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LSHOA 330 Lake Sovereign Court, Canton, Georgia 30114

# Lake Lines

News From The Lake Sovereign Neighborhood

August - September 2004

VOL 4 ISSUE 4

Cherokee County's Premier Private Lake Community



## THE LAKE FOUNTAIN BECOMES A REALITY THANKS TO GENEROUS OWNERS

The Homeowners Association is grateful to the lakeshore and offshore owners who contributed to make the new lake fountain a reality. **No Association funds were used to purchase the fountain.**

The fountain has been located in the deeper area of the lake, to assist adding oxygen to the water quality. The Lake Committee has been experimenting with a couple of different "spray effects" and



seeking owner opinions. There are actually five different spray designs and the Lake Committee will change the spray effect from time to time. The fountain is currently being operated from 7:00 a.m. until 11:00 p.m. As we have reported earlier, two additional aerator bubblers, similar to the one already in place, will be added in 2005 and strategically placed in the deeper part of the lake also. The bubblers are the most effective oxygen providers for our fish, but they do not provide the visual effect of the fountain. Thanks to the following owners our clubhouse and pool area are enhanced with the addition of the fountain:

Mr. and Mrs. Don Akridge  
Mr. and Mrs. Earl Gearhart  
Mr. and Mrs. Steve Monahan  
Mr. Dwayne Buggay  
Mr. and Mrs. Marks Hudson

Mr. and Mrs. Jerry Lilly  
Mr. and Mrs. Sam Evans  
Mr. and Mrs. Scott Kays  
Mr. and Mrs. Louis Tooker

Several of our contributors requested anonymity. We want to thank Phyllis Lea for her efforts in managing the donations and installation of the fountain. Overseeing lake water quality, managing shoreline maintenance, working continually to manage the fish species population mix and fish health in a partnership with our lake management company absorbs a substantial amount of time contribution from Phyllis. We are also getting some additional help from a Copper Creek subdivision owner that has assumed a lake committee role for the Copper Creek neighbors.

### **THANKS FOR YOUR PETITION !!**

More than seventy of our owners signed the distributed petition against rezoning a 4.5-acre parcel of property on Sixes Road to "Neighborhood Commercial". Seven Sixes Road Homeowner Associations and Community Associations joined the effort and voiced their opposition at a July 6 Cherokee County Planning and Zoning Meeting. **The Cherokee County Commissioners denied the rezoning petition at their July 20 meeting.**

Although this is a victory now, it is likely to be only a matter of time before additional Sixes Road property owners request additional rezoning or possibly annexation to the City of Holly Springs.

A number of our owners attended a July 8 meeting at The Falls of Cherokee sponsored by their HOA and Toonigh Neighbors. The purpose of the meeting was to acquaint Sixes Road area residents with the issues and challenges as Sixes Road is widened. Over the next few weeks the various organizations will begin work on a Sixes Road overlay to determine how the residents want Sixes Road to look should commercial rezoning become successful along Sixes Road. This work is not the duty of the HOA Boards; they already have full responsibilities in managing their neighborhoods. We need more volunteers from the Sixes Road community. Expertise in landscaping, engineering, finance and communications are just a few of the areas of focus where the community will need help. Watch for more updates on this issue as the organization effort takes shape and please plan to get involved.

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## **Neighborhood Home and Lot Status Report**

Each month your Board of Directors reviews status reports on the growth of the neighborhood as well as the number of properties offered for resale. We have been keeping monthly statistics for one year and you may find the comparison to one year ago interesting.

Our neighborhood has 126 lots designated for private residences. Currently we have 103 homes occupied. We expect to have 106 occupied homes by years' end. One year ago we had 99 occupied homes. As of July 31 there were 6 speculative homes completed or under construction. One year ago the neighborhood had 3 speculative homes. The Developer has only 6 lots remaining and one year ago he had 13. Our ARC is very active working with the approval of new home plans as well as drainage and site plans and landscape plans for new construction. All initial plan approvals, as well as changes to original new construction plans, are to be submitted to our ARC

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## **Schnabel Engineering To Begin Lake Study**

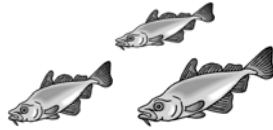
The Board of Directors has signed a contract with Schnabel Engineering to begin their charting of lake depths, obtaining core silt samples and other efforts associated with working toward gaining restitution from silt contributing work sites or neighborhoods. In our last edition, we reported the work would likely begin in July. The Board has been working with Schnabel to obtain the most definitive lake study, since the study will initially utilize a substantial portion of our reserve funding. Our counsel specializing in gaining restitution advises a comprehensive engineering study affords our best opportunity for gaining restitution from silt contributors. We expect to recoup our initial expense in addition to restitution to fund future silt removal efforts. For this reason the study of the lake will not begin until early September. We expect a detailed report from Schnabel in November and we will provide a summary report to owners at our 2005 Annual Meeting. Interim reports will be provided in future editions of Lake Lines, as pertinent information is available.

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## **New Neighbor Welcome!**

We welcome Charles and Julie Murdock and look forward to the participation in our neighborhood Association and sponsored events.

## Grass Carp on the Prowl



The Lake Committee has purchased 200 sterile grass carp to assist in removing unwanted aquatic vegetation from the lake. Our Lake Committee and several lakeshore owners have been working jointly with our lake management company to rid the lake of the current growth, which has hovered on the lake surface this summer. We feel great progress has been made and now we will ask nature to provide a boost to our efforts with the introduction of the grass carp. Incidentally our lake management company informs us our lake oxygen levels are excellent and we should not experience any major fish kill this year. **Just a reminder that we are still using the “catch and release” rule when fishing. Catfish and crappie should be removed when caught. All other fish species must be returned to the lake to grow and reproduce their species.** We note increasing numbers of owners are utilizing the lake for fishing.

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## The Canadian Goose Challenge



Most of our residents chose to live in Lake Sovereign because of the natural beauty of the lake and its amenities. Part of this beauty is the waterfowl that visit our lake. Five years ago our Canadian goose population numbered somewhere between fifteen and twenty. No doubt you have noticed the “armada” of seventy-one of the fowl gracefully swimming the lake. For the first time, the Board of Directors has received complaints about the amount of goose waste on common walkways and lawns as well as the challenge of maneuvering on West Ridge Drive and East Shore Drive as the geese have moved from grazing on the lakeshore lawns of owners to the street level. At one time this year West Ridge Drive owners had difficulty in getting the geese to move out of the street. Moving vehicles do not seem to always threaten them. Our Lake Committee oversees periodic lake water quality tests. **Over the past two months the fecal coliform levels have risen to higher levels in our lake (one of the reasons we do not allow swimming).** Our lake management company informs us that the geese are major contributors to this issue during the annual goose molting season, when geese are full time residents on the lake.

The State of Georgia Department of Natural Resources Wildlife Services Division also recognizes the challenge we are facing. Recently they issued our Association a permit to harvest up to twenty geese in an effort to reduce the population. Your Board of Directors has vowed to only remove geese in the most humane way possible and has no plans to invoke the use of this permit, which becomes invalid on August 31, 2004.

Our Lake Committee has explored many suggestions to find a humane method of inviting the geese to find a larger water source. They have explored dead goose decoys and experts tell us they only work for a short time. The geese become very wise that there is no danger in the neighborhood and they do return. The geese have now completed their annual molting period and a few may fly just a little further south when the weather gets cooler, but most will remain in this very inviting area.

Some of our owners have informed us nature has stepped in to help a little as fox have been seen in the neighborhood and geese are part of the food chain for the fox. Remember fox can become rabid, so stay clear of them.

This is how you can help us with the “**Loose Goose**” problem:

1. If your property is located along the lake, stretch 30-50 pound test clear fishing line on unobtrusive posts about twelve to eighteen inches high along the shoreline. The fishing line should be strung in two layers about six inches apart. Some of our owners have used this method of control for two to three years and it does work. The geese cannot tolerate something touching their necks that they cannot see and they will not enter the area. We are going to attempt this method along the front of the dam once the growing season comes to a halt in an attempt to limit their access to the walkway across the lake dam.
2. Become a noise and motion nuisance to the geese. Make noise by clapping, waving a towel at them while chasing them from your property or turn on the garden hose and spray it at them. They can be pretty bold. Continue this effort for a couple of weeks each time they decide to visit. Experts tell us the geese do not like to be inconvenienced. They will eventually find another location to inhabit as they do tire of being aggravated by continuing interruption.
3. **Whatever you do, DO NOT FEED THEM!** Our lake island has a good supply of grasses and seeds for their feeding pleasure, as does the front of our dam. When food is not easily located they will fly elsewhere in search for it. They are wild fowl. Our Copper Creek neighbors at the end of the lake have also agreed to help us, as their property is a favorite location for the “armada.”
4. We also understand growing a retaining wall of vegetation about twelve to eighteen inches high and about one foot wide can also be a deterrent to geese entering lawns, walkways and roads. We may do some experimenting with this method along the front of the dam during the growing season next year, although we have attempted this year to keep this area better groomed to
5. Remember firearms of any type are not to be used in this neighborhood, although some owners have told us it is tempting when they are invaded by the “armada” of seventy-one.

We want all efforts to reduce the goose population to be through the processes described above. The ideal goose population for our lake is less than twenty, but apparently the word has gotten around in the “world of fowl” that good folks live in Lake Sovereign and why not move in and enjoy the “good life”! We appreciate your efforts to assist the reduction in the population, but in no way do we want to harm these beautiful birds. In the meantime we will continue to check the water quality of our lake and make every possible attempt to bring it back to acceptable levels of fecal coliform. As we go to press, this week’s readings do show considerable improvement. We think nature is sending us one challenge per year—last year it was Smart Weed and this year it is a larger flock of geese!

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## **Neighborhood Pranksters or Vandalism?**

One of our owners reported their mailbox and post missing from their property. The next afternoon one of our residents found the mailbox and post floating in the lake with the owner’s soggy mail inside. On the same evening one of the common area signs was also removed from its location and discarded in the neighborhood. This is the first type of such an incident since the owner Board assumed responsibility. The Board does like to be aware of such issues, but when they happen they are matters for the authorities. Please continue to do your part in keeping the neighborhood free of vandalism by just being observant..

## ARC NON-COMPLIANCE LETTERS

The Architectural Review Committee initial self-audit of compliance with our Association covenants and standards has ended. We are very appreciative of the extraordinary efforts of owners to bring their properties into compliance. We have some owners that either failed to read the past few editions of Lake Lines requesting compliance or just decided to not take the effort seriously. Our ARC is actively sending letters to owners now requesting specific compliance within a practical time frame.

**THE BOARD APPRECIATES THE PROMPT PAYMENT RECORD BY OWNERS OF ASSOCIATION MAINTENANCE FEES.**

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<b>Business Card Size</b> (one-eighth of a page)	<b>\$ 40</b>



**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.**



## LUAU CANCELLATION

The Social Committee did a great job in planning a Luau at the pool on July 31. Unfortunately too many owners did not express an interest and two days prior to the event, it was cancelled. The next neighborhood event is The Children's Halloween Party on Sunday, October 31 at the Club House. This is always a popular neighborhood event. Extraordinary time goes into the planning efforts of our Social Committee so it is disappointing when there is only limited response. Please take an active role by volunteering to help and more importantly by attending scheduled events. You will have fun and meet your neighbors!

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### Parked Cars on Streets



We need help from owners regarding parked cars on the street during the day. Our covenants do contain a provision for not parking cars overnight on the street. We have no covenant regarding daytime parking, but we are experiencing a growing number of cars being parked during the daytime. Most of the cars belong to contractors or service providers to occupied homes. Please ask your contractors to park their vehicles in owner driveways, whenever possible. We have experienced a few near misses in the neighborhood due to cars parked in the street that block the view from oncoming traffic. The start of the school year increases our neighborhood traffic levels. Cars parked in the street for long period of time can create a bit of an obstacle course. We appreciate your consideration.

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### Flag Distribution for Boat Owners

The Association is furnishing each Lake Sovereign boat owner with an identification flag for their "vessel" when it is use on the lake. Call Phyllis Lea to obtain your flag. Our lake is gaining interest by non-resident fisherman, since the fish population is growing rapidly. Owners are reminded to accompany their guests when fishing. Sixteen Copper Creek subdivision neighbors have right of use of the lake under the terms of the Developer's Agreement. Since Copper Creek is a large neighborhood, it is difficult to control which owners are eligible to use the lake. Placing identification flags on boats in use will help us minimize the interest in our private lake by unauthorized users. Any boater not displaying the Lake Sovereign identification flag will be asked to leave the lake. Our thanks to Sheri Merolla for assisting with the design and production of the flags.

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### ASSOCIATION TREE REPLACEMENT

Over the past two years we have been averaging a loss of almost two pine trees per month in our neighborhood. The trees crack off at the base during heavy winds. Most of the trees are located at the East Shore Drive entrance and around the Club House parking area. The Common Grounds Committee has surveyed the trees and estimates over time about 40% of the trees will fall victim to wind damage. The issue is the trees were staked for too long a period when they were originally planted and the scars from the staking ropes have scarred the tree trunks, making them susceptible to damage. We are not losing these trees due to disease.

You may recall that when we distributed our 2004 budget, we made provision for establishing a tree replacement reserve fund. As soon as we have a frost we will begin a tree replenishment plan for the areas most affected by this wind damage. We are considering replacing the current tree species with ornamental cryptomeria to add variety and denseness to the current trees. Cryptomeria (also known as Japanese Cedar) tends to be breakage resistant, grow to a 30-50 foot height and retain a symmetrical shape as they mature. They tend to retain their lower branches in contrast to the current trees which continually lose needles and bottom branches as they mature. The replenishment effort is likely to take several years. Initially we will be giving attention to planting larger trees in the two or three most vacant areas. We will continue our efforts to begin planting smaller trees in areas currently not affected by breakage, but identified as potential damage areas. This approach will allow us to afford more trees and begin growing trees before replacements are as apparent. Replenishment efforts will likely focus on planting trees closer to the bottom of the sloped areas of the common areas to take advantage of available irrigation.

We are also considering some additional tree replacement and enhancements around the sewerage pumping station on West Ridge Drive. Originally, the Cherokee County Water and Sewerage Authority provided the landscaping around the fenced area. They no longer contribute to landscape enhancements or replacements. We do have one very large dead pine tree adjacent to the pumping station fence and the Authority has agreed to have it removed at their cost. Our focus is to screen as much of the front of the waste pumping station area as possible. Irrigation around this site is currently not adequate to handle the moisture needs of plantings. This area will also receive additional irrigation consideration. Windscreen similar to the screening used on our tennis court fence is being considered for the gate at the pumping station.



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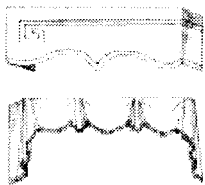
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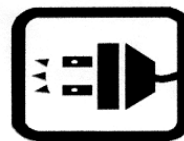
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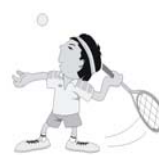


## No FALL Work Day Is Scheduled

Our 2003 Neighborhood Work Day was a great success last October with more than sixty households participating. Our Board and Common Grounds Committee promised we would attempt not to make a work day an annual event. We have reviewed the list of potential projects and our next neighborhood work day will be scheduled for Spring 2005. At that time we will have work to accomplish on the tennis courts, some signage cleaning, some common ground shoreline maintenance and some touch up painting. Your help last year and the major maintenance accomplished this year through our reserve funding (painting the club house, cabana and sealing the parking lots) will give all of us a little rest until early April when we will schedule the 2005 work day.



## WANT TO PLAY TENNIS?



The Copper Creek subdivision has a Fall Women's Team, level C7. Practice is scheduled on Thursday night from 6:30-7:30 p.m. Phone Sheri Merolla for more information. The sign-up deadline is approaching so do not delay!

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



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