



Lake Lines

News From The Lake Sovereign Neighborhood

Cherokee County's Premier Private Lake Community

Newsletter Date

May-June 2007

HEADLINE NEWS....

Lake Sovereign HOA Strategic Planning

Your LSHOA board completed their first strategic planning meeting on May 19th. A second planning meeting is scheduled for June 30th. What does that mean, and what will be happening? Simply stated, strategic planning is a process we use to determine where we're going and how we're going to get there. It includes these steps:

- *Assessing our current position.* We will identify our strengths, weaknesses, opportunities, and threats. Knowing where we are now will help get us where we want to be in the future.
- *Identifying our purpose.* This will become our "mission statement." For example, "Our association exists to ensure the highest possible quality of life for all residents."
- *Defining our values.* The principles on which an organization is built, and what will guide its planning, operation and programs. It answers the question "What do we believe in?"
- *Stating our vision.* A description of the organization's desired future state. It projects the future and answers the question "Where do we want to be?"
- *Setting goals that identify what we need to achieve the mission.* Our goals will be specific and measurable, and will provide an indication of how we're doing as we progress.
- *Deciding how to meet our goals.* We may have to allocate resources, create committees, or undertake other tasks to achieve our goals.
- *Developing an action plan.* Each step will require a specific action plan. For example, if a committee is needed, who will serve, exactly what tasks will be assigned, and when will the results be needed?
- *Monitoring and updating our plan.* We'll review the strategic plan regularly. If we learn that our earlier ideas and goals were shortsighted or uninformed, we'll update accordingly.

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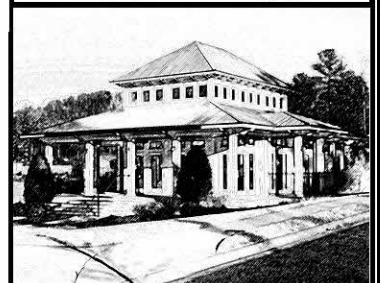
Interesting.....

Everyone believes gas prices have dramatically risen from last year.

Price of Reg Gas	June
2006	\$2.89
2007	\$2.99

LSHOA

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President's Corner....

"Rights and Responsibilities for Better Communities"

The featured article for this edition was first published by the Community Association Institute (CAI) in 2003. CAI, a national membership organization headquartered in Alexandria, Va., believes *Rights and Responsibilities for Better Communities* can foster more responsive, competent and harmonious community associations. The CAI press release for the article included the following:

"More than a destination at the end of the day, a community is a place you want to call home and where you feel at home. There is a difference between living in a community and being part of that community. Being part of a community means sharing with your neighbors a common desire to promote harmony and contentment.

This goal is best achieved when homeowners, non-owner residents and association leaders recognize and accept their rights and responsibilities. In all cases, this entails striking a reasonable, logical balance between the preferences of individual homeowners and the best interests of the community as a whole. It is with this challenge in mind that Community Associations Institute (CAI) developed *Rights and Responsibilities for Better Communities*.

Community associations exist because they offer choices, lifestyles, amenities and efficiencies that people value. Yet, with all of their inherent advantages, community associations face complicated issues, none more common than the challenge of balancing the rights of the individual homeowner with those of the community at large. Managing this critical and delicate balance is often the essence of effective community leadership.

By encouraging community associations to adopt *Rights and Responsibilities for Better Communities*, CAI strives to promote harmony, community, responsible citizenship and effective leadership. In the process, we make life better for the more than 60 million Americans who live in community associations.

The process of formally adopting Rights and Responsibilities will give communities an excellent opportunity for the kind of dialogue that facilitates awareness, builds consensus, and promotes greater community involvement."

Do you think the board should vote to adopt a resolution endorsing *Rights and Responsibilities for Better Communities*? Do you believe the principles will be more meaningful to homeowners and community leaders if they are formally adopted? Please let us know what you think by sending a note to board@lakesovereign.net.

Best regards,

Jim Derr

COMMUNITY ASSOCIATIONS INSTITUTE

Rights and Responsibilities for Better Communities

Principles for Homeowners and Community Leaders

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with the rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.
5. Receive support and constructive input from owners and non-owner residents.

6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (e.g., publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligations of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owners and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community—owners and non-owner residents alike.
8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, when requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights—where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising the documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders, e.g., officers, the board and committees. (Community associations may want to develop a code of ethics.)



Community Associations Institute (CAI) is a national organization dedicated to fostering vibrant, responsive, competent community associations. Founded in 1973, CAI represents association-governed communities, such as condominium and homeowner associations, cooperatives, and planned communities. To learn more about CAI and its local, regional and state chapters, visit www.caionline.org or call (888) 224-4321.

Sponsored by CAI's President's Club

COMMON GROUNDS COMMITTEE

Your Common Grounds Committee is being challenged by two major projects this year—the widening of Sixes Road and the lake dredging as well as the natural challenge of the drought.

During the past two years the Common Grounds Committee has been in continuing contact with the Sixes Road Project Manager. The East Shore Drive entrance has been most impacted during this time. Continuing disruptions to our irrigation lines and raising the level of the road by almost three feet have presented challenges. You may have noticed Cherokee County has installed sod three times due to construction changes. The project now appears complete, as it affects our common grounds. The new sod is getting extra dosages of nutrient, irrigation heads have been readjusted and watering times extended during this drought period. We are also doing some minimal redesign of the East Shore Drive flowerbed to accommodate the recently installed handicap ramp access near our East Shore Drive entrance monument.

The dredging project is also creating a few challenges to irrigation line water pressure and coverage along West Ridge Drive and across the top of the dam. This disruption was anticipated based upon our learning experiences from the past dredging.

One hundred seven Eleagnus bushes installed along the top of the east side of the East Shore Drive entrance and near the boat ramp are requiring extraordinary hand watering efforts during the drought, as irrigation is not available in the newly landscaped areas. We appreciate the daily efforts of owner, Brian Dormindy, in assisting with this watering project. Once the bushes become established they are a plant that tolerates drought periods.

