



Lake Lines

News From The Lake Sovereign Neighborhood

www.lakelines.com LSHOA 330 Lake Sovereign Court, Canton, Georgia 30114
e-mail editor@lakelines.com

Dec. 2005 - Jan. 2006

VOL 6 ISSUE 1

Cherokee County's Premier Private Lake Community



LOOKING AHEAD

I am writing this in hope that all had a wonderful holiday season and wishing all an even more prosperous New Year.

Looking ahead to the New Year we have many challenges facing us as a homeowner association. The lake will be a key agenda item and the sixes road expansion will have to be tackled at some point. As mentioned in our last newsletter, we are looking for two new board members. Don Copeland and Ginger Evans two year term will expire when we elect the new directors at our annual meeting to be held in February, 2006. I want to thank them both for their unselfish service in our community. As board members they will be missed. Sue Gross is also stepping down as social committee chairperson. She has been a delight to work with. Thank you all for your service.

We will be electing two new board members during our annual homeowner association meeting to be held in February, 2006. We need a few people in our community to step up and put their name in the hat. It is a great opportunity to serve your community and do something special in helping keep Lake Sovereign a desired place to live. Please seriously consider getting involved. All you need to do is send a short bio on yourself no longer than two paragraphs via e-mail to beckyhudson@alltel.net telling us about yourself and why you would like to be considered for the board.

The two new members will serve a two year term. We will meet as a board the second Tuesday of each month. We as a board want all to have an active voice in our wonderful neighborhood. Those voices are seldom heard if we chose not to get involved. Many of our committees could also use your help. The current board wishes to thank you for allowing us to serve you in this past year. We look forward in great anticipation to another year. 2006 will prove to be a challenging year for Lake Sovereign. Many changes will take place all around us. We promise as a board to be prudent and diligent in our roles as board members. We are here to serve you, the community of Lake Sovereign.

On another note, you will be receiving your annual meeting packet in late January with the **annual meeting scheduled for Thursday, February 23, 2006**. This date is tentative. I am waiting for Cherokee County to confirm that date for the use of their community service room located across from BridgeMill. We need nominees for the board no later than January 7, 2006 to include them in our annual packet. Thank you for allowing me to serve as your President for the past year.

Gary W. Copeland

To Our Special Lake Sovereign Neighbors,

We are sending our heartfelt thanks to the Lake Sovereign community for sending cards, balloons and gifts that have put a big smile on the face of our daughter, **Jemy**, who is 10 years old. After a brief illness, **Jemy** was diagnosed with acute lymphoblastic leukemia (ALL) in September at the Aflac Cancer Center, Children's Healthcare of Atlanta (CHOA). **Jemy** is currently undergoing a 2-1/2 year chemotherapy protocol. *Thankfully, **Jemy** has had a rapid early response to treatment and is now in remission.* Although her treatment is a difficult and long journey, Jemy's prognosis is excellent and we are very optimistic that our brave girl will be cured!

We are very grateful to our friends and neighbors from Lake Sovereign for your thoughtfulness, kindness, your reassurance and your prayers. You have made us feel truly fortunate to be part of this community which we are proud to call "home". We wish you all a blessed, safe and joyous Christmas and New Year's holiday season. –

Tom, Jacquie and Jemy Forman

SOCIAL COMMITTEE NEWS

As we look toward 2006, we set new goals and anticipate the changes they will bring to our lives. Starting in January, the Lake Sovereign Social Committee will have **Deborah Pesta as its new chairperson, Julie Murdock will give the Social Committee report at all board meetings, and Sue Gross will be the contact person for the club house.** I would like to express my sincere gratitude to all past and present social committee members and the community for their support this past year. Many of you have unselfishly given many hours of planning, donated supplies, set-up and cleaned up at our events. Thank you, **Sue Gross**

'Twas the Night After the Lake Sovereign Holiday Party...

By Charise Baker and Cathy Merendo

Well thank you Lake Sovereign neighbors who attended our annual Holiday Party at the Winchester Woodfire Grill. We had another awesome turnout!

It was great to see some new faces, meet new neighbors, and enjoy a wonderful meal while listening to live music from Calie Bartos. The evening was filled with Holiday Cheer and everyone had a good time.

We want to personally thank you for your gifts to the Jacquelyn (Jemy) Forman Holiday Stocking. The Forman family appreciates the love and support from our wonderful Lake Sovereign neighbors.

We wish you and your family a safe and happy holiday season.

(If anyone would like to purchase additional Lake Sovereign calendars that were given out at the Christmas Party, please contact Charise Baker.)



**DECK
THE
WALLS!!
at
Lake
Sovereign
Christmas
2005**

Common Grounds Report

Leaves are Clogging the Neighborhood Storm Sewer Entrances

Our neighborhood is maturing with many of the trees planted five years ago now producing a considerable amount of leaves. A number of homeowners have not raked their lawns. Owners are reminded leaves are not to be raked into the street. All leaves are to be mulched or bagged for removal. **Storm sewer entrances are to be kept clear of all debris. Do not force leaves down these sewer entrances as they will eventually end up in the lake or cause street flooding. Each owner is responsible for keeping storm sewer entrances on their property clear of debris throughout the year.**

Neighborhood Sign Damage

The Homeowners Association has a number of signs throughout the neighborhood. Recently someone broke the "Children at Play" sign on Lake Overlook Drive. Signage of this size costs \$400-500. Please be cognizant of the cost of these items and should you notice who is responsible for the damage help the Board out by notifying the Board of Directors. It is easy to forget that this signage is paid for by our owners as an expense of your association.

LS CARE FUND

Thank you for your donations to the Lake Sovereign Care Fund. It is now solvent once again. The fund will be used to send flowers, cards, or an appropriate gift to our wonderful friends in Lake Sovereign who need our love and support during difficult times.

Please call Becky Hudson if you learn that one of our neighbors has need of our attention.

Pool NEWS!!

The Recreation Committee requested proposals from 9 pool management companies for next year's pool maintenance. We received proposals from 5. Based on careful evaluation of the five in terms of cost, work performance/schedule and references, the Board has chosen **Crystal Blue Pool Management**. Crystal Blue manages pools for Townlake Hills N, E, S and W, Legacy Park, Falls of Cherokee, Remington Oaks, River Green, and others in Cherokee, Cobb, and Bartow. Crystal Blue has managed many of these for 5 years or more. Crystal Blue will monitor pool chemistry daily. They will provide pool cleaning, vacuuming etc 2 days a week. A maid service will provide cabana/bathroom cleaning services one day a week (during operating season). In past seasons, members volunteered for this job. Because of busy schedules and potential liabilities related to members providing this service, we have decided to engage the services of the Maid Bridgade. Thanks for allowing us to manage your pool. **Please provide comments to Don Copeland at weldond1@hotmail.com.** Also, if you would like to join the Recreation committee, please let us know. The Recreation Committee is responsible for the Pool, Tennis Courts and any future facilities such as a playground and or basketball court etc.



RECIPES FOR

APRICOT BALLS

- 2 lbs. dried apricots
- 3 small cans shredded coconut
- 1 can Eagle brand sweetened condensed milk

Put uncooked apricots in food processor and chop. Put apricots in bowl, add coconut and milk.

Mix ingredients. Chill in refrigerator overnight. Form into balls. Roll each in powdered sugar. Store in refrigerator.

NO BAKE ORANGE BALLS

- 1 box (7 ¼ oz.) vanilla wafers, finely crumbed
- ¾ cup shredded coconut
- ¾ cup powdered sugar
- ½ cup frozen orange juice concentrate (undiluted)

Mix wafer crumbs, coconut and sugar.

Add orange juice and mix well.

Form into one-inch balls. Roll in powdered sugar. Store in refrigerator.

VEGGIE DIP

By Becky Hudson

1 can - shoe peg corn – drain

1 can – black-eyed peas – rinsed

2/3 – yellow pepper

2/3 – red pepper

1/2 – Vidalia onion

To taste:

some salt

some oil

some vinegar (I used balsamic vinegar)

some hot sauce (I used Texas Pete – 10+/- shakes or more)

some sugar – sprinkle

Marinate in refrigerator at least an hour

Serve with Tostito Scoops.

POPPY SEED SALAD

by Becky Hudson

1/4 cup onion

2/3 cup vinegar

1 1/2 cups sugar

2 tsp. dry mustard

2 tsp. salt

1 cup corn oil

3 Tbsp. poppy seeds

Blend first five ingredients well in blender, then add remaining and blend well.

Refrigerate overnight. Makes a generous portion of dressing.

Salad:

baby spinach - stems removed

spring onions, chopped

strawberries, sliced

boiled eggs, sliced

mushroom, sliced

walnuts, chopped (you can leave this out if you wish)

Pour dressing on right before serving salad, until salad is well coated.

TACO SALAD

By Becky Hudson

1 lb. ground beef
1 pkg. taco seasoning mix
1 cup water
1 head of lettuce
1 - 2 cups grated cheddar cheese
1 onion, sliced
1 bottle Catalina salad dressing
1 small jar taco sauce
Dorito nacho flavored chips, crumbled

Brown and drain ground beef.
Simmer until thickened. Set aside.
Add grated cheddar cheese.
Add Catalina salad dressing.
Pour in ground beef mixture.

Add package of taco seasoning mix and water.
Shred lettuce.
Add sliced onion.
Add taco sauce. Toss.
Top off with chips.

Serves 8 adults (or two teenagers!)

Buying or selling a *Fine Home* or Commercial Business?

If so call Steve Monahan, ABR

Century 21 Fine Homes & Estates Specialist
ABR, Accredited Buyers Representative, Accredited Georgia Business Broker
Member: National Association Realtors
Georgia Association Realtors
Cherokee Board Realtors

BridgeMill & Lake Sovereign Specialist

Call Steve Monahan at 770-712-4077 for a no cost initial consultation.

FORGOTTEN COOKIES

by Becky Hudson

3 egg whites

2/3 cup of sugar

¼ teaspoon almond extract

1 teaspoon vanilla extract

12 oz. chocolate morsels/chips

Turn oven on to 350 degrees.

Beat egg whites until stiff. Then gradually add sugar while beating. Stir in almond and vanilla flavorings. Stir in chocolate morsels.

Cover two large cookie sheets with aluminum foil.

Use 2 teaspoons to drop meringues onto cookie sheets. Put close together on cookie sheet as they will not spread.

Place cookie sheets in oven.

TURN OFF OVEN IMMEDIATELY. LEAVE IN OVEN OVERNIGHT.

The next day, gently remove each meringue cookie from the tin foil and place in wax paper lined cookie containers.



Nearly new Canoe. 18 feet length, wide bottom for stability for fishing.

Cost \$600.00 sell for \$325.00.

Call Steve / Lynne Monahan

Board of Directors Proposes Declaration Amendment to Prohibit Future Tenant Occupied Properties

Our Association will begin its fourth year as an owner-managed Association on January 1, 2006. Owner volunteers perform the day-to-day management of our Association, with oversight from the Board of Directors. We do not employ a management company. Continuing challenges of management are Declaration covenant compliance, collection of maintenance fees and prudent budget management.

The Board has become keenly aware that investor properties in our neighborhood (properties owned but not occupied by the titleholder) have the greatest number of repeated covenant compliance issues, represent the slowest payment records, pay our Association with insufficient funds checks or attempt to establish payment plans over periods of time when properties are not occupied by a tenant, incur a substantial amount of legal fees for our Association and absorb extraordinary amounts of Board of Director's time. The time devoted to these properties limits the amount of time your Board can devote toward maintaining the neighborhood to the standards owner-occupied properties expect when they purchase a property in Lake Sovereign as a primary or secondary residence.

Near the end of January, the Annual Meeting Package will be mailed to all members of our Association. It will contain a proposed Amendment to our Association Declaration, which the Board is requesting all owners to seriously consider and approve. This Amendment will prohibit future investment property ownership in Lake Sovereign on any new or resale properties. Only property titleholders and their families will be able to occupy the property when the Amendment passes. The Board will allow for certain exceptions as more fully discussed in the following questions and answers.

1. How many investor owned properties (typically known as rentals) do we have in our neighborhood?

Answer: We currently have five homes (4% of homes) with tenants occupying the property. Three homes have a several year rental history and two additional homes were added to this category in 2004. Based upon a recent review of resale properties in our neighborhood, two additional homes are currently listed with an option of a lease/purchase. The Association has experienced only one successful lease/purchase transaction in its owner-managed history. All other lease/purchase options have failed either by tenants deciding to move from the property and not fulfilling their purchase option, evictions, repeated covenant violations or expense by the Association to remedy the non-compliance covenant issues. Our experience has not been positive with tenant occupied properties. Tenants typically have little regard for our standards or compliance with the covenants, although our Declaration assigns the same compliance to tenants as it assigns to owner-occupied properties.

2. Will this proposed Amendment mean current rental properties have to become owner occupied?

Answer: No. We will include a grandfathering clause. Current properties occupied by a tenant or advertised for rental, can remain rental properties until such time as the current titleholder moves into the property or offers the property for resale. Once occupied by the current titleholder, it can no longer be considered for a future rental. It must be sold to an owner who will live in the property as their primary or secondary residence. A lease/purchase option will not be permitted as part of the real estate transaction. When properties are listed the Association typically phones the agent to let them know of our maintenance fees, our signage covenants and standards and other pertinent information they may require as the representative of the listed property. At the time a sales contract is placed on

the property, prior to the real estate closing, the Association will also advise the closing attorney that a lease/purchase clause is not permitted in Lake Sovereign. Upon passage of the proposed Amendment, we will also remind agents that a lease/purchase option is not permitted under our Declaration, as amended. The owner has the primary responsibility not to include a lease/purchase option. At the

3. What about properties currently offered for sale with a lease/purchase option?

Answer: If the property receives a contract for sale prior to the passage of the proposed Amendment (with a lease/purchase option) and the sale is closed, (whether before or after the Amendment is approved) the property will be permitted as a rental property under the terms of the lease/purchase option. If the sales contract is voided for any reason and the Amendment is effective, at such time as the property is reoffered for sale, it must be offered without a lease/purchase option.

4. Are there any exceptions in this proposed amendment to allow a temporary rental of a property?

Answer: Yes. Should an owner need to sell their property because of an occupational location change, after a six-month effort to offer the property for sale without success, the owner can request the Board to consider the situation and approve rental of the property as a short-term rental, to be more fully detailed in the proposed amendment. Other particular exemptions will be available in situations involving an estate settlement and an occupational sabbatical or leave of absence. A member can always present their particular situation to the Board and if a hardship can be substantiated, the Board could consider allowing the property for a short-term rental.

5. In recent months, there have been a number of items in the news regarding property rights in the United States. Has the Association reviewed this proposed amendment with counsel?

Answer: Yes, the Association has requested counsel to review our Declaration to verify it allows for such an amendment and such an amendment is in compliance with the law. Counsel has advised as long as the Board receives the required 75% affirmative votes of members in good standing, such an amendment is allowed. Counsel also answered that "Many, many associations have such provisions" to maintain the original intent of the neighborhood as a residential neighborhood with properties occupied by the actual owner as a primary or secondary residence.

6. How many affirmative votes are required to pass the amendment?

Answer: If all owner accounts are in good standing (we have a small number that are not in good standing), it will require 96 votes in the affirmative. (75% of 128 properties in Lake Sovereign) This is achievable, as we have passed prior amendments. We urge all owners to bring their accounts current to allow their property to be eligible to participate in the proposed Amendment approval. We need all eligible owners to attend the Annual Meeting in person to expedite the passage of this proposed Amendment. **The Annual Meeting is scheduled for 7:00 p.m., February 23, 2006, at the Bells Ferry Community Center.** Please mark your calendar with this important date and watch for the Annual Meeting package in the mail during the last week of January.

7. What determines if an owner is in good standing?

Answer: An owner in good standing is one that has paid all maintenance fees and assessments current and has no covenant compliance issues related to the property. Owners not in good standing are barred from the use of common grounds and are not allowed to vote. If a current rental property is not in good standing, the tenants are also barred from use of the common grounds and amenities.

Your Board of Directors urges you to vote for this important amendment at the Annual Meeting. You cannot designate a proxy to approve or disapprove any Amendment. You may only designate a proxy to vote for director candidates at the Annual Meeting. We need each eligible owner to be physically present to expedite the passage of this Amendment.

Sincerely,
LSHOA Board of Directors

Advertisers

WANTED

Lake Lines is now accepting paid advertisements. Lake Lines will be 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 |
| Quarter Page | \$ 75 |
| Business Card Size (one-eighth of a page) | \$ 40 |



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.

Atlanta with ATLANTA'S CHOICE - 770-560-8965 (800) 524-2622 (All Rights Reserved) 123 #8083

J & S Painting

- Pressure Washing • Licensed & Insured
- Sheetrock and Carpentry Work • Quality Product
- Owner Operator • Written Warranty
- References Available

27
Years In
Cobb &
Cherokee

770-560-8965 • 770-516-6574

FREE
Pressure
Wash
with complete
exterior paint
job

Give Your House the Fresh New
Look It Needs For The Year

AFFORDABLE HOME THEATERS

FRONT PROJECTION SPECIALISTS!

\$6000 BASE PACKAGES INCLUDE:

- ✓ HDTV CAPABLE FRONT PROJECTOR (LCD OR DLP)
- ✓ HIGH-GAIN CUSTOM SCREEN UP TO 10-FOOT WIDTH
- ✓ 7.1 SURROUND SOUND W/ IN-WALL SPEAKERS / DEEP IMPACT SUBWOOFER
- ✓ SEVEN CHANNEL HIGH POWER DOLBY EX/DTS/NEO6 RECEIVER
- ✓ PROGRESSIVE SCAN DVD PLAYER
- ✓ WIRING, CABLES, CONNECTIONS, INSTALLATION AND CALIBRATION

678.313.2598

WE ONLY INSTALL TOP BRANDS SUCH AS: SONY, INFOCUS, OPTOMA,
PARASOUND, BENQ, EARTHQUAKE AND OTHERS.

THIS IS NOT A BUDGET SYSTEM!



Ben Harper
Steve Lukowski

770-667-1777
770-667-1770 Fax

665 Roper Road
Canton, GA 30115

AD-SD, INC.
dba: Barron's **RELOCATION SERVICES**

25 Years Experience
SANDY O'DONNELL
Owner

Residential & Commercial Moves Packing & Crating
www.barronsrelocation.com

THE 5 DON'TS OF GETTING OLD

Don't be cheap.
Don't be crabby.
Don't be critical.
Don't be complaining.
Don't be cruel.



LEGACY
LEGACY HOMES
770.231.5815
Renovations & Additions

**LICENSED
BONDED
INSURED
WORKMAN'S COMP.**



**PAINTING
&
REMODELING**



Verge

and Associates, Inc.
Painting & Remodeling

The First Choice for all your Painting and Remodeling Needs!

Interior Painting
Exterior Painting
Pressure Washing
Siding Replacement
Remodeling
Custom Decks

Screen Porches
Basement Finishing
General Carpentry
Window & Door Replacement
Hallet Gutter Covers
Gutters

(678) 331-1102

www.vergeandassociates.com



We would like to welcome our new neighbors to Lake Sovereign! Thank you for choosing Lake Sovereign as your new home.

David and Melissa Perry

Jose Vega Ferro

Robert A. Johans

Jeff and Tina Mooring



XXXXXXXXXXXXXXXXXXXXXXXXXXXX
Welcome
to the
Neighborhood
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

I welcome all opinions and articles that you would like shared with our community. You can e-mail me at gwfig@alltel.net with any material that you would like published concerning our neighborhood.

Gary Copeland
LSHOA President

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.



www.lakelines.com
e-mail editor@lakelines.com

Thanks For Reading!
Lake Lines

