



Lake Lines

News From The Lake Sovereign Neighborhood

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LSHOA 330 Lake Sovereign Court, Canton, Georgia 30114



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Cherokee County's Premier Private Lake Community

New Board of Directors and Annual Meeting Overview

The 2005 Annual Owner Meeting was held at the Bells Ferry Community Room on February 23, 2005. More than thirty per cent of our owners were represented either in person or by proxy. Our governing declaration requires 25% owner representation to obtain a quorum. The primary order of business was to elect three new directors to fill open director positions created by directors who served their two-year term or fulfilled their interim director appointments. **New directors are Gary Copeland, Julie Murdock and Peter Pauline.** These newly elected directors will serve a two-year term of office. Officers were elected immediately following the Annual Meeting at a Special Board Meeting. **Gary Copeland will serve as President and Don Copeland as the Vice President** (they are not related) for the next year. **Milt Aebi will continue in his appointed role as Treasurer and Becky Hudson will continue in her role as Secretary. Ginger Evans continues in her role as an interim director** filling the originally elected position of Edward Amaya.

Highlights of the meeting included presentations of the 2004 Association accomplishments and the 2005 goals. Lake Committee Chairperson Phyllis Lea briefly discussed the major focus for 2005 the effort to gain restitution from upstream contributors of silt to our lake. A special committee composed of the Directors and appointed owners is overseeing this important effort. Special counsel hired for this effort is in the discovery stage of identifying properties responsible for silt contribution to the lake. Updates will be provided as this important effort continues over what could be a two-year effort.

Deborah Pesta, was appointed by the Board to conduct a third-party review of the financial books and records of the Association. Deborah is a resident/owner familiar with professional accounting standards and practices. Deborah provided a report of adequate controls and sound practices in her review of the Association financial books and records.

Treasurer Milt Aebi provided an overview of the financial condition of the Association as of December 31, 2004. Emphasis was placed on the continuing effort by the Board to fund segregated reserves for specific common amenities, such as general maintenance, lake maintenance, pool and tennis court maintenance.

Retiring directors Sue Gross and John Krueger were presented with recognition plaques for their service and dedication to the neighborhood. John and Sue served during the transition period in 2002 and for the past two years as an owner managed Association.

Louis Tooker, Architectural Review Committee Chairman, provided a summary of his committee's work during the past year. During 2004 the ARC wrote eighty-five letters covering approvals for new construction as well as changes to existing properties. Thirty-eight letters were also sent to owners regarding non-compliance with covenants and ARC Standards.

Owners should consult our website www.lakelines.com to view the Annual Meeting presentations. The Board of Directors devotes extraordinary time and effort to the preparation for this annual event. Owners are urged to take advantage of this once a year event in February to increase their understanding of the neighborhood, the accomplishments and the momentum planned for the coming year. The Board is disappointed so many of our owners were missed at this important annual meeting.

Streetlight Maintenance

Just a reminder that the Association is not responsible for phoning the power companies when streetlights require maintenance. Your Association is responsible for each entrance streetlight on Sixes Road and the one streetlight in the Club House parking lot. The Association also is responsible for bulb replacement within common amenities. Owners have the responsibility to phone the respective power company when a streetlight near their home requires maintenance.

It is probably not necessary to remind owners our neighborhood is served by two power companies, Cobb EMC and Georgia Power Company. Please make a note of the following phone numbers should the streetlight near your home require replacement.

Georgia Power Company - all homes located on the east side of our lake. Phone **1-888-660-5890**.

Cobb EMC - all homes located on the west side of our lake. Phone **770-429-2222**.

Common Grounds Committee Report

During January eighty-three replacement trees and shrubs were planted around the waste pumping station on West Ridge Drive and along the East Shore Drive Entrance. Approximately forty additional replacement trees are still required and these are likely to be planted in January 2006 as part of the longer range landscaping plan for the neighborhood.

The East Shore Drive dock area is receiving additional attention, as the properties on both sides of the area will be completed this year. The Association has elected to postpone landscaping completion for common areas until homes surround each of the areas. The East Shore Drive dock area will continue as a natural preservation area however, undergrowth and a substantial amount of dead vegetation and trees were recently removed. The stream area has been reinforced with additional stone and check dams, thanks to the efforts of J. R. Merendo and his work crews.

The Overlook area at the entrance to the Private Road is the final common area to receive additional attention. Minimal attention has been given to this area, as there have been no homes on either side of the property. As soon as construction is completed on both sides of this area, additional landscaping will be installed to improve the condition of this area.

Throughout the neighborhood, bushes and shrubs are being pruned prior to the heavy growth period. Many of the diseased wild roses will be removed and replaced with Knockout Roses. The Common Grounds Committee tested these roses last year near the Club House. They thrived with minimal care and continued to bloom well beyond the first heavy frost periods.

All Terrain Vehicles in the Neighborhood

One of the attractions to our neighborhood is the amount of natural common area. In fact, from time to time this natural area is also attractive to all terrain vehicle riders. We do have a large field near the tennis courts however it is not to be used as a place for riding any type of recreational vehicles. We are an established residential neighborhood, no matter how tempting our terrain looks to recreational vehicle riders. We ask owners to take responsibility to make sure these vehicles are not used within the neighborhood common amenities.

Property Status Report

Our neighborhood is building out at a fast pace. The developer has only four lots remaining, all lots owned by builders are under construction, four lots are owned by maintenance fee paying investors, five lots are owned by individuals planning to begin construction of their personal residence within the next twelve months, two custom homes are under construction and three speculative homes are under construction or currently for sale. We have 111 homes currently occupied out of our total compliment at buildout of 128 homes. Our Architectural Review Committee, chaired by Louis Tooker, has been very busy approving plans for new homes and working with owners and builders to achieve completed homes in accordance with the ARC Standards. Our ARC is also involved with reviewing and approving requested changes to the exteriors and landscape of existing homes. The process for approval is easy. The ARC Standards are available on the website and must be consulted when considering changes to the exterior of a property.

Coyotes and Fox in the Neighborhood

A couple of our geese and a blue heron have recently been destroyed. The culprits appear to be fox and coyote on the west side of the lake near the island. Small pet owners should take extra precautions to safeguard their animals and please alert children to be aware of these natural predators.

ARC Reminders

As spring approaches, many of our owners start to give thought to garage sales. Owners are reminded of our ARC Standards regarding garage sale signage as follows:

One temporary sign (i.e. garage, lawn sales, etc.) may be installed on the homeowner's lot no sooner than 24 hours in advance of a sale. Signs must be removed promptly after a sale has ended. No sign may be placed on any common property of the neighborhood without the prior approval of the ARC. All such approved signs must display the "LSHOA APPROVED" seal showing the date of the ARC approval. Any sign placed on the common property without the approval and ARC seal will be removed and disposed of.

Several of our owners failed to get ARC approval last year and also failed to remove their signs timely upon completion of the sale. Owners should attempt to restrict their sales to one per year. The Association typically has sponsored one sale per year in an effort to increase potential customers and also limit extraordinary neighborhood traffic to one weekend per year.

Mail Box Post Maintenance

During the past year we published a reminder to owners to wash and repaint their mailbox posts. Many owners did comply, but we still have a few shabby mailbox posts in the neighborhood. The ARC would prefer not to send reminder letters. Please make every attempt to remedy any needed maintenance or repair to your mailbox and post prior to April 30. Owners are also reminded to keep all mailboxes and related posts free of vegetation to allow easy identification of the house number.

Front Doors

A number of our neighborhood homes are now at an age requiring painting and additional exterior maintenance. Several of the home front doors require refinishing. Again, the ARC would like to avoid sending individual letters. Please do a self-audit of your property and restore this area to the original standard.

In the Kitchen with Judy Derr

Last June the Atlanta Journal-Constitution featured Lake Sovereign resident, Judy Derr. B. J. Gearhart, a Lake Sovereign resident, nominated Judy for a weekly feature called "In the Kitchen With". Judy was selected and the AJC published her recipe for "Day Before Blueberry French Toast" which is a favorite of her family and friends.

In January the food and drink staff of the newspaper decided on the recipes most worthy of printing and saving from their 2004 selections. Judy's was in the "10 Top Picks" and Judy received the GOLDEN WISK AWARD. Our congratulations to Judy. To obtain the recipe and read more about Judy, check out the website at ajc.com/living/content/food/wisk/wisk2004.htm/.

Mark Your Social Calendar

June 5 - Neighborhood Barbecue and Fishing Tournament

October 31 - Children's Halloween Party

Christmas Dinner Party - date to be determined

Other events under consideration include:

A Wine Tasting Club

Movie Night at the Pool

Kids Bunco Game Event

Boat Safety Course

CPR Course

Boat Rides on Lake Sovereign

Country Concert at the Pool

October Fest

The Lake and Social Committees are planning one joint event—A Model Yacht Boat Race on Lake Sovereign. Ladies and Gentlemen start up your battery powered model boats! New members are needed for the Ladies Bunco and Canasta Clubs.

Give Sue Gross a call to sign up!

Board Postpones the Adoption of the Georgia Property Owners' Association Act

The last two editions of Lake Lines have provided information concerning the importance of amending our Declaration to conform to the Georgia Property Owners' Association Act (POA). In fact, the Board had planned to request owners to approve an amendment to the Declaration at the Annual Meeting. Since our last edition, we have had additional discussion with our counsel and have learned adopting the POA at this time would violate our current agreements with originally approved builders and the Declarant. Our current Declaration exempts lots owned by the Declarant and the approved builders owning lots originally purchased from the Declarant, from maintenance fees. Within the next year it is likely the Declarant will no longer own any lots in the neighborhood and also likely all builder qualified properties will be sold. Once this occurs the Board will revisit the adoption of the POA, which requires approval by 75% of owners. The Board feels the adoption is in the best interest of our Association to better insure a steady revenue stream and to also conform our governing documents to the most recent statutes.

Thanks to the owners that converted the trees piled along the earthen dam into firewood. We still have some cold days remaining and a couple of large trees still remain just waiting for an owner's fireplace.



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Sixes Road Widening

A few owners have asked what they can expect as far as intrusion to the East Shore Drive entrance during the first phase of the widening of Sixes Road. We have been in contact with the county engineer and the general contractor for the road widening. Although we know there will be construction traffic near this entrance, the intrusion into our landscaped areas is anticipated to be minimal. Some of the turf near the curb of the current turn lane is likely to be destroyed as the curb line will be changed and could extend further east of its current position. Most construction will be on the south side of Sixes Road. We do anticipate construction equipment to be located in the turn lanes during the construction period, so please exercise caution when exiting the neighborhood and in particular if making a left hand turn out of the neighborhood. The inconvenience will be worthwhile, as **the East Shore Drive entrance will receive a spotlight.**

At this time no discussion has been addressed concerning the West Ridge Drive entrance intrusion as the widening of the road in this area will be part of the Phase II plan beginning at Blankets Creek. Preliminary discussions also indicate minimal intrusion.

Zoning Changes/Meetings/Involvement

As the widening of Sixes Road begins more rezoning requests and community meetings are likely. We need all owners to participate in this important effort during changing times. One of our neighbors, John Seufert, from The Falls of Cherokee has been very active in keeping many of us informed of potential zoning and annexation changes along Sixes Road. If you want to get on the mailing list to receive updates, please contact John Seufert at jseufert@adelphia.net and request to be added to his e-mail distribution list. To date a number of Lake Sovereign owners have been part of several community meetings. We need to see more familiar faces as each of us has an opportunity to provide input into what we want Sixes Road to become as a major Cherokee County thoroughfare. The next major zoning and annexation meeting is March 3 at 6:00 p.m. at the Holly Springs Police Station located at 3235 Holly Springs Parkway, Highway 5



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