



# LakeLines

News From The Lake Sovereign Neighborhood

Cherokee County's Premier Private Lake Community

Newsletter Date

Jan - Feb 2009



# HAPPY NEW YEAR



## Annual Homeowners Association Meeting

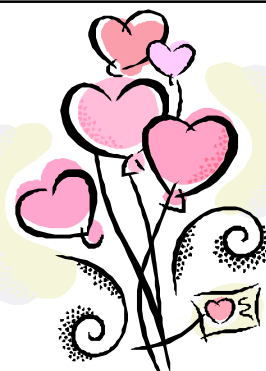
Thursday, March 5th at 7:00 pm  
Cherokee County Services Center at Bridgemill  
(Bridgemill Fire Station)  
9550 Bells Ferry Road, Canton, Ga 30114

*Join your neighbors for:*

- Presentation of 2009 Budget
- Progress Reports from Committees
- Open Board of Directors positions
- Discuss need for revised Governing Documents
- Open Question and Answer Session

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### LSHOA

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



## Letter from the President

Neighbors...

I want to bring two items to your attention at this time:

First, the **2009 LSOA Annual Meeting** will be held at 7:00 p.m. on March 5, 2009, at the Cherokee County Services Center at BridgeMill (BridgeMill Fire Station). We ask each of you to reserve the date on your calendar, and to take advantage of this opportunity to find out what is going on in your neighborhood. Among other important topics, we will be presenting the 2009 Budget and discussing the long term financial picture for Lake Sovereign.

Second, we have been informed by Michael Rome & Associates, the LSHOA's attorney, that the **Lake Sovereign By-Laws and Declaration of Covenants** are seriously antiquated, and should be revised to more closely conform to modern standards. Mr. Rome is recommending a complete overhaul of these documents, after which the revised documents must be submitted to a vote of the HOA membership. We have asked Mr. Rome to have a representative present at the Annual Meeting to discuss these revised documents, and to answer questions from Lake Sovereign residents.

We wish all of our neighbors a happy and prosperous new year, and we hope to see each of you on March 5.

Louis Tooker, President

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### The LSHOA needs a volunteer to serve as Secretary on the Board.

The Board needs a new secretary to replace Becky Hudson who will no longer serve after the 2009 Annual Meeting. The LSHOA very much appreciates her service to the community.

Duties include:

- Keeping the minutes of all meetings of the Board and Association meetings
- Mail and receive all notices served by or upon the Board or the Association
- Deliver notice of meetings
- Handle Proxy votes received
- Maintain records of the Board and Association

If you are interested in volunteering to serve your homeowners association, please e-mail [board@lakesovereign.net](mailto:board@lakesovereign.net) or contact one of the board members.



## 2009 Home Owners Association Assessment Due - Feb 1st.

This year the LSHOA changed the usual assessment due date from January 1st to February 1st. This was done for tax purposes where your HOA will collect the assessments in the same year as they were billed.



An additional benefit is that it gives the members an extra month to recover from the holiday season expenses.

If you wish, your association assessments can be paid in 2 installments. The first installment is now due. Obviously, you can also pay the entire bill.

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## Get Involved.....

Your community needs you. We have a large number of people that work with the LSHOA to help improve the quality of life in our neighborhood. However, a great deal of these people are graciously over extending themselves with their volunteer work for the LSHOA and the neighborhood in general. Each of the committees have people that serve on multiple committees.

Step up.. Run for the board, join a Committee or just become vocal to your LSHOA. New people bring new ideas and new skill sets. If you are interested, send a message or contact anyone of the Board Members or Committee Chairmen listed on the last page of the LakeLines.

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### *NEW SOCIAL COMMITTEE CHAIRMAN*

Wendy Prichard is now the chairman of the Social Committee. She is taking over for Debra Pesta, who has served as chairman since March 2007. Thank you Debra for all your hard work.

Wendy is also a Director on the HOA board, so she can use all the support you can offer to her in this new additional role. Thank you Wendy.



You can communicate with the Social Committee through this address:  
[social@lakesovereign.net](mailto:social@lakesovereign.net)

## *Architectural Review Committee Report*



### A New Year is a time for RESOLUTIONS...

Your Architectural Review Committee (ARC) has a few recommendations for you to consider for your New Year's Resolutions.

Here are the top 10:

1. Review the ARC updated documents on the LS website:
  - a. [ARC Standards Amended December 11, 2008](#)
  - b. [ARC Submission Form](#)
  - c. [ARC Violation Report](#)
  - d. [ARC Covenant and Standards Enforcement Process](#)
  - e. [Standard Mailbox Post and Box Specifications](#)
2. Maintain your property according to the established standards.
3. Treat association leaders with honesty and respect.
4. Read and comply with rules and regulations of the community and ensure that your tenants and guest do too.
5. Vote in community elections and on other HOA issues.
6. Attend meetings, serve on committees, and run for elected offices.
7. Pay association assessments and charges on time.
8. Contact association leaders, if necessary, to discuss financial obligations and alternative payment arrangements.
9. Request reconsideration of material decisions that personally affect you.
10. Provide your current contact information to the association.

## Lake Report - Oats & Ivy Update

Oats and Ivy are adjusting quite well to their new home here in Lake Sovereign. They are comfortable cruising in the north section of the lake and are now venturing farther south towards the clubhouse. Special thanks to all our residents who helped name our swans by submitting suggestions and voting for their favorite names.

Oats and Ivy are Mute Swans. The Mute Swan is an enormous, all-white bird with an orange bill that ends in a black knob. The curving neck of the Mute Swan has the most neck vertebrae, twenty three (23), of any bird. Swans generally mate for life. They remain together throughout the year and keep their young with them until they nest again. If one of a pair dies, the survivor usually takes a new mate and remains devoted. Breeding occurs generally at 3-4 years of age. Swans carry out mutual displays prior to mating. At the nest, females do most of the egg incubation. Clutches average five eggs but may number as many as 10. Incubation for most species is 30 days. Young birds develop to the flying stage in 60-75 days. Aggression toward strangers is characterized by a lowering of the neck, hissing and forward rushes.

Mute Swans tend to drive other waterfowl, including geese, out of their nesting territory. In the wild they most often feed on the starchy roots and tubers of aquatic plants. They also feed on corn and sunflower seeds when available. For the safety of our swans, they will only be fed from a designated area near the peninsula.

One of our residents, Joe Gross, is currently constructing a swan feeder for Oats and Ivy. The secure, in-water mountable feeder will keep raccoons, squirrels and geese from our swan's feed. We look forward to placing our new feeder and enjoying Oats and Ivy on our lake for many years.



New Photo of Oats & Ivy



← Example of the Feeder

## COMMON GROUNDS REPORT

Thanks to all owners adjacent to Association Common Grounds for removing as many leaves as possible from lawns. This helped us to achieve an improved appearance as our mulch beds were refreshed. Unfortunately our East Shore Drive entrance is bordered by Pin Oaks, which continually drop leaves from early winter until early spring, so we continue to have some leaf accumulation.

In late January we will replace some of the pine trees along Lake Sovereign Court. Over the past years some of the diseased trees were removed or were broken during storms. The replacement trees will be of the same variety as currently planted and will be 5 to 7 feet in height. We do have irrigation for this area so we expect healthy establishment of these trees.

Hutcheson Horticultural Company has been contracted by your Board to continue providing landscape maintenance services for the next three years. We have found their staff to be professional, proactive, always on schedule and priced competitively. Hutcheson has been our landscape provider for the prior three years.



We are ahead of schedule in preparing our common grounds for the spring growing season. Typically we trim all shrubbery and ornamental grasses during February and March. We were able to complete this work in December due to slightly above normal temperatures and available staff.

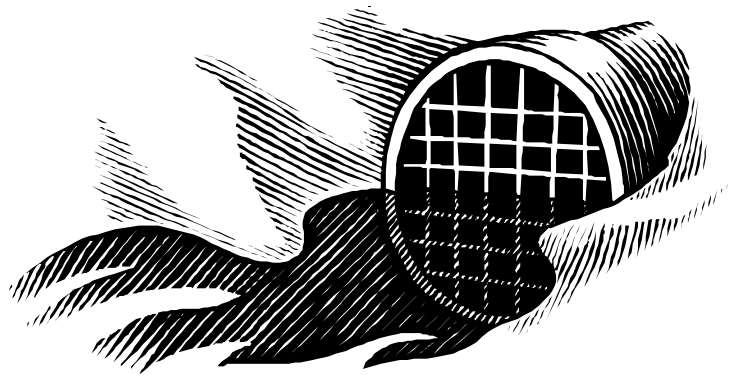
In December, brush piles accumulated during our November Lake Work Day, and three large diseased and leaning trees were removed from the Dock 3 area on East Shore Drive. Thanks to Royce and Pat Chandler who graciously allowed the Association to access the trees from their property.

We still have a few owners who are not regularly clearing their storm drains of leaves and debris. If you have a storm sewer entrance bordering your property, please be responsible for keeping it clear. The County does not perform this service.

## A Few Housekeeping Reminders Regarding Sanitary Sewers

Thanks to the Cherokee County Water and Sewerage Authority for their diligence and cooperation in reviewing the neighborhood sanitary sewer lines. Last year the neighborhood experienced a short-term sanitary sewer blockage. Fortunately the blockage was discovered before it could impose any major damage to homes, but it did remind us how vulnerable homes can be if all owners do not respect what they flush down toilets or pour down sink drains. The primary culprit for sewer blockages comes from cooking grease and oils. This was the precise culprit of last year's blockage. Eventually grease and oil turns into a large "glob" which will cause the sewer line to clog and back up the sewer into your basement through sinks, drains or toilets. A home does not need to have a basement for this to occur. A sewer backup can cause damage and require substantial and costly bacterial decontamination before reconstruction can begin. Many homeowner insurance policies do not cover this type of damage, unless it is scheduled by the owner at a higher premium cost. The County does not bear responsibility for any damage to your home.

Another culprit for sewer blockage is paper, which typically does not dissolve. Many think napkins and paper towels are fine to flush down the toilet, but they do not dissolve readily. The only paper product to be considered for disposal into the sewer system is toilet tissue. Some pet litter companies advertise their products as "flushable". It flushes just fine, but then sits and accumulates at the base of the sewer line, along comes a piece of paper towel that grabs onto the accumulated pet litter, next comes some cooking oil or grease and it all forms into a massive clog. It goes without saying that flammable liquids and paint products never go into the sewer system.



The first ounce of prevention is to consider what the sewer is really designed to do when introducing anything into it. Periodically the County does come through the neighborhood and remove the manhole covers to verify no back up is happening due to a clog. If a clog is detected, a jet of high-pressure water is introduced into the system to dislodge the clog and restore the sewer into operation. Recently we requested the County sewer staff to check our neighborhood sewer lines with their exploring camera to verify there are no noted imminent clogs. This process was completed late last year, but there was some evidence of a future small clog since the prior blockage. This demonstrates we have some owners who are not being diligent about responsible sewer usage. The small additional clog was removed.

We request all owners to give thought about what is placed into the sewer system. If you sense the smell of the sewer, phone the Cherokee County Water and Sewage Authority at 770-479-1813 to have it checked. Monitoring the sewer system is not a service provided by your HOA.

## SECURITY REPORT



## OHS-EM NEWS

Preparedness Bulletin 2009-01

### Prepare for Winter Storms

Winter storms can affect Cherokee County causing damage, injuries and deaths. Each year, dozens of Americans die due to exposure to cold. Add to that number, vehicle accidents and fatalities, fires due to dangerous use of heaters and other winter weather fatalities and you have a significant threat. Threats, such as hypothermia and frostbite, can lead to loss of fingers and toes or cause permanent kidney, pancreas and liver injury and even death. While severe winter conditions typically have much shorter durations here in Georgia it is still important for Cherokee County residents to prepare properly to avoid these extreme dangers. You also need to know what to do if you see symptoms of these threats.

A major winter storm can last for several days and be accompanied by high winds, freezing rain or sleet, heavy snowfall and cold temperatures. People can become trapped at home or in a car, without utilities or other assistance. Attempting to walk for help in a winter storm can be a deadly decision. The aftermath of a winter storm can have an impact on Cherokee County or the north Georgia region for days, and even weeks.

Heavy accumulations of ice can bring down trees and topple utility poles and communication towers. Ice can disrupt communications and power for days while utility companies repair extensive damage. Even small accumulations of ice can be extremely dangerous to motorists and pedestrians. Bridges and overpasses are particularly dangerous because they freeze before other surfaces.

Exposure to cold can cause frostbite or hypothermia and become life-threatening. Infants and elderly people are most susceptible. What constitutes extreme cold varies in different parts of the country. In the South, near freezing temperatures are considered extreme cold. Freezing temperatures can cause severe damage to citrus fruit crops and other vegetation. Pipes may freeze and burst in homes that are poorly insulated or without heat. In the North, extreme cold means temperatures well below zero.










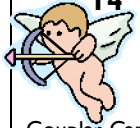


**Cherokee Sheriff's Office Division of  
Homeland Security Emergency Management**

Entire Document can be obtained from the Cherokee Sheriff's Office Division of Homeland Security Emergency Management

<http://www.cherokeega-ema.org/documents/2009-01%20Winter%20Storms.pdf>

# Calendar of Events

February 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>1</p>  <p>LSHOA Assessments due</p>	<p>2</p>  <p>BUNKO!</p>	<p>3</p>  <p>Day Canasta Call Judy Derr</p>	<p>4</p>  <p>ARC Clubhouse 6 pm</p>	<p>5</p>  <p>SRCA Clubhouse 7:pm</p>	<p>6</p>  <p>Lake Committee Clubhouse 6 pm</p>	<p>7</p>  <p>Private Party Clubhouse Booked</p>
<p>8</p>	<p>9</p>  <p>Ladies PM Canasta Call Becky Hudson</p>	<p>10</p>  <p>Board Meeting Clubhouse 6pm</p>	<p>11</p>	<p>12</p>	<p>13</p>	<p>14</p>  <p>Couples Canasta Call Becky Hudson</p>
<p>15</p>	<p>16</p>  <p>Day Canasta Call B.J. Gearhart</p>	<p>17</p>  <p>PO•KE•NO</p>	<p>18</p>	<p>19</p>	<p>20</p>	<p>21</p>
<p>22</p>	<p>23</p>	<p>24</p>	<p>25</p>	<p>26</p>	<p>27</p>	<p>28</p>

Unless otherwise indicated, information on these events can be obtained by contacting [social@lakesovereign.net](mailto:social@lakesovereign.net)



LSHOA News Flash.....



LSHOA Security Flash.....



LSHOA Community Flash.....

Cherokee County's Premier Private Lake Community

## Communication Flash....

In order to provide more timely information of events that occur within our neighborhood, the Communication Committee has developed the "Communication Flash". Those who have registered will receive bulletins via e-mail.

We have 3 categories of the Communication Flash:

**News Flash** - "NEWS" that effects our neighborhood and surrounding areas.

**Security Flash** - "Security Alerts", Neighborhood Watch type events.

**Community Flash** - Generic information, reminders, events, opportunities, human interest, etc..

To register to receive the Communication Flash, please send an e-mail to [communications@lakesovereign.net](mailto:communications@lakesovereign.net). Multiple e-mail addresses are suggested so all members of the home can receive the Communication Flash.



## Speak Up!!!

We want to know what you think.... Did you know that we have a lock secured suggestion box located at the entrance walkway of the Club House? The Communications Committee solicits your comments on a yearly basis with the Opinion Survey. However, we want to always give you the ability to speak up with suggestions or comments that you would like to bring to the attention of the LSHOA board or committee members.

You can also use this as a mailbox for the LSHOA. Save yourself a stamp.

Don't forget you can also e-mail comments directly to the Board or Committee members through your [www.lakesovereign.net](http://www.lakesovereign.net) website.



Don't forget about your Lake Sovereign Website..... <http://www.lakesovereign.net>

This is your primary resource to locate items such as:

- Governing Documents Rules & Forms
  - Neighborhood Surveys
  - Operating Procedures
  - ARC Reports/Guidelines
  - Clubhouse Usage
  - Recreation Information
    - Lake Use
    - Pool & Tennis Regulations
- Budget & Financial Information Request
- HOA Contacts
- Newsletter Archives

Homeowners Association General Info  
Governing Documents Rules & Forms  
Neighborhood Committees & Reports  
Budget & Financial Information  
Homeowners Association Contacts  
Newsletter Archive  
Links

[Click Here For Current Neighborhood Events](#)

Lake Sovereign is a neighborhood of 128 upscale, custom homes located in Southern Cherokee County, Georgia. Our thirty-eight acre private, stream-fed lake, is available to owners and their guests for kayaking, canoeing, fishing, paddle boating or racing a radio-controlled hobby boat. Our quiet wooded setting, with extensive natural areas, boardwalk and private docks make the neighborhood unique for its location at the foothills of the North Georgia Mountains and within a short commute to the City of Atlanta.

Other neighborhood amenities include a clubhouse, pool, tennis courts and a picnic/barbecue area. Our homeowner association is very active in planning a number of neighborhood social events during the year from a children's Halloween Party, family barbecue and fishing derby, wine tasting to its annual holiday party, neighborhood garage sale and ladies ornament exchange during the holidays.

## Lake Sovereign Community Directory.....

Many times you would like to have a quick list of phone numbers and addresses of your neighbors. The Communications Committee is constantly maintaining a directory of the Lake Sovereign residents and homeowners.

This information is maintained as a resource and convenience to the Lake Sovereign community and is not provided to outside entities. Please handle this document with courtesy to your neighbors and use this information for personal reference only.

You can obtain the latest copy by sending a request to [communications@lakesovereign.net](mailto:communications@lakesovereign.net)



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<b>Business Card</b>	<b>\$40</b>

LakeLines is published bi-monthly. Advertisement fee will cover six publications (1 full year).

The LakeLines is electronically distributed to over 150 individuals within our Lake Sovereign community. It is also posted onto our public [www.lakesovereign.net](http://www.lakesovereign.net) website where it can be viewed by potential new residents, realtors, investors and off-site homeowners.

Advertisements can be black & white or color, with artwork and copy to be supplied by the advertiser. All advertisers will receive an electronic copy of Lake Lines. (print by request)

Contact:

Lake Sovereign Homeowners Association, Inc.,  
330 Lake Sovereign Court  
Canton, GA 30114  
[communications@lakesovereign.net](mailto:communications@lakesovereign.net)



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- G. M. Kiadli (Co-Owner)



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## LAKE SOVEREIGN HOMEOWNERS ASSOCIATION

Next 3 Board of Directors Meeting Dates:

**Feb 10, Mar 10 & Apr 14**



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.

### 2009 LSHOA Board of Directors

President	<i>Louis Tooker</i>
Vice President	<i>Chris Lewis</i>
Secretary	<i>Becky Hudson</i>
Treasurer	<i>Michael Flanagan</i>
Director	<i>Phyllis Lea</i>
Director	<i>Peter Pauline</i>
Director	<i>Wendy Prichard</i>

### 2009 LSHOA Committee Chairpersons

Lake	<i>Phyllis Lea</i>
Recreation	<i>Donald Copeland</i>
Common Areas	<i>John Krueger</i>
ARC Review	<i>Jim Derr</i>
Social	<i>Wendy Prichard*</i>
Communications	<i>Coleman Stone</i>
Safety & Security	<i>Peter Pauline</i>

\* Indicates Individuals that are new appointments to the position.

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.  
*Coleman Stone - Committee Chairman; 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 **LakeLines**