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LSHOA 330 Lake Sovereign Court, Canton, Georgia 30114

# Lake Lines

News From The Lake Sovereign Neighborhood

FEBRUARY - MARCH 2004

VOL 4 ISSUE 1

*Cherokee County's Premier Private Lake Community*



This edition of Lake Lines is purposely being kept to a minimal amount of news as the 2004 Association objectives and challenges will be the focus of our **Annual Meeting on February 25th at 7:00 p.m. at the Bells Ferry Community Center.**

The New Year is off to a fast pace of real estate transactions. During January five vacant lots were sold and a number of realtors have phoned our Association to get information about Lake Sovereign as a neighborhood as well as the financial condition of our Association. As you have probably noticed in our Annual Meeting mailing, our financial condition is sound.

Please join us at the Annual Meeting so we can tell you more about our 2004 plans and how each owner can help us. We are in need of Pool Committee Members and other volunteers. The Lake Sovereign acreage dedicated to common ground areas is significant. The challenges of managing and maintaining our neighborhood demand more talents than a subdivision without extensive common areas. Please consider how you can contribute a few hours per month.



## **Above Ground Cables**

During the past two months we have experienced a number of cable installations in the neighborhood. The cable companies are not burying their cable installations timely. Comcast appears to be responsible for the majority of cables running along the streets. Individual owners have a responsibility to make sure cables are buried within two weeks after service is installed. Comcast has advised us their standard is a two-week time limit from installation to burying cables and is apologetic for the delays. It is not the responsibility of the Association to follow up with the cable companies, but we have done so due to amount of cable running through the streets. Comcast has entered work orders at the request of the Association to get the cables buried during the week of February 8. Above ground cables are not only unsightly, but they present a safety concern to neighborhood walkers.



*From Your Lake Sovereign Board of Directors*

*Sue Gross  
Susan Nelson*

*John Krueger*

*Phyllis Lea  
Michael Stepp*



## New Landscaping



The Overlook area near the Private Road has been landscaped with larger plantings in an effort to complete the original neighborhood landscape plan. We are also relocating some of our existing plantings that have outgrown their original location. Six large ornamental grasses have been relocated from near the pool gate area to the common area on Lake Overlook Drive. In an effort to save cost and get our plantings into more suitable growing conditions, thirty-five wild roses were also relocated to the same areas. The grasses in their former location were blocking the Pool Rules and the roses were continuously diseased due to limited light and too much moisture. All roses and other plants susceptible to fungus and invading insects have been sprayed with an oil spray to improve the health of our plantings. We will be starting to mulch common ground areas that were neglected in 2003 due to the prudent management of our budget.



## Tennis Courts



During February we will start to install windscreen on portions of the tennis court fencing. The 2004 budget has provision for additional tennis court funding. Areas of focus include heightening the fence around the entire court to allow for additional wind screening and improved security. Benches and equipment will also be added to improve the tennis facility.

## Advertising Program

We continue to need your help to attract advertisers to each edition of Lake Lines. Each time we publish Lake Lines we attract at least one additional advertiser. The advertising rates are inexpensive. As you have work completed around your property ask the contractor or service provider to think about advertising in our neighborhood newsletter. Although a forty dollar business card advertisement may not seem important, it pays for at least one of the monthly power bills at our neighborhood entrances



*ps*



HOMEOWNERS'  
MEETING

WEDNESDAY FEB.  
25th 7 PM  
@ The Bells Ferry  
Community Center

Sincerely,  
*John Krueger*  
President - LSHOA

# WHAT'S HAPPENING ON SIXES ROAD



**A**t the January 27th meeting of the Holly Springs Planning Board, a proposal was presented for the cleared area on Sixes Road across from the Gresham Grist Mill. The development will be named **Gresham Mill Village** and will be situated on a plateau overlooking Toonigh Creek and the historic Gresham Grist Mill.

According to the developer, his aim is for *“the project to harken back to the charm of such nineteenth century water mill towns in Georgia as New Manchester, Nickajack, and Roswell”*. The probable land use categories will include restaurants, specialty retail, neighborhood retail, medical offices, financial and professional offices, services, live-work structures, and medium density housing. Townhouses and terrace housing will be utilized to provide transition between the Main Street atmosphere at the center of the site and the dedicated greenspace along Toonigh Creek. Live-work structures will have either retail or office space downstairs and residential units upstairs.

The developer plans to have timber and brick masonry buildings with pitched roofs, sidewalks, pathways, and pocket parks and plazas. **The total village is set on the front 14.8 acres of Sixes Road. The Holly Springs Planning Board approved the plan.** The development must now obtain approval from the Holly Springs City Council. The remaining back acres (approximately 30 acres) have two different owners. Their plans for this acreage are unknown at the present.

Charles Griffin, the planner for the Holly Springs Planning Board was asked by Sue Gross and Becky Hudson (who attended the meeting) about the expansion of Sixes Road. Mr. Griffin said there is still property to purchase for the roadway before bids from contractors can be considered. **The planned expansion to a four-lane road will probably not be started for another six months.**

The Gresham Mill Village developer was asked about the trees that had been knocked down next to the Citgo station. He stated he had them bulldozed because they were infested with pine beetles and in danger of falling onto Sixes Road.

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## Architectural Control Committee



**W**e are pleased to report that relations with the several builders within our community are generally good and timely. Some of the builders are themselves also residents of Lake Sovereign, others plan to locate here in future, and all are mindful of the importance of maintaining the quality of life in our special neighborhood. As reported elsewhere, the results are good and the community is approaching build-out at a good clip. This benefits us all. Thanks to all for the collaborative effort.

*Michael Stepp*

# 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
Quarter Page	\$ 75	Business Card Size	\$ 40

(one-eighth of a page)

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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to the  
Neighborhood



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# THE LAKE REPORT

from *Phyllis Lea*

The Lake Committee is delighted the natural beauty of our lake once again graces our community. Our major accomplishments for 2003 include:

- Adding approximately 15,000 fish to the lake in August.
- Eliminating visible weeds from the lake without using any Association funds.

**The Committee's main goals for 2004 are to:**

- Eliminate any new smartweed growth areas from within the lake
- Add functional and possibly decorative aeration
- Further increase fish populations
- Remove nuisance animals from the lake
- Reduce incoming silt from Blankets Creek

The Lake Committee is also investigating the possibility of remuneration from developers/builders who allow silt to flow into Blankets Creek and thus Lake Sovereign. Any homeowner with interest or knowledge of any lake issue is urged to join the Lake Committee.

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## Spring Lake Clean-Up Day !!

Date: **Saturday April 3, 2004**

Time: **9:00 a.m.**

Place: **Meet at the Clubhouse**



This spring the Lake Committee is sponsoring a Lake Clean-up Day. We need volunteers, including those with boats, canoes and kayaks, to

- Help collect and remove the small limbs and branches trapped in the growth along the banks of the dam, island and common areas
- Remove the fallen tree in the lake near the mouth of Blankets Creek
- Remove and clean our current diffuser-type aeration system

Lakefront homeowners are requested to remove any floating weeds or debris from their shorelines. Even buffer areas require continuing maintenance attention. A well maintained shoreline adds beauty and value to the entire community as well as to the individual home.

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## Fish Food



This year floating fish food will be available from the Lake Committee for approximately \$13.00 a bag (50 lbs). It's great fun for children and adults and supports our fish populations. No Association funds will be used.

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Your Lake Committee members are:

**Phyllis Lea**  
**Phil Dyskow**  
**Becky Hudson**

**Angie Bruton**  
**Chris Beer**  
**Deborah Pesta**



# FEBRUARY

						Valentines Day 14
	Presidents' Day 16					
		24 Flag Day	IMPORTANT LS HOA 25			



# MARCH 2004

			17 St. Patrick's Day			20  Begins
					26	27 Sale



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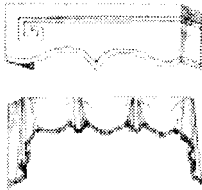
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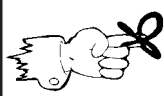
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REASONABLE FEES - FREE ESTIMATES



New E-Mail Address for Lakelines  
Contribution & Communications  
[editor@lakelines.com](mailto:editor@lakelines.com)



# Lake Sovereign 2004 Social Events

Kick-Off Summer Barbeque



Sunday, June 6<sup>th</sup>

Luau at the Pool



Saturday, July 31<sup>st</sup>

Children's Halloween Party



Sunday, October 31<sup>st</sup>

Christmas Party



???????

Information will be in future Lake Lines about time, location and cost of each event. Volunteers are always needed as well as any suggestion for community events. Please call any committee member with your suggestions.

## SPRING GARAGE SALE

Lake Sovereign's annual garage sale will be held **Friday March 26th, and Saturday March 27th, 2004. 8:30A ~2:00P both days.** *A few changes this year - **There will be a \$10 fee per household** that will cover the signs, advertising and any excess will go to social committee account to help fund future social events.*

*Mark your own house with a sign and or a balloon on your mailbox early on the morning of the sale.* Remember the "early arrivers" are often prepared to buy you out, they are frequently buyers for flea market stores. Don't forget to display some items people can see from the street that will lure them in!



To participate please put your check in the mailbox of either:

**P.J. Beer or  
Tiana Pauline  
before March 15th.**

Charise Baker  
P.J. Beer  
Judy Derr  
Sue Gross  
Jane Gunnin  
Becky Hudson  
Debra Pesta

Your social committee would like to thank everyone who joined us for fun, food, and laughs last year. A big **THANK YOU!** goes to all the volunteers who contributed their time, effort, and resources to make last year's events a big success.

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

