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LSHOA 330 Lake Sovereign Court, Canton, Georgia 30114

# Lake Lines

News From The Lake Sovereign Neighborhood

APRIL - MAY 2004  
VOL 4 ISSUE 2

*Cherokee County's Premier Private Lake Community*



## Annual LSHOA Meeting Overview

Despite a cold rain and icy weather forecast, homeowners filled the Bells Ferry Community Center on February 25, 2004, to attend the **Association Annual Meeting**. Highlights of the meeting included the election of two new directors to the Board for two-year terms. Three homeowners stood for election. **Edward Amaya** and **Donald Copeland** were elected to replace Phyllis Lea and Michael Stepp. Phyllis and Michael have both completed their elected terms of office on the Board of Directors. **Milt Aebi** also entered his name as a candidate from the floor of the meeting.

Committee Chairpersons provided those in attendance with a review of projects and challenges for each committee during 2004.

John Krueger (LSHOA President), presented a slide presentation of the 2003 Association goals and the success of meeting the established goals. A copy of the presentation is available on the enhanced website, [www.lakelines.com](http://www.lakelines.com).

**Becky Hudson**, Secretary to the Board, will serve as the Chairperson to the Nominating Committee for 2004 and **Deborah Pesta** and **Ginger Evans** volunteered as Nominating Committee members. The purpose of this Committee is to surface future candidates for the Board of Directors as well as future committee members. Should there be a director opening during the year, due to resignation, this Committee will surface a candidate to the Board to serve the remainder of the resigning director's term.

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### The LSHOA Directors and Officers of the Association for 2004 and 2005 are as follows:

<b>President - John Krueger</b>	(two year term expires at the 2005 Annual Meeting)
<b>Vice President - Edward Amaya</b>	(two year director term expires at the 2006 Annual Meeting)
<b>Secretary - Becky Hudson</b>	(an appointed position by the Board with no term expiration)
<b>Treasurer - Milt Aebi</b>	(an appointed position by the Board with no term expiration)
<b>Director - Donald Copeland</b>	(two year term expires at the 2006 Annual Meeting)
<b>Director - Sue Gross</b>	(two year term expires at the 2005 Annual Meeting)
<b>Director - Sue Nelson</b>	(two year term expires at the 2005 Annual Meeting)

**A**s more fully described at the Annual Meeting, the Lake Committee will focus on silt controls and restitution efforts from sources that are contributing silt to our lake. Efforts are already underway to monitor any signs of smartweed growth and a plan for minimizing this growth will be put into effect.

The Architectural Review Committee will continue to enhance the requirements for new construction on designated lots with difficult terrain as well as continue its efforts to monitor compliance with the established ARC Standards and Declaration covenants. The Board appreciates the efforts of the majority of our owners to request approval of property changes through the ARC. The ARC goals and objectives are more fully described in ARC Update in this edition.

During the Annual Meeting Question and Answer Period, members presented two suggestions. One question related to the feasibility of building toilet facilities near the tennis courts. Another suggestion related to the potential of a playground area on common Association facilities. The Board will discuss the potential of forming a study group to review such facilities as part of a long-range plan for the Association common amenities. We need volunteers to serve on the long-range planning committee to incorporate these kinds of ideas. Please phone **John Krueger** to indicate your interest. After this year, the Board feels they will have all required maintenance on schedule and will be building reserve funding to manage the Association toward a long-range plan. Currently the Board is concentrating on the maintenance of existing common amenities, future lake needs and enhanced ARC standards and compliance. The 2004 focus will be painting the exterior of the clubhouse and cabana, resurfacing the tennis courts and resealing and re-stripping the parking areas near the clubhouse and tennis facility. Smaller improvements to landscaped common areas will continue.

## Note of Thanks

I want to personally thank the owners who humbled me at the Annual Meeting with your kind thoughts and gift. We have so many owners that contribute to our Association throughout the year and I have the pleasure of helping direct our needs in concert with all of the volunteer efforts of our members. I am deeply appreciative to those who help each day as directors and committee chairpersons and members.

John Krueger

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## Garden Club Plant Delivery



Thanks to **Ginger Evans** who has assumed responsibility for gathering plant orders on behalf of the Garden Club. Plants **will not** be delivered to your door this year, but they will be available for pick-up at the Club House during the hours of Noon to 2:00 p.m. on Saturday, April 17. The deadline for orders was April 9. We have become spoiled by the competitive pricing, ease of ordering and variety of plants offered through the Garden Club. During the Annual Meeting it was mentioned there were no volunteers to take on this project and the likelihood the plant sale would be discontinued. Ginger took on the project and we are very appreciative. We need a couple of volunteers to assist Ginger on April 17 at the Club House around 11:00 a.m. when the plants arrive.

**Please phone Ginger with your interest.**

## Behind the Scenes Work Makes the Neighborhood Successful

Thanks to **Carolyn Gehl** for providing signs reminding us of meetings, workdays and other neighborhood events. Signs are located near both entrances for our convenience and have been a catalyst for boosting attendance at our neighborhood events. Another thank you to **Joe Gross** who willingly and quietly repairs many of our older neighborhood signs to extend their lives. Take a moment to ask Joe about his use of Gorilla Glue to accomplish the repairs!!

***A little known fact: Carolyn Gehl, a former social studies teacher, was quoted on April 2 in the Atlanta Journal Constitution concerning the Fallujah massacre. She has had several of her Letters to the Editor printed on the editorial page as well.***

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## Lake Clean - Up Day Was Another Neighborhood Success!

The April 3rd Lake Clean-Up Morning was another neighborhood success. More than twenty households (non-lake property and lake property owners) joined in helping to relocate rock near lake outfalls, remove the old aeration system from the lake, pull dead smart weed growth from the lake, clear the boat ramp entrance of rock and concrete, burn overgrowth from the lake island and complete some painting that did not get finished during our last work day in October.

Moving the dead smart weed from the lakeshore was no small task and neighbors braved the fifty-degree water without the benefit of boots to get the job done. Lunchtime in the Club House looked more like a "barefoot at the beach party" as owners took off their wet shoes and socks outside the Club House. We also learned several of our neighbors could qualify as lumberjacks as they guided huge logs across the lake with their boats to a burning area. Several new neighbors joined in the effort and more work was completed than we originally scheduled. Thanks to our Social Committee for arriving early in the day to get breakfast started and then surprising the workers with lunch.

During the clean up of the Association common areas, we did note some properties have an accumulation of shoreline debris that requires attention. Owners are reminded to clean their shorelines on a regular basis and not allow this debris to float into common areas or other private property shorelines. If a log floats onto your shore please remove it, cut it up and dispose of it rather than hoping it will float to a new owner. We would rather owners do their own continuing self-audit than to have to write notice letters to owners from our ARC regarding compliance. Lakeshore owners have a responsibility to maintain the rear of their property to a front yard standard, since these areas are so visible.

We really appreciate the large number of owners who participated to improve the quality of the lake. Special thanks to **Phyllis Lea** for her efforts to organize this successful event and her continuing dedication to the surveillance of our fish populations, water quality monitoring and the development of a process to monitor siltation and an approach to future silt removal in the least invasive manner.

**Thank You From,**

**Your LSHOA Board of Directors**

## Common Grounds Committee Report

As spring approaches our common grounds and amenities always require substantial review and some additional maintenance to keep the neighborhood looking fresh. We have several major efforts underway to continue the general maintenance program we started last year when our Association was transferred to owners.

### **Tennis Court Resurfacing -**

**Edward Amaya** is responsible for our tennis facility. We are finalizing bids for resurfacing the courts as well as repairing net posts, finalizing the installation of wind screening and other general needs to make the courts more attractive to tennis players.

### **Parking Lot Resurfacing -**

We have two parking areas, which have not been sealed since their installation. We are advised by paving contractors, asphalt should be resealed about every three or four years. Our Club House/Pool parking lot is in good shape but does require surface sealing. Our Tennis Court parking area is in need of some asphalt repair and sealing.

Both parking lots will also be re-stripped for ease of locating the parking spaces. Bids are currently under review and we expect to begin this work during the next month as the weather becomes warmer. We will post dates for this work and request that all cars be left off of the parking surfaces for twenty-four hours. **Tennis court users are reminded cars must be parked in the tennis parking area and not on the streets. Last year "No Parking" signs were posted and we still have tennis court users parking their cars on West Ridge Drive or upon the curb area along West Ridge Drive. All West Ridge Drive irrigation lines run along this area and when cars are parked on the curb, they break the irrigation lines resulting in additional Association cost and inconvenience.**

### **Club House and Cabana Exterior Painting -**

Bids have been taken and are currently being reviewed for this work. We expect this work to be completed prior to opening the pool for the season. The Club House will also have a summer insect control service this year to help eliminate some of the nuisance insects owners encounter when using the Club House porch during the pool season.

**A new Lake Sovereign logo** has been added to our primary Club House parking entrance sign. Additional plantings are planned for some of the Club House areas, which were ignored last year due to funding allocations.

**Mulch** will be refreshed at our entrance planting beds and other common areas, which were ignored last year due to budget constraints in 2003. Other areas along the top of the dam have not been refreshed for two years and these will also be addressed during the month of May.

You may have noticed our landscape maintenance company has a new name, **Great Oak Landscaping**. Great Oak Landscaping acquired certain assets of our prior landscaping maintenance company, Pro-Scapes, on April 1. The terms of our contract with Great Oak are the same terms negotiated previously with Pro-Scapes.

## Lake Fountain Pledges

During the Annual Meeting, the Lake Committee, discussed owner suggestions for a potential fountain in our lake, adjacent to the pool in the deeper part of the lake. It appears there is great interest in a fountain. The cost of a decorative, lighted aerating fountain is approximately \$5,000 for a two horsepower fountain and a five horsepower fountain costs approximately \$10,000. The greater the horsepower, the greater the heights of the fountain spray. To date individual owners have pledged approximately \$3,600 of this cost. No Association assessments will be made to owners for the cost of purchasing this fountain.

The Board supports its installation, as it believes it makes a statement to enhance the value of the neighborhood. Since this type of fountain provides only limited aeration for aquatic life, the Board does not feel Association funds should be used at this time for such a purpose. Association funds are primarily dedicated to the maintenance and enhancement of existing amenities.

An aeration system will be purchased from Association funds to support our larger lake needs, as the current aeration system is inadequate. The aeration system does not produce the same visual effect offered by a fountain.

**No pledge is too small. Please phone Phyllis Lea with your pledge. This is strictly a volunteer effort and we will only go forward with the fountain purchase if additional pledges are received. The deadline for submitting your interest to Phyllis is April 25.** We are deeply appreciative to those owners that surfaced the idea and offered their funding commitments.

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## New LakeLines Website



Our prior Association website has been enhanced to provide ease of use. No user name or password is required, just log on to [www.lakelines.com](http://www.lakelines.com) and check it out. Special kudos to Jerry Lilly for his efforts in redesigning the site and publishing **Lake Lines**. The current website content is limited however; over the next few months we will continuously add and update content as we refine the site. Your suggestions can be sent to the Association at 330 Lake Sovereign Court, Canton, GA 30114.

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## Pool NEWS



**The pool will open on Memorial Day.** If the Cherokee County Health Department completes its annual review of our facility prior to the Memorial Day holiday, we will be in a position to open it a few days earlier. **The pool closes for the season on Labor Day.**

Last year pool-user families volunteered for one week during the summer to close the pool at 9:00 p.m., to perform light work such as sweeping the cabana, closing the pool umbrellas, arranging pool furniture and emptying trash. We believe the excellent condition of the pool last year was due to the families who maintained the facility over the summer. We have some volunteers signed up for a week of pool duty, but we need more families to sign up for a week of duty prior to the pool opening. You may request a specific week. The week runs from Monday through Sunday evening. Please phone **Don Copeland** or e-mail your interests to him at [weldon1@hotmail.com](mailto:weldon1@hotmail.com).

If you are a new owner and do not have a pool key, please contact Don. Don also needs additional members for the Pool Committee.

# Advertisers **WANTED**

Lake Lines is now accepting paid advertisements. Lake Lines is published six times each year in **January/February, March/April, May/June, July/August, September/October and November/December**. Advertisers will pre-pay advertising for an entire year at the following rates:

**Full Page \$ 500 Half Page \$ 150**  
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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. Interest in placing advertising should be directed to Lake Sovereign Homeowners Association, Inc., 330 Lake Sovereign Court, Canton, GA 30114.

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## Architectural Review Committee (ARC) Notes



### ARC Committee Membership

After many months of service to the Lake Sovereign HOA, Michael Stepp, Art Nitti, John Gehl, and Steve Monahan have resigned from the ARC. We sincerely thank them for their tireless efforts on behalf of our neighborhood.

Current membership of the ARC is as follows:

**Eric Bruton**  
**J.R. Merendo**  
**Sam Evans** (new member)  
**Louis Tooker** (new member & Chairman)

The committee is looking for a fifth member and would like very much to add a women's point of view to what is at present an all-male committee. No design or construction expertise is required. If you share our desire that Lake Sovereign remain a highly attractive neighborhood in which our investments as owners are well-protected, then you possess the necessary qualifications.

**If you have an interest in serving on the ARC, please contact Louis Tooker.**

### Soil Erosion and Sedimentation Control Permits

Three times in the past month, landscaping activities at two different locations within the neighborhood were shut down by Cherokee County inspectors. Because the State and County ordinances regarding these permits are difficult to understand, we have obtained the following clarification from the Cherokee County Engineer's office:

1. If landscaping or other outside activities at your property will involve the use of earth-moving equipment (backhoe, bobcat, etc.), the County likely will require that you obtain a Soil Erosion and Sedimentation Control permit, and they probably will dictate the installation of silt fences to minimize silt run-off during rainstorms. If you can complete your project using only shovels, hoes, and wheelbarrows, it is the County's view that you have not "crossed their threshold", and need not apply for a permit.
2. Whether or not your activities require a permit, you can nevertheless be cited (and fined) if your activities result in mud being tracked into the streets by vehicle tires, or silt being washed by rainstorms into the street or lake, or onto adjacent properties.

**If you are unsure whether your project requires a permit, we recommend you call the Cherokee County Engineer's office at (678) 493-6077.**

### It's Yardwork Season!

Spring is upon us, and for the next 5-6 months, we all will be putting more time and effort into the maintenance of our properties. The following page lists some simple guidelines regarding our yards and the general streetside appearance of our homes in Lake Sovereign:

## ARC GUIDELINES



1. Front yards should be sodded with Bermuda or Zoysia grass. The grass should be maintained relatively weed-free and hard-edged on a regular basis, with bushes and trees trimmed and maintained. Planting beds should be mulched with pine straw, pine bark, or some other commonly used mulch material. From time to time, it is necessary to replace or replenish existing mulch materials in order to maintain an attractive appearance to the planting bed.
2. Garden hoses should be rolled and stored out of sight when not in use.
3. For the benefit of pedestrians, sidewalks are to be kept clear of obstructions.
4. As a courtesy to others, pet owners who walk their dogs in the neighborhood should pick up and properly dispose of animal waste.
5. Mailboxes are to be free of decoration and vegetation. Many of our mailboxes are in need of cleaning and/or painting.
6. From time to time, it may be necessary to clean storm sewer openings at the curbs in front of your houses. We remind all residents that grass, trash, and other materials that may be swept into these storm drains will be carried into our lake.
7. Garage doors are to be kept closed except when entering and leaving.
8. Garbage cans are to be kept inside except on pick-up day.
9. No cars may be parked in the street overnight. Cars should never be parked wholly or partially on the grass or sidewalk. Tennis court parking is provided on the west side of West Ridge Drive, adjacent to the sanitary sewer lift station. Parking along the curb of West Ridge Road is not appropriate, as evidenced by the signage in that location.
10. No boats or campers are to be parked in the neighborhood for more than twenty-four hours.
11. Basketball goals cannot be attached to homes, and must be located even with or behind the front line of the house.
12. Finally, when planning projects such as hardscape, fences, etc., please remember to submit the project to the ARC for review and approval. If you plan to change the color of the exterior paint of your home, this new color also must be approved by the ARC.

**We thank each of you for the care and concern you have shown for our lovely neighborhood. and we wish you a happy growing season!**



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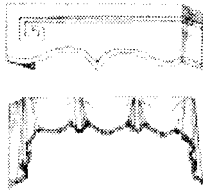
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## THE LAKE REPORT

from *Phyllis Lea*

Thanks to the volunteers on Lake Clean-up Day, our lake and its shore line have been spruced up for spring. A big 'Thank You' to all those who participated in the clean-up.

A surface aerator has been ordered to help protect our fish from any low oxygen levels this summer. The surface aerator should be placed in the lake within the next several weeks.

Currently, there is minimal Smart Weed growth in the lake. Weekly patrols are keeping records of the location and quantity of the weed growth.

Identification flags for boats on the lake will be ordered soon. Since only Lake Sovereign residents, their guests, and 16 lake side residents of Copper Creek have the right to use the lake, special flags will be used to identify these residents. Any boat not displaying the special flag will be asked to leave the lake.

Fish food is available from our lake management vendor for anyone wishing to feed the fish. A fifty pound bag of floating fish food is either \$12 or \$15 a bag, depending on the amount of protein in the food. Anyone wishing to order fish food should contact Phyllis Lea by April 19<sup>th</sup>, 2004.

**Please remember: All fishing in the lake is 'catch and release' until further notice.**

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### LAKE SOVEREIGN GARAGE SALE A SUCCESS!

Many residents cleaned out their basements and garages for the March 26 and 27 Garage sale. The weather was wonderful, shoppers came and our junk became someone else's treasure. **A special Thank You to the families who participated and to Tiana Pauline and P.J. Beer for organizing the event!** After advertising expenses, the Social Committee received \$140. These funds will be used for future Lake Sovereign homeowners' events.

### MARK YOUR CALENDER FOR THE LAKE SOVEREIGN

### KICK OFF- SUMMER BARBEQUE



**SUNDAY, JUNE 6<sup>TH</sup>**

**5 P.M. AT THE CLUBHOUSE**

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**Thanks For Reading!**  
**Lake Lines**

