



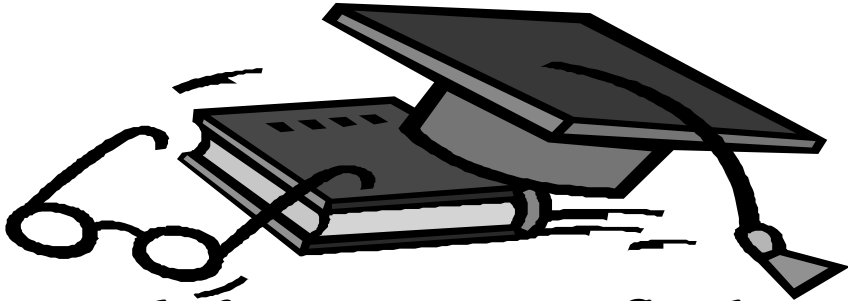
# Lake Lines

News From The Lake Sovereign Neighborhood

Cherokee County's Premier Private Lake Community

Newsletter Date

May - Jun 2008



## **Congratulations to our 2008 Graduates!!!**

Our congratulations to the graduating classes of 2008. Whether you are graduating from pre-school, grade school, high school, college, tech school, or any other school, we are proud of your accomplishments and wish you the very best for the coming years.

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## **Fishing Derby / Boat Regatta**

**DATE:** Saturday, June 21, 2008

**PLACE:** Lake Sovereign Clubhouse & Lake

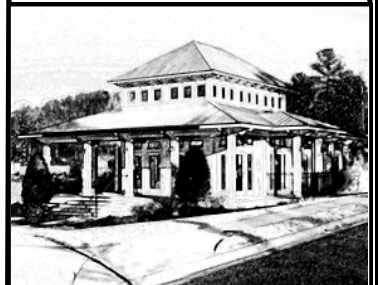
**TIME:** Boat Regatta - 10:00-12:00  
Fishing Derby - 1:00-3:00

- ❖ Fishing Derby for all ages
- ❖ RC Boat Regatta with timed obstacle course
- ❖ Lots of fun and prizes
- ❖ Meet your Board Members and Committee Chairpersons and your neighbors



### LSHOA

330 Lake Sovereign Court  
Canton, Georgia 30114  
[www.lakesovereign.net](http://www.lakesovereign.net)



## From the Architectural Review Committee - Homeowner Rights & Responsibilities

As a homeowner in our association, you have certain rights—and responsibilities.

### **You have the right to . . .**

- A responsive and competent community association.
- Honest, fair, and respectful treatment by community leaders and managers.
- Attend meetings, serve on committees, and run for election.
- Access appropriate association records.
- Prudent financial management of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options before the association takes any legal action, and the right to appeal decisions.
- Receive all rules and regulations governing the community association—if not prior to purchase and settlement, then upon joining the community.

### **You also have the responsibility to . . .**

- Maintain your property according to established standards.
- Treat association leaders with honesty and respect.
- Read and comply with rules and regulations of the community and ensure that your tenants and guest do too.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect you.
- Provide your current contact information to the association so you receive all information from the community.



## **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 10<sup>th</sup> and Closes Sunday September 21<sup>st</sup>**  
(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

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### Lake Sovereign Pool and Tennis News

The pool opened 10 May 08. The pool management company will visit the pool daily to check pool chemistry and twice a week for vacuuming and cleaning etc. Molly Maid Service provides biweekly cleaning of the cabana.

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 . 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 will from time to time employ the services of off duty law enforcement to monitor the pool, clubhouse, parking as well as the neighborhood after dark. Swimming Pool should not be used after closing at 10:00 pm. Pool users after 10:00 pm are subject to appropriate law enforcement action.

A Sign-up/Bulletin Board is being added at the tennis courts. Guidelines for sign-up process will be posted on the bulletin board, once it is installed.

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

## Lake Maintenance Plan Near Completion

We are nearing completion of the Lake Maintenance Project started in May 2007. The silt spoils site on West Ridge Drive is being graded to a final stage in preparation for irrigation installation and seeding. We expect to complete this work by the end of May, weather permitting. Once the seed germinates, we ask all owners to stay off of the field. We do not anticipate any foot traffic on the field until near the end of summer.

Once the dredging company completes their grading, in accordance with our engineering plan for drainage, our landscape maintenance company will move on site to remove rocks and prepare the soil for hydro-seeding with Bermuda seed. The Board of Directors has decided to irrigate all common ground landscaped areas from our lake to improve the look of our turf areas. Since your Association will be utilizing a private water source, we will be allowed to irrigate. Your Association will act responsibly in managing the use of this important resource. After obtaining bids from three irrigation companies, the Board determined installation of lake pumps would pay for itself in less than two years. We estimate the annual water bill for our large common ground areas would be approximately \$13,000 annually. These funds will now become available for additional funding of the Association Reserve Funds.

## Carpenter Bee Nuisance Resolved

Over the past two years the club house porch and cabana ceiling became infested with large hives of Carpenter Bees. After more than eighteen hours of work by our pest control company, the bees have been eradicated. Although this species of bee seldom stings humans, it does major damage to buildings. After treating the buildings for the bees, all bare wood in our buildings has been treated to keep the bees from returning this year. Your Common Grounds Committee is on the watch for any returning infestation.

## Wildflowers Planted

A triangular shaped land area behind the dam next to West Ridge Drive has been tilled and planted with wildflowers. The recent more generous rains have allowed the many varieties of flowers to germinate and from early summer until frost, we expect a glorious display of blossoms. Our one challenge is our newly hatched Canada Geese goslings seem to be attracted to the area. The plan is to let a natural barrier of native vegetation grow around the wildflower field to deter the geese from eating the plants.

# COMMON GROUNDS REPORT

## Long Range Plan Shrubbery and Tree Update

Four years ago your Association embarked on a long range plan for replacing and enhancing trees and shrubbery throughout the neighborhood. Each year we have added plants to the common area, divided some of the blooming plants and moved them throughout the community and removed diseased or dead trees to make room for trees planted within the past four years. To date we have not lost any of these newly planted trees and shrubbery, and that is an achievement considering our 2007 drought. You may have noted the higher hedges that hide electric meters and irrigation clocks near West Ridge Drive and Sixes Road. The hedge was planted four years ago and is now being maintained at its mature height. In April and early May we achieved the first full bloom of the Encore Azaleas planted along the East Shore Drive entrance. We expect these plants to display another blooming season this fall. If we receive sufficient rain this particular species has been known to produce a summer crop of blossoms. Our 2008 landscape additions include the landscape plantings around the new tennis parking lots on West Ridge Drive and new landscaping at the lakeshore in front of the pool fence.

Since Spring is a very busy time for your Common Grounds Committee, we have the opportunity to walk the common amenities areas almost daily. One of the frustrations when we do walk the grounds is the amount of pet waste encountered near our several wooded areas. We have repeatedly asked pet owners to pick up waste from their pets and although most owners are very responsible, we have a few owners who show less respect for our common wooded areas.



## COMMON GROUNDS REPORT

### *Why We Contract for Professional Landscaping*

Maintaining common areas is one of the board's most basic responsibilities. To fulfill that responsibility, the board has contracted with a professional landscaping company. Before signing the contract, the board sought bids from several potential companies, carefully considered the competence and expertise of each company, checked references, and compared fees.

These fees may seem like an added—or even unnecessary—expense; but, in the long run, the additional cost will be less than the losses we would face without professional help. Consider the advantages:

**Professional Expertise:** It takes more than a green thumb to maintain attractive and functional landscaping. Our contractor employs professional staff and trained labor crews. This expertise translates into a cost-effective and successful landscape maintenance program for our community.

**Bulk Purchase Savings:** Our landscape contractor purchases plants and supplies in bulk quantities at reduced prices and passes the savings along to us.

**No Equipment to Buy or Maintain:** The association doesn't have to purchase, store, insure, maintain, or buy fuel for equipment.

**Improved Plant Survival:** Trees, turf, shrubs, and other plantings are costly. Without proper care, they don't survive, especially immediately after installation. The landscaper guarantees newly planted shrubs and trees, so we don't have to pay for replacing dead plants.

**Reduced Liability:** The association's landscape contractor is properly insured and knowledgeable about—and in compliance with—all local and federal environmental requirements and safety regulations. Our contract shifts responsibility to the contractor and reduces the association's liability.

Landscaping is very important to the community's quality of life and its image and value. Maintaining it can be very expensive. Is it worth what the association pays for these services? Yes! In fact, failing to invest in professional landscape maintenance is a false economy because curb appeal makes our neighborhood desirable and contributes to the value of our individual homes.

# Social Committee Report...

## 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](http://www.lakesovereign.net) under Governing Documents, Clubhouse Usage Guidelines

Contact Deborah Pesta or Wendy Prichard for Clubhouse Reservations

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## 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 Boat Regatta / Fishing Derby – June 21<sup>st</sup> (Boat Regatta: 10:00 – 12:00; Fishing Derby: 1:00 – 3:00)

Fall 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 26<sup>th</sup> 2:00-4:00

Annual Lighting up of Lake Sovereign – Saturday November 15<sup>th</sup>

Adult Christmas Party – December (Date TBD)

Children’s Christmas Party – December (Date TBD)

Ladies Christmas Ornament Exchange – Tuesday December 16<sup>th</sup> 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](mailto:communications@lakesovereign.net) and request an electronic copy of the Community Phone Directory.

## LSHOA News Flash

Residents can receive important community information in a timely manner. If your Board becomes aware of an important issue relative to your health, safety, security, etc., a notice will be sent to residents in a news broadcast format. Please send your e-mail address to [communications@lakesovereign.net](mailto:communications@lakesovereign.net) to be added to our News Flash Data Base.

## “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](http://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](mailto:recreation@lakesovereign.net). The complete Pool and Tennis Regulations can be found at [www.lakesovereign.net](http://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](mailto:lake@lakesovereign.net). The complete Lake Use Regulations can be found at [www.lakesovereign.net](http://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](http://www.lakesovereign.net) under Governing Documents, **Clubhouse Usage Guidelines**. Contact Deborah Pesta or Wendy Prichard for clubhouse reservations.

# 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



**Space Available**

**Tom English**  
President

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www.sailabrate.com



# Advertisers Wanted

<b>Full Page</b>	<b>\$500</b>
<b>Half Page</b>	<b>\$150</b>
<b>Quarter Page</b>	<b>\$75</b>
<b>Business Card</b>	<b>\$40</b>

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.

### Summer Board of Directors Meeting Dates:

June 10, July 8 & Aug 12

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 - *Melissa 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](mailto: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