



# Warren Creek Home Owner's Association Neighborhood Newsletter

December 2004

**Hello** neighbors of Warren Creek and happy holidays. On Tuesday, December 14, 2004 we had our most recent neighborhood meeting. The meeting was held at the Powder Springs Court Chambers. A letter announcing this meeting was mailed to all home owners on November 11, 2004. For those of you who were unable to attend the meeting, here is what you missed:

- Review of 2004 budget and expenses
- ACC update
- 2005 HOA board elections

## **2004 Budget Update**

Due to space constraints in this newsletter, we will provide a complete 2004 budget review at our January meeting. If you would like a copy of the current 2004 budget that was provided at the December meeting, please contact Sheryl Shields.

## **ACC Update**

The ACC has done a fantastic job placing organization around this important role for our neighborhood. The key to the success of the ACC is you. If you plan to build, construct, or make any changes to the exterior of your home or property, the best and first thing to do is to make contact with the ACC.

The ACC is in process of creating a standardized form for you to complete and submit prior to any work beginning. If you have any questions, please contact Bob or any of the ACC members.

Also, be sure you have a copy of and have read the covenants. If you do not have a copy, contact a board member or ACC member for help in obtaining a copy.

## **Architectural Controls Committee**

Bob Flood-Chairperson, Michael Brown, Vickie Evans, Ken Shields, Norm Towne, and Chris Wizner

## **Warren Creek HOA Board Elections**

Wayne Newland announced his resignation as president of the Warren Creek HOA board in the November letter to the neighborhood. Wayne did a tremendous job in getting the board organized and the neighborhood management turned over to the HOA from Cotton States. Thank you Wayne for your leadership and hard work over the past year.

Joe Jackson also announced his resignation as secretary. Joe did an amazing job this past year and we certainly gained a lot as a board by Joe's experience, wisdom, and guidance.

Nominations were submitted and a vote took place to determine the board members positions. Here are your representatives on the

## **2005 Warren Creek HOA board:**

President: Mark Mahanes (770)222-0044

Vice President: Joe Jackson (770)943-4805

Secretary: Oliver West (678)384-1680

Treasurer: Sheryl Shields (770)943-2000

ACC Chairperson: Bob Flood (770)222-0934

If you would like to send correspondence to the board, the address is:

**Warren Creek HOA, Inc.**

**P.O. Box 1453**

**Powder Springs, GA 30127**

One thing the neighborhood has been in need of is a few organized social events for each of us to have a chance to get to know our neighbors better. Penny Wizner has volunteered to lead a social committee. If you would like to help and be a part of this committee, please contact Penny.

## **2005 Home Owner's Dues**

All 2005 dues for **must be paid** by **March 1, 2005**. This is an extended date from last year. The dues for 2005 will remain at **\$500**. All dues paid after March 1, 2005 will incur late fees with interest. Please contact the board if you have any questions or concerns.

## **January Meeting Announcement**

We will be holding our annual budget meeting on January at the Powder Springs Court Chambers. We will review the 2004 final budget and expense and present our 2005 budget. Moving forward we will be scheduling a quarterly home owners meeting. We recognize the need for more regular meetings and will work to make sure we have a set calendar for 2005.

## **Updated Homeowner's Directory**



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Many of you have asked about getting an updated copy of the Warren Creek Homeowner's Directory. Terri Felton did a fantastic job in producing our last homeowner's directory. At our January meeting, we will have a sign up sheet to have your name included in the updated directory. Sheryl Shields will be working on a new directory and we hope to have one completed and distributed by the end of March. If you will be unable to attend the January meeting, please submit the following information by mail (to the HOA PO Box) or email Sheryl ([shshields@aol.com](mailto:shshields@aol.com)):

**Name(s), address, phone numbers, email address**  
Please note that an updated directory will only be provided to those individuals who have submitted their names to be included in the previous or updated directory and who have paid their 2005 dues by March 1.

## Neighborhood Reminders

We had a number of concerns/issues/comments raised at the December 14 meeting that need the attention of the neighborhood.

- **Speeding**

This is a subject that has been mentioned in every newsletter, but a problem that continues to grow at epidemic proportions in our neighborhood. **The posted speed limit is 25MPH.** There is simply no excuse for exceeding this speed. There have been too many near-miss head-on collisions that have occurred from people driving too fast and on the wrong side of the street. Speeding presents a significant danger to our children and to individual property and it is problem that is so very easy to control. The board will be exploring the possibility of having speed bumps placed along Warren Creek Drive and at other locations in the subdivision. While speed bumps may be a nuisance, they may become a necessity if we cannot get the cooperation of the neighborhood in controlling speed. We will also request that the police dept increase patrols through the subdivision to monitor speeding. I find it disappointing to think that neighbors would have such a disregard for their fellow neighbors driving through the subdivision.

Please slow down and ask your visitors to watch their speed. One accident or injury will be one too many.

- **Solicitations**

At the request of homeowners we will be looking into the possibility of having a "No Soliciting" sign placed at the entrance of the neighborhood. This should help to prevent the number of flyers and cards left attached to our mailboxes and the routine door to door sales visits.

- **Trash Cans**

This is another request that we have included in every newsletter to date and this concern was raised again by homeowners at our December meeting. Please do not leave your trashcan parked in front of your garage. Please place your trash can inside your garage or at the side or rear of your home.

- **Parking on the Street**

Please ask that your guests not park vehicles on both sides of the street. This presents a significant hazard.

- **Exterior home maintenance**

One way to protect your investment in your home is to monitor the condition of the paint on the exterior of your home. This is especially important for any painted wood (trim, bay windows, porches, etc). An \$1800 investment today can prevent \$8000 expense later when rotted wood needs to be replaced and painted.

The ACC will be producing a regular newsletter with tips and hints for maintaining your home and property. They will also be collecting a reference list of service companies that have done a good job for residents in the neighborhood. If you have someone to recommend based on a service they have provided to you, please contact Bob Flood.

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**Thank you for helping make Warren Creek a great place to live and Happy Holidays. – Warren Creek HOA Board**