

# THE WATERFORD NEIGHBOR



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

## Upcoming Events

### WATERFORD SPRING YARD SALE APRIL 28

The annual neighborhood spring yard sale will be held on Saturday, April 28. To participate all you need to do is set up, sell, and count your money. Participants are asked to put balloons on your mailbox. A sign will be placed at the entrance to the neighborhood prior to and the day of the sale. Also, a newspaper ad will run in the local paper prior to the day of the sale. Please do not place individual signs at the entrance, in front of the clubhouse, on street corners, etc. Board member Susan Stephens coordinates the spring and fall yard sales for the neighborhood.

### SWIMMING POOLS TO OPEN APRIL 28

Johnny Bruce, HOA board member responsible for the pools, has announced the opening date for our two swimming pools. Please refer to the pool

## Who You Gonna Call (or email)?

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
ACC	acc@waterfordwebsite.com
Clubhouse	reservations@waterfordwebsite.com

### INSIDE THIS ISSUE

Upcoming Events .....	1
Who You Gonna Call (or email)?.....	1
Architectural Control Committee (ACC).....	2
Neighborhood Improvements .....	2
Facts About The Waterford .....	3
Pool Rules .....	5
HOA Board and ACC Members .....	6

rules elsewhere in this newsletter and on our website. In particular remember that in the pool area no pets are, no glass containers, and no smoking or use of tobacco products. Violations of pool rules may result in suspension of pool usage and/or a fine in accordance with the *Fining Policy*. We will again be using pool monitors. They have helped to significantly reduced vandalism. Non-residents are not allowed to use the pools unless accompanied by a homeowner in good standing. Pool hours will be 6 AM to 11 PM. Presence after 11 PM is trespassing.

(Please see *Upcoming Events* on page 4.)

Street Captains, Directory, Welcome, Newsletter	newsletterandwelcome@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

Pat Habers is the Tennis chair and works with the ALTA teams. Pat can be reached at 678-721-4550 or [haberspat@yahoo.com](mailto:haberspat@yahoo.com).

(Please see *Who You Gonna Call* on page 4)

## Architectural Control (ACC)

The Waterford Architectural Control Committee (ACC) is charged with the responsibility of adherence to *The Waterford Design Standards* and related *Covenants*. Spring and summer are upon us and that means homeowners start busying themselves with improvements to homes and yards. Some basic reminders:

- Any change in a home's exterior structure, yard, or any area on the property that is visible from the street requires **prior** approval of the ACC. This includes landscaping other than annuals and



*Keep your lawn watered and mowed to the proper height.*

perennials, painting, fencing, lighting, in-ground pools, play sets, outbuildings, and more.

- All front and back yard areas that are visible from the street must be well maintained. This includes keeping

(Please see *ACC* on page 4)

## Neighborhood Improvements

At the March Annual Meeting the HOA board provided members present with information about improvements in the neighborhood in 2011. The pictures below reflect two of these. On the left is the renovated meeting room on the lower floor of the clubhouse. This can be used for smaller gatherings. One of the two restrooms was converted into a small kitchenette for use with this room. This room will be ideal for use with smaller groups and if attendees have difficulty with stairs. The interior of the clubhouse got a refurbishing with new paint, light fixtures, and stairway runner.



The picture on the right is of the new bocce ball courts. Check out equipment from the pool monitors this summer or use your own.

Other improvements include: new surfaces for the large pool, new benches for the tennis courts, replaced and repaired steps on the cabana, painted the cabana and outside clubhouse, and trimmed trees along Glen Cove Drive. The board uses a long range plan for developed in conjunction with a consulting firm for the planned improvements in the

(Please see *Improvements* on page 5)



*Waterford bocce ball courts by large pool*

## Facts About The Waterford

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. The team of developers consisted of Cartersville natives Fred Harris and George Shropshire along with architect Hans Woldrich.

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 447 lots in The Waterford. Currently we have 407 homes built on 415 lots. This includes 7 owners with one or more lots adjacent to their homes. The



*Children of all ages enjoy the two Waterford pools.*

largest single lots are the first five on the left coming in on Glen Cove Drive. We have six lots owned by individuals or a bank with no home yet on them and some of these are for sale. 28 vacant lots are still owned by the developers and all are for sale.

**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. These seven home do graciously use Waterford mail posts in order to give a uniform appearance.

## Golf Carts

Enclosed with the annual assessment mailing sent to all lot owners in January was a copy of a letter from the Cartersville Police Department concerning golf carts. Portions of that letter are reprinted herein so you are reminded of their importance.

Effective January 1, 2012, OCGA 40-6-363 provides the following described requirements pertaining to the use of motorized carts, otherwise known as "golf carts", and other recreational equipment such as gators, mules, rhinos, rangers, etc. OCGA 40-6-363 states that all personal transportation vehicles shall have the following equipment:

- (1) A braking system sufficient for the weight and passenger capacity of the vehicle, including a parking brake;
- (2) A reverse warning device functional at all times when the directional control is in the reverse position;

(3) A main power switch. When the switch is in the "off" position, or the key or other device that activates the switch is removed, the motive power circuit shall be inoperative. If the switch uses a key, it shall be removable only in the "off" position;

(4) Head lamps; (5) Reflex reflectors; (6) Tail lamps; (7) Horn; (8) A rearview mirror; (9) Safety warning labels; and (10) Hip restraints and hand holds.

Existing laws require the following with the use of these vehicles:

(1) Every person operating a low-speed vehicle will be granted all the rights and subjected to the same duties applicable to any other vehicle being operated upon the roadways;

(2) Low-speed vehicles may not overtake other vehicles

Please see *Golf Carts* on page 5

*Upcoming Events* from page 1

## SUMMER CAMPS

When: June 4–8: football, soccer, wiffleball, kickball & obstacle course; June 11–15: capture the flag, Frisbee football, relays & dodgeball; June 25–29: tennis, bocce ball, and cornhole

Who: Boys and girls ages 5 –9

Cost: \$90 per week

Where: Fields adjacent to clubhouse

*Who You Gonna Call* from page 1

Board member Susan Stephens can give you all the information you need for reserving the clubhouse. Reservation forms are available on our website. Homeowners can contact Susan at [ssteph45151@aol.com](mailto:ssteph45151@aol.com) or 770-547-4026.

The green paint for your mailbox post base is available at Morris Color Center on Tennessee Street. Just ask for *Waterford Green*.

Once again the children of our homeowners will have the opportunity to participate in a summer camp directed by one of our homeowners, George Nelson. He and his family reside on Bedford Court. Prior to moving to Cartersville, after Hurricane Katrina, George led sports camps for 15 years in New Orleans. If you have children involved in any of the city recreation department sports activities then you've probably seen George. He is an official for youth football, basketball, and baseball. He is also a Trinity UMC basketball coach. Questions – (678)315-5306, [georgenelson40@yahoo.com](mailto:georgenelson40@yahoo.com).

Need a mailbox post or yours repaired? Contact Jerry Milam at 770-382-4795. New post with number, cap, and vinyl bottom is \$105. Green vinyl bottom only is \$35. When replacing your mailbox select the high gloss black larger than standard size from any home improvement store.

*ACC* from page 2

- Yard signs of any kind, except FOR SALE, are not allowed. Please do not allow persons or businesses doing work at your home or in your yard to place any type of sign in your yard even on a temporary basis. **Political signs may only be displayed the two weeks prior to an election and must be removed the day after the election.**
- Trailers, boats, recreational vehicles and the like cannot be parked in driveways, on the street, or anywhere else that is visible from the front of the property for than 48 hours.
- Vehicles of any kind are not to be parked on the grass of a residence on an ongoing

basis and there is also a city ordinance to this effect.

- There are specific requirements on fencing. Before installing a fence you must have the approval of the ACC. A fence cannot be more than six feet in height. Solid privacy fences are no longer allowed. Existing solid fences were grandfathered in upon the change in the *Design Standards* in 2008. New fences must have a 2” spacing between the boards.

Remember – get prior approval of the ACC before acting. Violations of the *Design Standards* or *Covenants* can result in a \$25 daily fine until the violation is corrected. Contact the ACC at: [acc@waterfordwebsite.com](mailto:acc@waterfordwebsite.com) or PO Box 2545.

*Improvements* from page 2

neighborhood. Security lighting and camera upgrades are on tap for this year. New cameras will be able to time stamp and record all vehicles entering and exiting the neighborhood. Additionally, the cameras will record license plates. In the event of vandalism or illegal entry of your home, automobile, etc. immediately notify the HOA by way of email at [security@waterfordwebsite.com](mailto:security@waterfordwebsite.com). The recordings can be used by the local police to identify and apprehend the perpetrators. As you were notified by email, if you email address is on

*Golf Carts* from page 3

within the same lane and may not be operated with two or more abreast within one single lane;  
 (3)Low-speed vehicles may only be operated on roadways where the posted speed limit does not exceed 35 mph;  
 (4)Motorized carts may only be operated on roadways during daylight hours, as defined by OCGA 40-8-20; and  
 (5)Because operators are subjected to all the same duties as operators of any vehicle being operated on the roadways, a valid driver's license is required to operate such vehicles.

## Pool Rules

### No Lifeguard on Duty – Swim at Your Own Risk

- Sign in with pool monitor upon arrival.
- No chewing gum in the pool area.
- Children under 13 years of age must be accompanied by a homeowner 21 or older.
- Maximum of 5 guests to a homeowner.
- No running in the pool area.
- No bikes, skates, or skateboards are allowed in the pool area or on sidewalks around the pool.
- Radios must be battery operated, no electrical cords, and at a volume to not disturb others.
- No glass containers in the pool area.
- Eating is restricted to tables only.
- Children not potty trained must wear plastic, tight pants (not disposable diapers) when in the pool area.
- Alcoholic beverages are not allowed by persons under 21. ID must be presented upon request to verify age.
- Vandalism, disruptive behavior, violation of pool rules can result in removal, suspension of pool privileges or fines.

file with the HOA, there was vandalism to the clubhouse last year. An accelerant was used to set fire to the door of the clubhouse. The door and surround had to be replaced. Newer cameras are better positioned to now record all areas of the clubhouse and adjacent to it.

Improvements were made to the sprinkler system to help with the watering of the plantings around the clubhouse and amenities areas. The landscaping volunteers, headed by board member Betty Hayes, responsible for the beautiful potted plants had been doing this all by hand. Thanks volunteers for your hard work.

## *Auto-Exercises*

*Many of us spend hours in our cars. When we're done with the day we're too busy at home or too tired to exercise. The answer is to create an automobile exercise routine. Here are some ideas to do whenever your car is stationary:*

- *Use your arm rest to push up against*
- *Work your rear by squeezing your gluteus maximus muscles and holding for 5 seconds*
- *Do mock sit-ups by sucking in your tummy, tightening your abs, sitting up tall, and slightly rocking back and forth while at traffic lights.*

2012 Waterford HOA Board of Directors

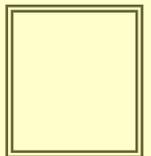
President, Troy Weaver, 38 Westchester Drive  
Vice-president, Bill Rosshirt, 9 Stonehenge Court  
Treasurer, Steve Dunn, 531 Waterford Drive  
Secretary, Susan Stephens, 527 Waterford Drive  
Johnny Bruce, 513 Waterford Drive  
Pat Habers, 468 Waterford Drive  
Betty Hayes, 4 Ardmore Circle  
Tommy Williams, 511 Waterford Drive  
Mark Wolfe, 36 Galway Drive

ACC Members

Chair, Allison Nelson, 6 Bedford Court  
Vice-chair, Don Fortenberry, 15 Buckingham Court  
Kathy Smith, 10 Durey Court  
Marilyn Hobgood, 8 Devon Court  
John Paul Jones, 473 Waterford Drive

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

The Waterford HOA  
PO Box 2545  
Cartersville, GA 30120



**Customer Name**  
**Street Address**  
**City, ST ZIP Code**