



Lake Lines

News From The Lake Sovereign Neighborhood

Cherokee County's Premier Private Lake Community

Newsletter Date

Mar - Apr 2008

Annual LSHOA Meeting Overview

Lake Sovereign homeowners filled the Bells Ferry Community Center on February 26, 2008, to attend the **Association's Annual Meeting**. Highlights of the meeting included the election of three directors to the Board for two-year terms. **Chris Lewis** and **David Perry** were elected to replace Jim Derr and Sergio Leone. Jim and Sergio both completed their elected terms of office. **Louis Tooker**, who has served on the Board of Directors for the past two years, was elected to serve another two years.

Jim Derr (our outgoing LSHOA president), opened the meeting and initiated a slide presentation with the agenda for the evening. Committee Chairpersons provided those in attendance with a review of 2007 accomplishments and 2008 challenges for each committee. Jim then outlined challenges for the Board as well as those of the residents of the community in the coming year. A copy of the presentation is available on our website, www.lakesovereign.net, under Homeowners Association General Information.

The LSHOA Directors and Officers of the Association for 2008 and 2009 are as follows:

President – Louis Tooker	(two year term expires at 2010 Annual Meeting)
Vice President – David Perry	(two year term expires at 2010 Annual Meeting)
Secretary – Melissia Perry	(an appointed position by the Board)
Treasurer – Michael Flanagan	(an appointed position by the Board)
Director – Phyllis Lea	(two year term expires at 2009 Annual Meeting)
Director – Chris Lewis	(two year term expires at 2010 Annual Meeting)
Director – Peter Pauline	(two year term expires at 2009 Annual Meeting)

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LSHOA

330 Lake Sovereign Court
Canton, Georgia 30114
www.lakesovereign.net



Are Our Rules Reasonable?

The association has a number of rules and regulations that we ask you to observe so we can all maintain our property values and quality of life. We always try to be reasonable with our rules by following the guidelines below. If you believe a rule fails the “reasonable” test, let the board know at the next meeting. We’ll consider how we can improve it.

- We make every effort to enforce rules uniformly, taking into account the consequences.
- We think developing rules for the sake of having rules is unnecessary. The association develops rules only if they’re really necessary.
- All our rules are based on proper authority—either our governing documents or state or local law.
- We don’t make rules to limit your activities. We’re trying to ensure that each resident can enjoy the community free from the disruptive or harmful behavior of others.
- We really don’t want to punish anyone. We try to make rules that encourage understanding and compliance.

Who Do They Think They Are?

Members of our community association board have a big responsibility, and they have the legal authority to carry out their roles. Where do they get this authority?

First, most states have statutes—such as a condominium act or homeowner association act—that legally empower elected volunteer community association boards to act on behalf of all owners collectively. Also, our association is subject to the state’s nonprofit corporation code, which confers on the board the authority to act on the corporation’s behalf.

Second, the association’s governing documents—such as the declaration; bylaws; and covenants, conditions and restrictions—which are recognized by the state as binding documents, bestow legal authority on the board and define the scope of that authority.

On the flip side, however, the same statutes and documents that give board’s legal authority to levy assessments and make rules also create an obligation for elected board members to act responsibly.

Lake Sovereign Swimming Pool Operating Rules for 2008

The pool rules are in effect for the benefit of all members. It is our right and privilege to enforce these rules as stated below. If at anytime you witness illegal activity at our pool, please call the police (911).

Pool Opens Saturday May 10th and Closes Sunday September 21st
(Dependent on Cherokee County Drought Restrictions)

Pool Hours of Operation are 8am to 10pm

- 💧 All persons using the pool do so at their own risk. Owners and the Association are not responsible for accidents or injuries.
- 💧 The pool is for private use only. An adult resident (greater than 18 years of age) must accompany all guests. Children under the age of 14 must be accompanied by an adult.
- 💧 The HOA reserves the right to suspend/revoke pool rights to those who choose to violate the rules.
- 💧 Members who are not in good standing with the Association are denied use of the common areas. Good standing status is applied to all owners who are current with all financial obligations to the Association.
- 💧 NO glass containers of any kind are permitted in the pool area.
- 💧 NO running, rough play, or boisterous or obscene behavior are permitted in and around the pool area.
- 💧 Residents and/or guests under the influence of alcohol or drugs are not permitted in or around the pool area.
- 💧 Any person with infectious/communicable disease is not permitted to use the pool.
- 💧 NO diving.
- 💧 Proper swim attire must be on at all times; swim diapers must be on all children that are not completely potty trained.
- 💧 NO animals (except assistance) are allowed in or around the pool area.
- 💧 Please shower before entering pool.
- 💧 No smoking in the pool or area inside the pool fence.
- 💧 Emergency Dial 911

For the protection of members, please note that the pool and parking area are under video surveillance twenty-four hours each day. LSHOA also periodically employs the services of off duty law enforcement to monitor the pool, clubhouse and parking as well as the neighborhood. Swimming Pool is closed after 10:00 pm. Pool users after 10:00 pm are subject to appropriate law enforcement action.

SUGGESTIONS for the CLEANLINESS of the POOL AREA

The pool areas as well as the Cabana are owner cleaned and maintained. Below are suggestions for insuring a pleasant atmosphere in the pool area:

- a. Please keep paper, trash, bottles, cans, boxes, etc. picked up as you see them around the pool and in the Cabana.
- b. Please keep umbrellas lowered whenever no one is sitting under them. Storms can arrive quickly (even during the day) with little warning and destroy them.

Note to Parents: Please emphasize to your children that the pool is theirs too. They do have a responsibility to pick up after themselves as well as report any damaging activity at the pool.

Please call the LSHOA Recreation Committee with problems, comments or suggestions.
Don Copeland

Pool and Tennis News

We plan to open the pool on May 10th this spring, depending upon Cherokee County Drought Restrictions. We expect the Cherokee County Health Department to inspect our pool late April. Maid Brigade will clean bathrooms once a week. The pool management company will visit the pool daily to check pool chemistry and twice a week for vacuuming and cleaning etc.

Members may obtain keys to the tennis court gate by contacting Larry Wagner or the combination to the pool gate by calling Don Copeland or sending an email to . Please contact us as soon as possible. Neither the tennis court keys nor the pool combination have changed since last year.

For the protection of members, please note that the pool and parking area are under video surveillance twenty-four hours each day. LSHOA also employs the services of off duty law enforcement to periodically monitor the pool, clubhouse and parking as well as the neighborhood. The swimming pool closes at 10:00 pm. Pool users after 10:00 pm are subject to appropriate law enforcement action.

Please provide comments and suggestions to Don Copeland

Members of the Recreation Committee include Don Copeland, Jim Derr, Deborah Pesta, Wendy Prichard and Larry Wagner.

COMMON GROUNDS REPORT

Spring Means Time to Prune, Mow, Clean, Repair and Maintain

The winter has been pretty mild and plant and lawn growth is already well underway. Your HOA has been meeting with our landscape maintenance provider, Hutcheson Horticultural Company, during the winter months planning around a continuing drought scenario.

Our efforts to plant a wildflower area behind the dam near West Ridge Drive are on target. By the end of March we plan to apply the first herbicide application to the area. Approximately three weeks after the first application a second round of herbicide will be applied to eliminate as much potential for weeds as possible. In early May the wildflower seeds will be planted and then we will await an array of blooming plants until frost. We ask all residents not to pick the flowers and to stay away from the planted area, but to enjoy its beauty as you walk along the top of the lake dam.

Shrubbery in most common areas has been hand pruned. One of the reasons Hutcheson Horticultural was originally selected as our provider was for their attention to detail. Most companies offered pruning with electric or gas powered shearing of shrubbery. Hand pruning is more beneficial to stimulate shrubbery rejuvenation and this painstaking effort has been going on for the past several weeks.

Owners are reminded to begin their lawn maintenance now. Lawns need to be treated to remove weeds, all shrubbery must be pruned and shaped and dead plant growth removed from your properties. A number of lawns still exhibit leaves from last fall and as always we ask owners to take proactive efforts to maintain their landscape rather than have the Architectural Review Committee give notice. An ARC audit of the neighborhood last fall indicated the following statistics:

- ❖ 65% of properties are in non-compliance
 - 44% with mailboxes and posts requiring immediate maintenance attention
 - 52% requiring landscape maintenance attention (Fresh Mulch, Rake Leaves, Edge Lawns, Remove Weeds, Clean and Bag Storm Sewer Debris and Dead Flowers/Bushes)
 - 29% garbage cans visible, garbage cans still at curb days after garbage pickup, garage doors open, hoses and toys in driveways
 - 3% homes, front doors, shutters require painting or staining, boats or trailers in driveways

At this time we are still operating under the mindset that watering our common areas will be quite restrained over previous years. We continue to hear rumblings that the rules may be slightly relaxed. For this reason, as are working with Hutcheson to develop a list of potential flowering annuals that thrive in hot, drier conditions. These types of plants present some new challenges for us that are not as prevalent with annuals requiring more water. Flowering plants that thrive in hot, drier conditions usually require more pruning attention and deadheading of spent flowers to rejuvenate more blossoms. Below are some flowering annuals for our planting zone which you may wish to consider for your personal planting areas:

COMMON GROUNDS REPORT

Annuals for dry, hot conditions:

African Daisy (*Gazania* species)
American Marigold (*Tagetes erecta*)
Annual Baby's Breath (*Gypsophila elegans*)
Annual Blanket-Flower (*Gaillardia pulchella*)
Annual Phlox (*Phlox drummondii*)
Basket Flower (*Centaurea americana*)
California Poppy (*Eschscholzia californica*)
Calliopsis (*Coreopsis tinctoria*)
Cape Daisy, African Daisy (*Dimorphotheca qarantiaca*)
Cardinal climber (*Quamoclit sloteri*)
Creeping Zinnia (*Sanvitalia procumbens*)
Cup-Flower (*Nierembergia*)
Cypress Vine (*Quamoclit pennata*)
Four O'Clock (*Mirabilis jalapa*)
French Marigold (*Tagetes patula*)
Ice Plant (*Mesembryanthemum crystallinum*)
Madagascar Periwinkle (*Catharanthus roseus* [*Vinca rosea*])
Mealy-cup Sage, Blue Sage (*Salvia farinacea*)
Nasturtium (*Tropaeolum majus*)
Perilla, Beefsteak Plant (*Perilla frutescens Crispa*)
Petunia (*Petunia*)
Plume Cockscomb (*Celosia cristata*)
Poppy (*Papaver* species)
Ross Moss, Portulaca (*Portulaca grandiflora*)
Sand Verbena (*Abronia umbellata*)
Scarlet Sage (*Salvia splendens*)
Snow-on-the-Mountain, Gout Weed (*Euphorbia marginata*)
Spiderflower (*Cleome hasslerana*) Statice (*Limonium*)
Strawflower (*Helichrysum bracteatum*)
Summer-cypress, Burning Bush (*Kochia scoparia*)
Sunflower (*Helianthus annuus*)
Sweet Sultan (*Centaurea moschata*)
Zinnia (*Zinnia* species)

We recommend you check each particular species for height, fertilization and sunny or shady locations before completing your landscape plan.

The Common Grounds Committee is completing a self-audit of its common facilities to identify specific areas of the neighborhood that require some maintenance attention. Some of our common areas are left in a more natural state in keeping with the natural setting originally contemplated for the neighborhood. We always welcome your comments and suggestions at common@lakesovereign.net.

COMMON GROUNDS REPORT

Getting the silt spoils site in final condition is another priority. At the moment the much-needed rain continues to challenge our efforts to final grade the area, install irrigation and seed with Bermuda grass seed by mid-June.



We are in the process of taking bids to remove the carpenter bee infestations in our clubhouse porch and swimming pool cabana. It is an expensive process as the problem can only be addressed in the earliest part of the day or near sunset. Once the area has been treated, the porch ceiling will need to be re-oiled to prevent another infestation. Our pest control company will provide a one-year warranty on controlling the bees.

This year we have plans to replace the entrance walkway to the Clubhouse with Trex® to improve the look of the entrance and to also limit future maintenance.



Initial fertilization and herbicide applications have been applied to turf areas. Some residents have asked about the weed infestation showing in the new sod in the area of the lake dam that was restored after last year's silt removal. It is just too early to apply weed killer to the new sod. We have this effort on our list of many things to accomplish in the next few weeks and once the weather warms we will be on top of it.

The HOA is also investigating providing a handicap accessible ramp from West Ridge Drive to the tennis courts. Cost estimates and the best possible location are being reviewed as this is not a 2008-budgetd item.



New "Neighborhood Watch" signage have been installed. The Cherokee county Sheriff's Office has provided the signs and your Association has modified the signs to architecturally match other neighborhood signage.

A few new replacement signs are on order to replace signs that have deteriorated in the past few months. As we replace signage we attempt to have the signs built from PVC material to provide a longer life to each sign. We will do some general signage maintenance to clean and paint signage posts requiring maintenance.



Spring Fling

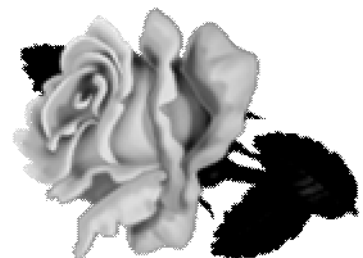
DATE: Saturday, May 17th 2008
PLACE: Lake Sovereign Clubhouse & Pool
TIME: 11:00 a.m. – 2:00 p.m.

- Receive Instructions on the Pool Code –Keypad
- Get your key for the Tennis courts if you don't already have one
- Register and get a flag for your boat
- Discuss community issues with Board and Committee Members
- Discuss Social event ideas (Adult and Children)

Book and Board Game Swap

- *Bring your books for our new library collection*
- *Bring Board Games to share with the community*

Coffee, Tea and Hot Chocolate



Social Committee Report...

Clubhouse Schedule

Community Governmental Events held at the Clubhouse:

Lake Sovereign Board of Directors Meeting – Second Tuesday of each month at 6:00pm

Sixes Road Committee Meeting – Last Thursday of each month at 7:00pm

Community Social Events held at the Clubhouse:

Day Canasta - First Tuesday of each month from 9:30 a.m. - 5 p.m.
(Call Judge Derr to join)

Ladies Evening Canasta - Second Monday each month starting at 6:45pm
(Call Becky Hudson to join)

Couples Canasta - Second Saturday evening of each month at 7:00
(Call Becky Hudson to join)

Day Canasta - Third Monday of each month from 9:30 a.m. - 5 p.m.
(Call B.J. Gearhart to join)



Guidelines for using the Clubhouse can be found at:

www.lakesovereign.net under Governing Documents, Clubhouse Usage Guidelines

Contact Deborah Pesta or Wendy Prichard for Clubhouse Reservations

Community Social Events at Resident's Homes

Ladies Bunco – First Monday each month (call Deborah Pesta to join)

Ladies Peekno – Second Tuesday each month (call Deborah Pesta to join)



Social Committee Report...

Future Events to Watch For in 2008

(Dates Subject to Change)

Spring Fling - Saturday, May 17th - Meet and Greet of the new Board and Committee members together with 2nd Quarterly Communications and Book Swap Event

Fishing Derby, BBQ, Boat Regatta (Date TBD)

Wine and Cheese party (BYOB) (Date TBD)

Third Quarterly Communications and Book Swap Event – Saturday morning in July

Fourth Quarterly Communications and Book Swap Event – Saturday morning in October

Halloween Party – Sunday October 26th 2:00-4:00

Annual Lighting up of Lake Sovereign – Saturday November 15th

Adult Christmas Party – December (Date TBD)

Children’s Christmas Party – December (Date TBD)

Ladies Christmas Ornament Exchange – Tuesday December 16th at the Home of Ginger Evans



**Have an idea for an event or want to join the Social Committee --
Contact Deborah Pesta**

Potential Community Social Events

Walking Group – If interested, contact Deborah Pesta

Children’s Playgroup – If interested, contact Wendy Prichard

Youth Activities Program – If interested, contact Melissa Perry
are for this program to start up this spring/summer. Your ideas/suggestions/help are welcome and encouraged.



Plans

Miscellaneous Items

Lake Sovereign Community Phone Directory

The **Community Phone Directory** has been e-mailed to all residents who have registered for the LSHOA News Flash Bulletins. This phone directory is for the personal use and convenience of residents and should not be used for any business purposes. If you would like a copy of the directory, please send your e-mail address to communications@lakesovereign.net and request an electronic copy of the Community Phone Directory.

“Suggestion Box” Located at the Club House

Comments and suggestions are important to your Board of Directors. A “Suggestion Box” has been added near the front door of the Club House. You can also e-mail your suggestions through our website at www.lakesovereign.net and clicking on the Homeowner Association Contacts.

Swimming Pool and Tennis Court Access

Information on accessing the tennis courts or swimming pool can be obtained by contacting Don Copeland (pool), or Larry Wagner (tennis courts). You can also request access information with an e-mail to recreation@lakesovereign.net. The complete Pool and Tennis Regulations can be found at www.lakesovereign.net under Governing Documents, Lake Sovereign 2008 Pool and Tennis Regulations.

Boat ID Flags

Boat ID Flags can be obtained by contacting David Perry or lake@lakesovereign.net. The complete Lake Use Regulations can be found at www.lakesovereign.net under Governing Documents, Lake Use Regulations.

Clubhouse Usage Guidelines

The guidelines for using the clubhouse can be found at www.lakesovereign.net under Governing Documents, Clubhouse Usage Guidelines. Contact Deborah Pesta or Wendy Prichard for clubhouse reservations.

Choosing a Mortgage Company?

Searching for a mortgage company? The first thing to keep in mind is location, location, location. Stick with local players who know the neighborhood and the types of homes you're interested in. Local lenders also have local contacts, like appraisers who can provide accurate appraisal values based on their knowledge of the area.

Next, ask about the mortgage company's services. For instance, does it have a comprehensive selection of loan packages? And can it compare its services and rates to that of its competitors -- and clearly explain the differences to you?

What about fees? Ask lenders about their loan-origination fees, which are typically 1% of the mortgage amount, paid as a closing cost. Fees may include points and charges for credit reports, appraisals, prorated property taxes, and homeowner's insurance. Some of these fees may be negotiable.

You should determine if you're working with a mortgage lender or a mortgage broker. Mortgage brokers work with a number of lenders and are usually paid fees for their services. Some compensation may be in the form of points and some may be an add-on to the interest rate.

If you're working with a broker, find out how many lenders it works with and how it keeps current with new lenders and loans. Generally, broader representation means better choice of loan packages and terms. Brokers may also be able to renegotiate lock-ins if there is a drop in the APR.

Finally, don't underestimate personal factors. Does your contact seem knowledgeable and honest? Beware lenders that try to pressure you into the wrong mortgage or charge excessive fees. You want a competent partner that will explain your loan choices, help you select the best loan for your needs, and ensure that your loan is approved and funded on time.

Buying or Selling a Home?

A LOCAL MORTGAGE
PROFESSIONAL CAN ADD
REAL VALUE TO THE PROCESS!

Special Offers for Lake Sovereign Homeowners

- Lower Closing Cost
- Save Time and Money
- Local Appraisers
- Professional Processing

Call: Amy Derr
Tel: (770) 344-8397
Georgia Mortgage License #18684



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President

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Advertisers Wanted

Full Page	\$500
Half Page	\$150
Quarter Page	\$75
Business Card	\$40

Lake Lines is published bi-monthly. Advertisement fee will cover six publications.

All advertising will be displayed in black and white only, with final copy to be supplied by the advertiser. All advertisers will receive a copy of Lake Lines.

Contact:

Lake Sovereign Homeowners Association, Inc.,
330 Lake Sovereign Court

Canton, GA 30114

communications@lakesovereign.net



LAKE SOVEREIGN HOMEOWNERS ASSOCIATION, INC.

Spring Board of Directors Meeting Dates:

April 8, May 13, June 10

The monthly meetings are available to owners to discuss individual concerns or issues. All Board Meeting owner items will be offered presentation time at 6:00 p.m. (local time) at the Club House for a period not to exceed thirty minutes. At the end of the thirty-minute period, the Board will convene their Executive Session.

Procedures for Owner agenda items:

- All owner items (with supporting documentation), for the agenda of a regularly scheduled Board meeting, are to be submitted to the Secretary of the Board ten calendar days prior to the meeting, otherwise the item will be placed on the following month's agenda.
- Owners will be allowed five minutes to present their items to the Board in a general discussion session, prior to the Executive Session.
- Individual owners will be notified of the Board decision within five business days after each monthly Board meeting.

2008 LSHOA Board of Directors

President - *Louis Tooker*
Vice President – *David Petty*
Secretary - *Mellissa Perry*
Treasurer - *Michael Flanagan*
Director – *Phyllis Lea*
Director - *Peter Pauline*
Director – *Chris Lewis*

2008 LSHOA Committee Chairpersons

Lake - *David Perry*
Recreation - *Donald Copeland*
Common Areas - *John Krueger*
Architectural Review - *Louis Tooker*
Social - *Deborah Pesta*
Finance - *Milt Aebi*
Communications - *Phyllis Lea*
Safety and Security - *Peter Pauline*

We welcome all opinions and articles that you would like shared with our community. You can e-mail us at communications@lakesovereign.net with any material that you would like published concerning our neighborhood.

Phyllis Lea - Committee Chairman

Coleman Stone - Editor

The printing of advertisements in this Newsletter does not constitute an endorsement by LSHOA of goods or services advertised herein. No representations are made as to the quality of the goods or services advertised or veracity of the statements relating to the goods or services.



Thanks For Reading!

Lake Lines