

THE WATERFORD NEIGHBOR



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

Upcoming Calendar

March 1 – HOA Assessments Due Date

Remember to pay your \$450 assessment for each lot by the due date in order to avoid a 10% late fee.

March 10 – HOA Annual Meeting

Plan to attend the annual HOA meeting at 7 PM at the clubhouse. There will be a discussion of the budget for 2014. Election of four members to the HOA board will also be on the agenda.

April 1 – Delinquent Accounts

Delinquent accounts, if any, for failure to pay the annual assessment will be turned over to the board attorney for collection. A lien is placed on the property and legal fees will incur.

April 26 – Spring Yard Sale

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 sign will go up at the front entrance a couple of days prior to the sale. Habitat for Humanity will have a truck at the clubhouse that day for items residents want to dispose of that day at the end of their yard sale.

May 1 – Pools Open

HOA Board Elections

The HOA Nominating Committee puts forth the following members as nominees for the four positions up for election. Board members serve two year terms and are eligible for reelection. One current board member, Betty Hayes, is not offering for re-election. Nominations may also be made

from the floor at the March 10 annual meeting. The HOA members being nominated are:

- Alan Cooper, 8 Ardmore Circle, and a resident since 2009. Alan has been a board member for one year filling an unexpired term. He heads the Playground Committee. Alan works with his son in sales part time at Redline Rim Repair.
- Calvin Evans, 6 Limerick Court, and a 16 year resident of The Waterford with wife Tammy. He is the owner of Augsburg Investments, a real estate investment company. Calvin is a member of the Board of Directors for the Chamber of Commerce and a past board member of the Good Neighbor Homeless Shelter. He has one daughter, Ashton, who with her husband and daughter, also live in The Waterford.
- Pat Habers, 468 Waterford Drive, and a resident since 2003 with husband John. Board member for the past 6 years and heads up the Tennis committee.
- David Roberts, 528 Waterford Drive, and a resident since 2004. David has been a board member for one year filling an

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- unexpired term. He is vice-president of the HOA board. David is co-owner of Roberts Realty Group.
- Joseph Thompson, 30 Glen Cove Drive, grew up in Cartersville and recently moved back to his hometown with his wife, Jessica, to raise their young boys, Luke 3, and Jake 1. After a lengthy search, the Thompsons chose to make their long term home in The Waterford and are very excited to get involved in the community. Joseph graduated from the University of Georgia and is currently a CPA in the tax department at Cox Enterprises, Inc. in Atlanta. When he isn't boring his wife with excel spreadsheets, you might see him riding bikes with Luke and Jake or running in Dellinger Park.

A quorum, 10%, of HOA members is required to conduct business and have the elections at the annual meeting. Members not attending may designate a proxy and proxies count toward meeting the quorum requirement.

HOA Committees

Included in the letter you received recently about the annual assessment and annual meeting was an information sheet for you to complete and return. We are asking our association members to volunteer for one or more of the committees. This is a great neighborhood and we need volunteers to assist in making sure improvements are done and things run smoothly. Last year no one signed up for the Pool Committee. New board member, Don Gore, agreed to chair the Pool Committee only to find out he had no members. He needs some help as do the other board members and their committees. If you haven't already returned your form, please volunteer for a committee.

You can also use the website email system to volunteer, see addresses below. This is your community so let's work together to make it great.

Waterford Website

Be sure to check out The Waterford website at www.waterfordwebsite.com. Copies of our governing documents, the *Covenants & Bylaws* and the *Design Standards* are located on the website. The user id for the documents page is **water531** and the password is **ask531now**.

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
ACC	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

Access Cards Policy

The Waterford Homeowners Association (HOA) has instituted the use of access cards for entrance into the gates of the tennis courts and swimming pools. The access card is to be used by an HOA member for entry to these amenity areas. When used for entry the card will record the user and time of entry.

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1. A maximum of two cards per lot will be issued to an HOA member in good standing.
2. A maximum of two cards may also be issued to a tenant provided the member in good standing has granted written permission for the tenant to use the amenities.
3. A lost card may be replaced at a cost of \$25 with payment to The Waterford HOA.
4. When a member sells their lot in The Waterford and is no longer a member of the HOA the issued cards will be deactivated.
5. A member whose status changes to “not in good standing” for failure to pay fees or fines shall have their cards deactivated until such time as the member returns to “good standing” status.

We will continue to use pool monitors in order to reduce vandalism which continues to be a problem. Prevention of vandalism is something each HOA member needs to take seriously. Damages and subsequent repairs cost money and that money comes from the assessment you pay.

If you still need to pick up your access cards you may do so at the clubhouse, April 29, 5 PM – 7 PM and May 3, 10 AM – 12:00 noon or make arrangements by emailing treasurer@waterfordwebsite.com.

Be On the Lookout

A neighborhood a few streets over from us off Etowah Drive recently had several illegal vehicle entries. As you know we’ve had similar incidents in The Waterford in the past. Usually the vehicles have been left unlocked by the owners at their residences. Protect your personal property. Do not leave electronics, wallets, purses or anything of value in your empty vehicle. Lock your vehicle upon

exiting. Call the police if you see suspicious activity at any time, especially late at night or during the very early morning hours around your own or a neighbor’s driveway or garage. One homeowner caught three teenagers about to enter his vehicle and it was parked in the garage. Another homeowner came upon two men about to remove hubcaps from a car in his driveway. Both of these incidents were during the day.

Meet Your Neighbors



I couldn’t help but think of Ken and Barbie when I met this charming young couple! Charlie and Abbey Culverhouse have only been residents in The Waterford for a little over a month now. They purchased their home at 3 Westchester Drive in December. Both grew up in Cartersville and although they knew each other casually in high school Charlie was a year older than Abbey and they did not date. When they attended UGA they took a class together and began dating. By 2006 they were married in Cartersville. Their first home was in Norcross where Abbey worked for Harry

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Norman Realtors Relocation Department and Charlie was a builder with McCar Homes. As the real estate market continued to decline, Charlie changed careers and began working with Travelers Insurance. He is still with them today as a Unit Manager for Property Adjusters. Although his official office is in Alpharetta, he is able to work primarily from home. Abbey is now a stay-at-home mom and has her hands full with their two children, Anna Jo who is almost 3 and Henry who just turned one in December. Completing the family is their yellow lab mix Clio.

Anxious to leave Norcross and move closer to family, Charlie and Abbey moved back to Cartersville in 2010 and lived farther north off Highway 41. Both sets of parents are in Cartersville and Charlie has a sister here and a brother in Atlanta. Abbey has a sister in town as well. Their search for a home closer to downtown Cartersville lasted approximately nine months. When they saw the home at 3 Westchester it was a case of check, check, check – meeting all their checklist criteria for a home. In fact it was a perfect fit and they can see themselves living here indefinitely. An added bonus was that the home was practically move-in ready and they only replaced kitchen countertops. They already knew a number of people in The Waterford and one couple a few doors down came by and introduced themselves making them feel welcomed. We should all make an effort to do that for our new neighbors!

I met Charlie and Abbey when I walked up in their yard mistakenly thinking they were the house having the garage sale. In fact, they were *not* and all the cars and people were due to a birthday party for Henry! I embarrassingly introduced myself, apologized for the intrusion and they graciously invited me in as I had been friends with the previous owner. I instantly knew they would be

good candidates for the “Meet Your Neighbors” column so asked them if they would be interested in being interviewed. Charlie jokingly replied, “Well, I *am* fascinating!” And although I suspect he is, what is fascinating is that the *For Sale* sign for their home was only in the yard half a day when they came by and bought it! Meant to be!

They have fit into the neighborhood well and were already members at First Presbyterian church. With winter upon us they haven’t been out much to meet other neighbors but that will change as Abbey is looking forward to taking the kids to the pool and playground soon while Charlie enjoys playing golf. They are thrilled with their new home in The Waterford and things could not have worked out any better. A dream house in their home town in a beautiful neighborhood, working from home, two adorable children, a dog, family and friends close by . . . Priceless. Life is good.

– Interview and article by Kathy Smith

Lower Car Insurance Maybe

The AARP Driver Class will be conducted at Faith United Methodist Church, 501 Grassdale Rd., on Thursday, February 20 from 9:00 AM to 4:00 PM. Registration is required and assures you of a place in the class.

The training is classroom only with no driving involved. The course reviews defensive driving techniques, new traffic laws, and rules of the road. There are no tests. Because of time constraints, participants are asked to bring their lunch as there will be only a 30 minute lunch break. Arrive 10–15 minutes early to get situated. Bring a pen or pencil and a guidebook will be provided.

Upon completion, participants will receive a certificate to give to their insurance company that may result in a discount on their car insurance for a three year period. Drivers should check directly

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with their own insurance companies to determine eligibility and the amount of their discount.

The cost for materials established by National AARP headquarters is \$15 for AARP members and \$20 for non-members and includes a course guidebook.

The class is open to all ages (over 25) and pre-registration is required. To register, each attendee must complete the form found on The Waterford website.

2013 Christmas Contests

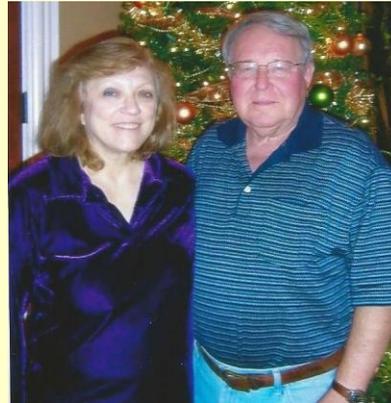
Thank you everyone for a delightful showing of your holiday spirit. It was a great year for The Waterford home and mailbox post decorating contests. We had more participation than ever before. A large number of non-residents contacted me to say they enjoyed riding through The Waterford and seeing all the decorations. It made Christmas so festive and enjoyable for everyone. Our homeowners were creative and did such great jobs on their homes and mailbox posts. The outside judges had some hard deliberations to come to their decisions. It was not an easy job. We will look forward to the 2014 holidays and hope to see even more participation and creativity. Some of the winning homeowners are pictured below.

-By Pat Habers, HOA Board Member

P.S. Mea culpa, foot in mouth, eating crow! I want to apologize for two mistakes I made during the judging. While driving the judges around for the home contest I wrote down the wrong house number for first place. Then I made a similar mistake on a mailbox winner. When things go wrong they really go wrong! Thus the email sent out a while back by our treasurer was incorrect and totally my fault. Lesson learned - best not to do something like this right after cataract surgery. All

of the correct winners have been notified and I hand delivered their checks. Thank you for your patience and understanding.

1st Place - House, 415 Waterford Drive homeowners Cynthia & David Hayes



Left: 2nd Place - House, 1st Place - Mailbox, 9 Tramore Court. homeowners, Felton & Ruth Rutledge: Right: 3rd Place - Mailbox, 23 Westchester Drive homeowners, Hugh & Angela McClain



Winners not pictured are: 3rd Place - House, 3 Cromwell Court, Kit & Amy Williams: 2nd Place - Mailbox, 492 Waterford Drive, Jimmy & Teresa Garren.

Congratulations to all of our winners!!

Clubhouse & Cabana

For reservations contact Susan Stephens @ sstep47151@aol.com or call 770-547-4026.

Bothered by Barking Dog

Folks ask us all the time to solve the problem of their neighbor's dog barking at night and keeping them awake. That is not an HOA issue but a neighbor issue. First, speak to the neighbor about it. Often a dog owner is not aware or tunes out the sound of their dog. If that doesn't work or you're the timid type, call animal control (anonymously). Tell them the neighbors are nice people overall and you don't want to harm your relationship so to keep the complaint anonymous.

Email Address on File?

Have you received alert emails from us? The sender is treasurer@waterfordwebsite.com. If not, please get your email address on file for important neighborhood alerts. Addresses are used only for Waterford business and not distributed to outside sources.

Newsletter Advertising

The HOA Board has authorized the selling of ads in the newsletter. Prices are:

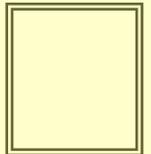
- \$25 for business card size
- \$100 for quarter page
- \$200 for half page

If you are interested in placing an ad in a future edition of the newsletter, please send an email to newsletter@waterfordwebsite.com for additional information.

Mailbox Post Info:

Need a new 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 get a high gloss black standard size at any home improvement store. The green paint, Waterford Green, for your mailbox post base is available at Morris Color Center on Tennessee Street.

The Waterford HOA
P.O. Box 2545
Cartersville, GA 30120



Customer Name
Street Address
City, ST ZIP Code