

THE WATERFORD NEIGHBOR



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

Upcoming Calendar

March 1 – 2015 Assessment Due Date

Each lot is assessed \$450. The assessment amount has remained the same for seven years. The funds are used to maintain and improve the common property and all other costs associated with the operation of the association. Members are encouraged to pay their assessment by the due date to avoid a 10% late fee.

March 9 – 2015 HOA Annual Meeting

The annual meeting will be at 7 PM at the clubhouse. There will be a discussion of the 2015 budget, 2014 common property improvements, and planned improvements for 2015. The only voting item on the agenda will be the election of five members to the HOA board. A quorum of 10% of members, either in attendance or by proxy, is required for the vote.

April 1 – Delinquent Accounts

Delinquent accounts, for failure to pay the annual assessment, will be turned over to the board attorney for collection. An automatic statutory lien is placed on the property and legal fees begin. We have overwhelmingly responsible HOA members combined with diligent collection efforts by our treasurers and attorneys. As a result 100% of 2014 assessments were paid or collected.

April 18 – Spring Yard Sale

Put balloons on your mailbox to signal participation. The HOA will place an ad in the newspaper prior to the sale and The Waterford yard sale sign 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 – Clubhouse Pool Opens

June 1 – Lower Pool Opens

Fines

In each edition of the newsletter we highlight and remind HOA members of our governing documents, the *Declaration of Covenants, Restrictions, and Easements* and the *Design Standards*. Upon the purchase of a lot in The Waterford you become a member of the HOA and by law are subject to these governing documents. Preferably, each HOA member would always abide by these documents and a fine for violation would not be necessary. However, that is not always the case. In 2014 over \$1,000 was collected in fines. Already in 2015 over \$500 in fines has been levied.

Upon identification of a violation the board issues a warning notice to the violator identifying the violation with a request to take immediate action to abate or remove the violation. In most instances the homeowner corrects the violation and the matter is closed. Only if the violation is not abated or removed does the board invoke the *Fining Policy* and then deliver the formal violation notice letter and the accompanying daily fine of \$25. An HOA member with an outstanding fine is prohibited from using the common property and the access cards are deactivated.

The board has been diligent in attempting to identify violators of our governing documents. Not because anyone likes to play “gotcha” but because it is required of them and expected by members

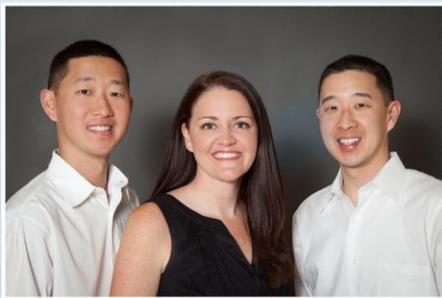
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(Fines continued from page 1)

abiding by the same documents. Two of the more common violations deal with yard signs and garden trailers. Copies of the *Fining Policy* and the *Design Standards* dealing with these two provisions are printed below. Full copies of the governing documents are available on our website at www.waterfordwebsite.com.

FINING POLICY

Before imposing a fine (a late charge shall not constitute a fine) the Board shall give a written notice by first class mail to the Violator as provided below.

(a) Violation Notice

The written violation notice to the Violator shall:

1. Identify the violation, suspension(s) and/or fine(s) being imposed; and
 2. Advise the Violator of the right to request a violation hearing before the Board to contest the violation or request reconsideration of the suspension(s) or the fine(s).
- Notwithstanding the Violator's right to request a violation hearing, suspension(s) and/or fine(s) shall commence on the date of the written violation notice, unless a later date is specified in such notice.

(b) Violation Hearing

If the Violator submits a written request for a violation hearing within 10 days of the date of the violation notice described above, then the Board shall schedule and hold, in executive session, a violation hearing. If a Violator fails to timely request a violation hearing, such Violator loses the right to contest the violation and request reconsideration of the suspension(s) and/or the fine(s). If a Violator timely requests a violation hearing, the Violator shall have a reasonable opportunity to address the Board regarding the violation. There shall be a limit of six (6) persons, including the Violator, who may address the board at the violation hearing. The amount of time a person can speak shall be a maximum of 15 minutes. The minutes of the violation hearing shall contain a written statement of the results of such hearing.

(c) No Violation Notice and Hearing Required

No violation notice or violation hearing shall be required to:

1. Impose late charges on delinquent assessments;
2. Suspend a violating Owner's voting rights if the Violator's lot is shown on the Association's books and records to be more than 30 days past due in any assessment or charge, in which case suspension of the violating Owner's right to vote shall be automatic and shall continue until the violation no longer exists or the Board otherwise reinstates such rights in writing;
3. Suspend a Violator's right to use the Common Property if the Violator's Lot is shown on the Association's books and records to be more than 30 days past due in any assessment or charge, in which case suspension of the violating Violator's right to use the Common Property shall be automatic (which shall allow the Association to tow and/or boot a Violator's vehicle located on the Common Property without complying with the Suspension and Fining procedures described above);
4. Engage in self-help in an emergency;
5. Impose fines for each day of a continuing violation, in which case, each day the violation continues or occurs again constitutes a separate violation and fine(s) may be imposed on a per diem basis without any further notice to the Violator;
6. Impose fines if the same violation occurs again on the same Lot, in which case fine(s) may be imposed on a per diem basis without any further notice to the Violator.

(d) The daily fine amount shall be twenty-five dollars (\$25). A one-time fine amount shall be as determined by the Board dependent on the nature of the violation.

S. SIGNS.

- (1) No signs (including but not limited to commercial and similar sign) shall, without the ACC's prior written approval of plans and specifications therefore, be installed, altered or maintained on any Lot, or any portion of a Structure visible from the exterior thereof except;
 - (a) such signs as may be required by legal proceedings;
 - (b) not more than one "For Sale" sign, such sign having a maximum face area of four square feet; provided that such sign may only be displayed in the front yard of a Lot; and, provided, further, that if, at the time of any desired use of such sign, the Association is making "For Sale" signs available for the Owners use, the signs made available by the Association must be used;
 - (c) directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved by the ACC;
 - (d) temporary signs (i.e., garage, lawn sales, etc.) which must be kept to a minimum and may be put up no sooner than 24 hours in advance of the event and removed promptly after the event has ended; (Signs on residential lots and sign posts which "lead the way" to temporary events are prohibited and subject to confiscation on sight. Any homeowner placing such a sign, which upon removal, causes defacing of any signpost, will be subject to assessment for the cost of any necessary repair.);
 - (e) temporary signs of the Association; and,
 - (f) political campaign signs which may be displayed two weeks prior to an election and removed within two days following the election
- (2) "For Rent" or "For Lease" signs are prohibited.
- (3) No sign may be placed on the common property or entrance areas of the Development except:
 - (a) temporary signs for an event at the clubhouse or cabana which must be kept to a minimum and may be put up no sooner than 24 hours in advance of the event and removed promptly after the event has ended and provided the sign does not obscure signage of the HOA;
 - (b) temporary signs placed by the Board;
 - (c) temporary signs described in (1)(d) above ended and provided the sign does not obscure signage of the HOA.
- (4) In no event during approved construction of any Structure shall more than one job identification sign be approved by the ACC. Said sign shall be removed upon occupancy of the Structure.
- (5) Signs in violation of the Design Standards are subject to confiscation on sight.

J. ROADS AND DRIVEWAYS; VEHICLES AND TRAILERS. No road or driveway shall be constructed or altered on any Lot without the prior written approval of the ACC of plans and specifications for such roads or driveways. Driveways shall be constructed with concrete. However, other hard surfaced material may be considered by the ACC if an exception is requested when plans are submitted to the ACC for an approval. Existing trees, topography and landscape planning should be taken into consideration and where possible driveways should curve. No house trailer, mobile home, motor home, recreational vehicle, camper, bus, truck with camper top, box truck, boat or boat trailer, garden trailer, storage or equipment trailer, or like vehicles or trailers, nor an inoperable vehicle, shall be permitted on any Lot on an ongoing basis, but shall be allowed on a temporary basis not to exceed forty-eight (48) consecutive hours. No automobile or vehicle or trailer, as described above, belonging to an Owner, family member, or guest shall be parked on a lawn or road on an ongoing basis. Notwithstanding the foregoing, any such vehicles or like equipment may be stored on a Lot, provided such vehicle or trailer is kept in an enclosed space and is concealed from view by neighboring residences and streets, and be approved in writing by the ACC. A garden trailer may be stored on a Lot, provided the trailer is concealed from view by neighboring residences as much as possible, cannot be viewed from the street, and is approved in writing by the ACC.

MEET YOUR NEIGHBOR

Interview by Kathy Smith

ONE OF THE FIRST

Inman and Carolyn Fairchild of 20 Buckingham Court first met while both were attending Texas Christian University. Carolyn was a Texas native while Inman was from Atlanta. After graduation, they married and lived in Dallas for the next seven years. Carolyn has three siblings there so that made it a bit easier on her parents when she and Inman decided to move to Cartersville for a job opportunity. He began working for Jim Dellinger at Riverside Products Corporation and his career has remained in chemical sales. One of the job requirements was that you live inside Bartow County. For almost a year they rented a small duplex on Etowah and at that time, which was 1987, Cartersville had only two established subdivisions; Deerfield and Mission Estates.



They stayed in their little duplex for close to a year. They had two years to invest capital gains to avoid tax consequences so began an earnest search for a home. That was when Inman heard about a man named Fred Harris, one of the developers of The

Waterford. He gave Mr. Harris a call and the Fairchild's were invited to his home on Terrell to hear about the exciting new neighborhood he was developing called The Waterford.

Mr. Harris took them on a tour in his truck with their five month old son Alex sitting on Carolyn's

lap. As they entered Glen Cove it was a grated dirt road that led to an old farm road which closely followed the path of Waterford Drive. Glen Cove was strewn with heavy equipment and there were no homes, just pasture. As they drove, Mr. Harris explained where roads would be cut in and showed them the location where the clubhouse, pool, and tennis courts would be built. It was mostly farm land and cows roamed in the fields in the area where the lower pool is located. They were sure this was where they wanted to build a home and worked with a builder, Jackie Cope, with John Shepherd as their architect. Builders were required to buy two lots and one of the lots Mr. Cope purchased was the lot the Fairchild's chose. But it wasn't the lot they live in today. It was 4 Buckingham and was within walking distance of the clubhouse, pool and tennis courts. They were the second family to move in on Buckingham and if memory serves well, the third in the neighborhood!

The Grand Opening of The Waterford was in the spring of 1988. It was quite an affair with folks attired in period costumes, horse drawn carriage rides and a costumed couple paddling around the pool in a canoe. The Fairchild's closed on their home in December 1988.

Their family grew to include two more children and eventually felt they would be more comfortable in a house with a basement and a home office as Inman had started his own company and was working from home. 20 Buckingham fit their criteria very nicely and is a large brick home, about 3900 sf, 4 bedrooms and 5-1/2 baths with a finished basement including a kitchen. In fact, it has a separate entrance and could be used as a rental unit. They added a screened porch with fireplace that I wanted to rent! In addition, they own a lot on the river and plan to eventually build their retirement home there. For now they spend a lot of time looking at house plans. They know they

want the master on the main floor and the remaining bedrooms on a separate floor, up or down, but have yet to find the perfect plan. Alex, their 27 year old son just got married in Florida February 7, 2015 but he and his wife live in Atlanta. Their daughter Lawton is 25 and was married two years ago and their second son Reese, is 23 and lives in Ft. Myers. Carolyn's Dad and step Mom still live in Dallas and Inman has a brother in the Atlanta area.

They not only love living in Cartersville, they love living in The Waterford so they aren't planning to leave. Inman works at home, Carolyn has been a stay-at-home Mom and keeps the business books and Holly their 16 year old dog is content to stay



right where she is. Inman says, "Most kids who grew up here will remember Holly."

Meanwhile, Inman and Carolyn will continue to sit on their screened porch, looking for that perfect floorplan envisioning their next home in The Waterford overlooking the river filled with visiting children and grand kids. They've built a lot of memories here and there are only more to come.

HOA Board

At the February meeting Mike Darnell, 17 Hastings Drive, was elected to fill the thirteen month unexpired term of Calvin Evans who resigned. Five of the nine board members will be elected at the March 9 annual meeting for two year terms. The nominating committee appointed by the board will submit the following five nominees, four incumbents and an HOA member of five years.

- Steve Dunn, incumbent, currently serving as treasurer
- Don Gore, incumbent, currently chairing the pool committee
- Susan Stephens, incumbent, currently serving as secretary
- Troy Weaver, incumbent, currently serving as president
- Scott Dorsey, five year homeowner residing at 7 Devon Court with wife Misty

ACC Update

The Architectural Control Committee (ACC) will now use the services of an architect to assist the committee when reviewing some of the requests submitted for approval. The architect has previously been used to review plans submitted for new construction and is thoroughly familiar with our *Declaration of Covenants* and *Design Standards*. As provided in the *Covenants* there will be a small fee to be paid by the requesting homeowner when the architect is used.

Home Sales

Home and lot sales in The Waterford seem to have slowed down a bit compared to last year. For the first 45 days of 2015 there has not been a closing. In 2014 there were 24 for the year. It appears also that after several years of steady decline in home prices they are beginning to rise. There are several homes currently listed for sale by their owners and three foreclosures.

Keep Vehicles Locked

We again remind our homeowners to not leave valuables, particularly electronics, in cars. Also, if your car is parked in your driveway or open garage make sure you keep it locked.

Like Us On Facebook

Exciting Announcement! The Waterford now has 2 neighborhood Facebook groups!

The group called “The Waterford Community Group” is for general neighborhood information. Feel free to post such things as neighborhood events, any crime in the neighborhood or neighboring streets, requests and referrals for services (e.g. plumbers, yard maintenance), local community events, as well as local news that might be of interest to The Waterford residents. The second group, “The Waterford Buy Sell Trade,” is a place for residents to buy, sell, trade or give away goods between neighbors. It’s like Craigslist, but in a convenient and safe setting. Feel free to list your furniture, tools, lawn equipment, baby gear, etc. here.

Both are “secret” groups to protect the privacy of our residents. To join you must be listed as the owner of your lot with the Home Owners Association. Simply send a friend request to “Cartersville Waterford”. Thank you for making these groups fun, exciting and valuable to all of The Waterford residents!

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
- \$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
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

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.

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.