same cruise ship.

Although Sara was born in California she had moved with her family to Cartersville about thirty years ago. Jeff and Sara dated long distance for a period of time. Eventually Sara moved from Cartersville to New York City for about a year and one half. Jeff describes the eventual move back to Cartersville this way. "Understanding quickly Sara and I were meant to be together it was an easy decision for me to move to Cartersville." Before leaving New York they took another cruise and got married on a beach. The couple now married for 13 years, live at 38 Galway Drive with their two sons, Landon and Aiden. Landon is 11 years old and in the 5th grade at Cartersville Elementary School. Aiden is 6 and a new kindergartener at Cartersville Primary.

The Kellners have lived in The Waterford for approximately nine years, the initial attraction being the convenience of its location and access to I-75 as Jeff works in Atlanta and commutes regularly. The neighbors and community setting was a big part in their decision. They truly enjoy their great neighbors and continue to be excited

with how the neighborhood is growing and changing each year. The couple added a beautiful pool in their backyard in 2009. It is a great place for friends and neighbors to gather on the hot and sunny weekends through the summer.



Jeff works as an energy consultant representing building owners across the country and is employed by Ingersoll-Rand/Trane Building Advantage for 16 years. He is an experienced Solutions Advisor with 15 years of business consultation experience working with clients to improve their business performance. His specialty is creating and implementing comprehensive energy solutions that increase revenue and reduce costs by making the complex "simple". His expertise is bridging the gap between the complex technical solution, the end user impact, and the business impact at the executive level. He enjoys working with executives and building owners to understand their business and operational goals and then uncovering whether their facilities infrastructure is helping or hindering their path to business results.

Sara is a proud mom of two boys and focuses her attention internally to growing and nurturing the family. Sara also spends time volunteering at her sons' schools in various PTC activities. She is an avid runner and enjoys fitness activities. She also enjoys hosting a weekly Bible study in her home.

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Jeff enjoys spending time with his sons participating in active motorsports, ATVs and racing at various tracks in Georgia.

The Kellners also have a 400 gallon reef tank system in their home which Jeff and the boys enjoy taking care of and maintaining.

As a family they enjoy wonderful vacations, scuba diving, marine biology, and deep-sea fishing. Three years ago on a trip to Bora Bora Jeff and Sara renewed their wedding vows. On a beach of course! As much as Jeff and Sara enjoy time spent with their boys, they make sure to carve out time for date nights as a couple. If you're looking for some of the best places to dine in the Atlanta metro area just ask Jeff. Either he has already taken Sara there or he's planning to.

2016 Assessments Update

In our last newsletter we let you know there were four unpaid assessments out of 446 lots. We are now down to just two unpaid assessments in collection status with our attorney. Minimum attorney fees of \$175.00 are added to the amount owed when an account is in collection status. Additional attorney fees, court costs, and other expenses may be added, dependent upon the extent of collection services necessary to secure payment. Additionally, our attorney collected over \$1,300 in fines and self help costs on behalf of the HOA. The board uses a large firm in Atlanta with an exclusive practice devoted to representing homeowner associations.

Rental of Amenities

The clubhouse and cabana are available for rental to HOA members. Rental rates are based on either full day, 8 AM to 10:00 PM, or half-day, either 8:00 AM - 4:00 PM or 5:00 PM - 10:00 PM. Rental and

are as follows:

- Clubhouse and Cabana: Full day - \$100.00; Half-day - \$75.00
- Clubhouse only - Full day - \$75.00; Half-day - \$50.
- Cabana only - Full or half-day - \$35.00
- Refundable deposit of \$200.00.
- NOTE: The Pool cannot be reserved. HOA members can use the pool at any time the pool is open.
- Rental process: Contact Susan Stephens at sstep47151@aol.com, or 770-547-4026.

Facebook Pages Update

To join The Waterford Resident Community Group or The Waterford Resident Buy Sell Trade Facebook Group, email fb@waterfordwebsite.com with the e-mail address associated with your Facebook account.

Shrubs Deer Rarely Browse

Do you get frustrated because the local deer get more enjoyment out of your plants than you do? Here's a list of shrubs, taken from one of many websites, which deer rarely browse.

Common Name - Banana Shrub, Barberry, Beautybush, Bottlebrush Buckeye, Boxwood, Butterfly bush, Common Witchhazel, Cotoneaster, Deutzia, Drooping Leucothoe, European Fan Palm, Firethorn (Pyracantha), Flowering Quince, Gardenia, Glossy Abelia, Japanese Andromeda, Japanese Plum Yew, Japanese Rose, Junipers, Needle Palm, Oleander, Osmanthus, Pineapple Guava, Primrose Jasmine, Sotol, Spirea, Sweet Box, Viburnum, Wax Myrtle, Wiegela, Winter Daphne, and, Yucca.

Yard Sales

The ACC recently received an inquiry from a homeowner regarding yard sales. The homeowner was under the mistaken belief that the only yard

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sales allowed in The Waterford are the two sponsored by the HOA in the spring and fall. Yard sales are in fact governed by a city ordinance, which states, "Yard sales and garage sales (or carport sales) shall be permitted on any residential lot no more frequently than once per calendar quarter. Such sale may not continue for more than seventy-two (72) hours."

A homeowner participating in the yard sale sponsored by the HOA in October cannot conduct another yard sale through December or else would be in violation of the ordinance. For the neighborhood sale in April the quarter would end June 30.

ACC Approval – When?

A recurring question is when is ACC approval required? Prior approval of the ACC is required when any work on a lot will materially change the exterior appearance of a structure on the lot or the lot itself. The term "structure" is broadly defined in the *Declaration of Covenants*. Some recent examples of when required approval is needed are:

- Change in color of roof shingles
- Change in exterior colors or materials
- Addition or expansion of a deck or porch
- Addition to an existing home which involves exterior walls
- Addition of a detached garage
- Installation of a storage shed
- Building a pool
- Fencing
- Removal of a tree

- Changing a driveway or walkway
- Installation of a child's play structure

When in doubt, contact the ACC at acc@waterfordwebsite.com. Emails are usually responded to in the same day.

Waterford ALTA Team

Our own Waterford neighborhood ALTA A-8 team (pictured below) clinched the title of City Champions for their division this past May! Congratulations to all of these ladies who fought through three playoff matches to make it to this crowning achievement. They won out over 56 other A-8 teams for this title! Tracey Byrne and Michelle Gambill are co-captains and include fellow Waterford HOA members Rebecca Upton and Valerie Ford.



Political Yard Signs

Our HOA members were great through this year's primary election season in adhering to the *Standard* dealing with political yard signs. The general election is over two months away so keep up the good work. The general election is on November 8. Yards signs will be allowed two weeks prior starting on October 25.



Waterford Website

Be sure to check out The Waterford website at www.waterfordwebsite.com. Copies of our governing documents, the *Declaration of Covenants, Easements and Restrictions & Bylaws* and the *Design Standards*, as well as the *Fining Policy* and *Amenities Access Cards Policy* are located on the website.

Newsletter Advertising

Consider placing an ad in The Waterford Neighbor and let your fellow HOA members know of the business service you can provide. Most folks would much rather conduct business with a neighbor than with someone they do not know. You can request page placement. Prices are:

- \$25 for business card size
- \$100 for quarter page
- \$200 for half page
- \$400 for full page

To place an ad in a future edition of the newsletter, send an email to newsletter@waterfordwebsite.com for additional information.

Contact Information

The most efficient way to communicate questions, comments, or suggestions to the right person on the HOA board is by way of email. All emails use our webmail system and are automatically forwarded to the correct board member.

Mailbox Purpose	Email address and Mailbox User ID
Board of Directors	bod@waterfordwebsite.com
Treasurer	treasurer@waterfordwebsite.com
Website	websiteadmin@waterfordwebsite.com
Architectural Control Committee	acc@waterfordwebsite.com
Clubhouse	reservations@waterfordwebsite.com
Newsletter	newsletter@waterfordwebsite.com
Pool	pool@waterfordwebsite.com
Landscape	landscape@waterfordwebsite.com
Playground	playground@waterfordwebsite.com
Security	security@waterfordwebsite.com
Social	social@waterfordwebsite.com
Tennis	tennis@waterfordwebsite.com
Traffic	traffic@waterfordwebsite.com

Mailbox Post Information

Need a new mailbox post or a repair? Contact Jerry Milam at 770-655-4327. Jerry was selected by the developers at the outset of The Waterford development and for thirty (30) years has provided all of our mailbox posts, street signs, etc. A new vinyl post with green vinyl base using your existing street number, repainted, and installed is \$110.00. A new everything (vinyl post, vinyl base, number board, and mailbox) is \$168.00. Other prices are; green vinyl base, \$40.00; new number board, \$50.00; new mailbox, \$35.00; and, repaint existing wood post, \$40.00. This pricing is good through December 31, 2016. If you replace your own mailbox get a black steel large U.S. Postal Service mailbox. The size is 10.875" H x 8.5" W X 22.25" D.

Illegal Vehicle Entries

Homeowners in the neighborhood continue to have criminals making illegal entry into their vehicles. Unlocked vehicles in driveways with electronics or valuables in plain view are easy targets. There have also been reports of thefts from vehicles in open garages. Protect your personal property. Do not leave electronics, wallets, purses or anything of value in your empty vehicle. Lock your vehicle upon exiting. If you do have anything stolen be sure to file a police report. Also, please send an email to treasurer@waterfordwebsite.com so we can send an email alert to our homeowners list serv.