



Lake Lines

News From The Lake Sovereign Neighborhood

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

LSHOA 330 Lake Sovereign Court, Canton, Georgia 30114

October - November 2004

Cherokee County's Premier Private Lake Community

VOL 4 ISSUE 5



Board Adopts Amended ARC Standards

The owner Architectural Review Committee (ARC) has been active for almost two years. As the neighborhood becomes more fully developed the issues presented to the ARC become more varied than during the initial period of time when a developer is in charge of the ARC. The Board of Directors has adopted an amended set of standards to more fully define many of the Declaration covenants. A copy of the recent amended Standards are available on the neighborhood website, www.lakelines.com. An executed, recorded copy, is available from the Cherokee County Clerk of the Court in Canton, should an owner wish to have a signed copy.

Since the owner Board became responsible for the management of the Association there have been two prior amendments. The first amendment in early 2003 focused on resolving inconsistencies between the Declaration and the original ARC Standards. The second amendment in August 2003 added signage standards when owners offer their property for sale.

The most recent amendment further clarifies new construction standards and further defines several Declaration covenants, to continue the Association goal of maintaining property values. The Amendment dated October 1, 2004 replaces all prior versions of the ARC Standards. Our ARC is one of our most active committees. When considering any change to the landscape or exterior of your property, please consult the Standards to verify if the change is required to be submitted to the ARC. An ARC Submission Form is available on the website. Forms can be mailed to the Association at 330 Lake Sovereign Court, Canton, GA 30114.

Annual Meeting Date

The 2005 Association Annual Meeting will be held on Wednesday, February 23, 7:00 P.M. at the Bells Ferry Fire Station Community Room. We will be electing three new directors to serve a two-year term. The Nominating Committee will be actively seeking candidates during the months of November and December. Please give every consideration as to the talents you can offer our neighborhood.

West Ridge Drive Sewerage Pumping Station Privacy Improvements

During October wind screening will be installed across the front of the Cherokee County Sewerage Pumping Station adjacent to the tennis court parking area. Additional landscaping will also be installed to further screen the pumping station.

Owner Roster Usage

Each owner received an updated Owner Roster in August. Owners are reminded the roster is not to be used for commercial purposes. Several owners filed complaints with the Association, within a few days of the owner roster distribution. They received solicitations from a business, which led owners to believe the roster may have been used to solicit business. The purpose of the roster is to provide an easy reference when contacting neighbors. The roster is printed semi-annually in February and August. Owners can opt out of roster inclusion by notifying the Association in writing.

Vacant Lot Clean Up Time

The Association will be requesting all vacant lot owners to provide maintenance attention to their lots as soon as a major frost occurs. The Association does have an arrangement with our landscape maintenance company to provide this service at a cost to the owner. Vacant lot owners wishing to use the service should contact the Association for further details. Vacant lot owners have been more diligent this year in working with the Board of Directors to give improved attention to most vacant lots however, one of the deterrents to vacant lot maintenance is the continuing challenge of other owners that utilize vacant lots as places to “dump” trees, grass clipping and from time to time construction debris. The Board is challenged to get vacant lot owners to cooperate in this effort when other owners are not doing their part.

Garbage Can Placement

Owners are reminded garbage cans are never to be placed in the street. The US Postal Service has notified us mail delivery is made difficult when garbage cans are in the street and the postal service can choose not to deliver mail to homes that impede access to a mailbox. We have driven the neighborhood prior to the weekly garbage pick up and some owners have placed their garbage containers beyond the curb area into the street. All garbage is to be placed at the curb, on the driveway of the home. We have also driven the neighborhood after the garbage has been removed and periodically a few garbage containers have been left in the street by Waste Management. The Board is working closely with Waste Management to make sure they place the containers back on each driveway. More than eighty percent of our owners use Waste Management services. This is meaningful to our Association, as weekly removal of garbage in our common amenity area is furnished at no charge and annually the Association does receive a small rebate from Waste Management due to the heavy usage of their services from our neighborhood.

Ivan Takes More of our Trees

Hurricane Ivan's heavy rains destroyed more trees along the East Shore Drive entrance. The pine trees have very shallow root systems and just topple out of the ground when the sloped areas become saturated. Thanks to Milt Aebi for his efforts in removing the trees. As reported in the last edition of Lake Lines, we will be installing replacement trees during November and December. Cleyera bushes will be installed along the top of the East Shore Drive entrance ridge, to eventually form areas of four to six foot hedge for additional screening. The bushes are expected to root more quickly than trees, which will assist increasing erosion. Cryptomeria trees will be planted to replace many of the destroyed pines. We expect tree replacement to be a focus each fall over the next three years.

Lake Sovereign is a No Solicitation Neighborhood

Each month owners are bombarded with business cards stuck to mailboxes and advertising flyers left in driveways as well as direct product and service solicitations at our doors. The Board has called a number of these advertisers to remind them we are a “No Solicitation” neighborhood. Some of our local businesses have been very understanding and returned to the neighborhood to remove their advertising within an hour or two of the distribution. You can help reduce the amount of unsolicited advertising by phoning the advertiser and politely reminding them of our neighborhood policy. When the phone continually rings with complaints, more solicitors will remember not to make a distribution in our neighborhood. Please remind door-to-door solicitors of our policy. The Board has found that many advertisers claim they are not aware of our posted policy at each entrance.

Schnabel Engineering Completes Lake Study

Schnabel Engineering has completed the initial study and silt sampling of the lake. This effort took several weeks and you may have noticed the global positioning equipment trailer parked on the lake dam. As reported earlier, it is necessary to do this work as a basis for identifying major silt contributors. The Board will begin work to gain restitution from silt contributors. Schnabel will provide a full report of their findings to the Board on November 17. Their findings will be filed with our counsel specialized in gaining restitution from silt contributors. A progress report will be presented at the Annual Meeting on February 23, 2005.

Lake Shore Responsibilities

Hurricane Ivan not only toppled more of our Association trees, he also added considerable debris to our lakeshore properties. The Association did clean up a considerable amount of debris in front of the earthen dam. Lakeshore owners are reminded debris removal is just part of the responsibility of owning a lake property. The majority of the debris is represented by trees, limbs and thousands of small twigs. Of course there are the usual soda cans, tennis balls and even a few empty five-gallon pails. In some areas of the lakeshore it was possible to walk on top of the water due to the volume of debris clogging the shoreline. Most of the debris just becomes water logged and sinks to the lake bottom. Owners must remove this debris just as they are charged with mowing their lawns and raking their leaves. Please help keep the lake wonderful by accepting the responsibility for cleaning up your area of the shore when debris gathers—and it will after each substantial rain!

The lake aeration bubbler has been turned off for the winter. Cooler weather slows water oxygen depletion, so there is no need to run the device. The fountain will remain on for the winter except on days when freezing temperatures threaten its operation.

Storm Sewers

The leaves will soon be falling with the potential for clogging our storm sewers. During the fall and winter there is greater potential for debris to obstruct sewer openings. Please take the time to clean up your curb area and place the debris in a trash bag. Anything that goes into the storm sewers ends up in Lake Sovereign eventually. Your efforts also help to keep the neighborhood looking more pristine.

Thank you Lake Sovereign Residents & Friends for your support and generous donations for Mary Grace. With your donations we raised over \$3,000 for Mary Grace. You can keep up with Mary Grace's progress at www2.caringbridge.org/ga/marygrace.

Fun was had by all at the Braves game. Hurricane Frances held off, the Braves won and most importantly many neighbors had a great time together with families and friends.

We want to take this opportunity to say a special Thank You to the businesses and families who contributed gifts to help make the raffle a success. We could not have done it without you! We collected over 75 gifts, values ranging from \$10 — 150, totaling over \$1,200!

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Provino's
Rich's Macy's Furniture Showroom
Soho Bagel Co.
Tinseltown Video
Winchester Woodfire Grill

A Special Thank You

When the advertising agency for State Farm coined the phrase, "*Like a Good Neighbor....*" they must have been thinking about Lake Sovereign Neighbors. We are more than thankful for the support we continue to receive from our wonderful neighbors.

You helped our family through this unexpected crisis and our lives will be forever changed by your kindness, compassion and generosity. Special thanks to the good neighbors who used their diverse talents and experiences to make the Ball Game and Raffle a success.

When Mary Grace is old enough to understand, we will tell her the wonderful story about a subdivision that became a sovereign neighborhood to support her and her family. We love and sincerely appreciate our "*Good Neighbors*".

Thank you,

***Jim and Judy Derr
Todd and D.D. Dixon***

Congratulations on the Birth of a Daughter to:

Shawn and Amy Arteburn and Charles and Julie Murdock



Neighborhood Holiday Decorations

The neighborhood entrances and Club House will be decorated for the holidays on November 27 at 2:00 P.M.. We need helpers. Please phone Sue Gross to volunteer. Lets see some new faces this year. We will also need workers to remove the decorations on January 2 at 2:00 P.M.. It will require about an hour of your time.

Thanks to Anna Addington and Sue Gross for making new bows for our entrances and the Club House. The prior bows were three years old and showing wear and tear from the winter elements.

Owner Survey Mailing

The Board of Directors will mail a survey to each owner on October 19, to better assess the Association focus for 2005. The deadline for returning the survey is October 26. The survey requires less than five minutes to complete. We need to hear from every owner, so please return the survey in the stamped envelope provided.

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.

The Georgia Property Owners' Association Act

The Board of Directors is in the process of conducting a preliminary review of the benefits of submitting the Lake Sovereign Homeowners Association Declaration, as amended, to the Georgia Property Owners' Association Act ("POA"). This change will require owners to approve a third amendment to the Declaration. The amendment will be considered for approval at the 2005 Annual Meeting.

The primary benefits to the Association are:

- Improves the potential for the Association to collect unpaid owner assessments and other charges
- Strengthens the Association's powers to enforce the covenants, rules and regulations with non-complying owners

Your Board devotes an extraordinary amount of its time on less than 3% of owners, designated as delinquent payers. The effort requires burdensome administration and documentation to eventually collect unpaid amounts, plus interest and related expenses. The Board has demonstrated good success with the collection effort, but it currently requires almost daily oversight. Qualifying our Declaration under the POA will reduce the time consuming administrative effort and collection and legal costs to the Association, and also lower owner related expense.

Additional details and discussion will be forthcoming in the December edition of *Lake Lines* and also in the Annual Meeting Package.



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Upcoming Events

Fall & Winter 2004



A fishing Witch?!

Children's Halloween Party

Scheduled for Sunday, October 31th 4- 5:30 p.m. Be ready to be spooked by our "fun" room, try your luck at "Boo Bingo" and much more at our Lake Sovereign Halloween festival.

Volunteers are needed to man booths, bake treats & help serve refreshments. Please call Charise



Calling All Chili Heads for Lake Sovereign's First Annual Chili/Pie Cook-off

To be held at the clubhouse November 13, 2004 at 4:00 p.m.



HOT HOT HOT Our Cherokee Co. Firefighters will be on hand to extinguish the flames and judge the "best" chili on the lake & the most "scrumptious" pie.

Gather your team, select a partner or enter solo! Contact Cathy Merendo to register on or before October 25, 2004.



Ornament Exchange

All Lake Sovereign Ladies Invited!

Thursday, December 2nd at the Clubhouse

Come join the fun. . . swapping, meeting, greeting & eating.



Holiday Party

Look for further information soon. Confirmation of location and date is currently being made.



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