

November 17, 2005

**RE: Annual Meeting Notice**

Dear Homeowner,

The annual Warren Creek Homeowner's Association meeting is scheduled for **November 14<sup>th</sup>, 2005** at **7PM**. The meeting will be held at the Powder Springs Court Chambers. The agenda for this meeting will be as follows:

1. Review of the 2004 budget and expenses
2. General business update
3. HOA board member elections

I have a few updates to share with you. First, thanks to Joe Jackson for organizing our September WCHOA cookout. Thanks to all who contributed and attended to help make the gathering a success. I hope this will become a regularly scheduled event moving forward.

I have an amendment to a note in our last newsletter regarding trash can placement on pick up day. While the information provided previously to the board was that there is not an issue with placing trashcans on the street curb, in speaking recently again to the city, they are now asking that homeowner's please place your trash cans off the street for trash pick up.

The new gate has been installed at the pool. A key will be provided to each household upon payment of dues in 2006. A lock has also been placed on the tennis court gate. The gate should be unlocked during the fall months for continued use as weather permits. The key to the pool will also unlock the gate to the tennis courts. The intention was to ensure the pool and tennis courts are used by the neighborhood and by those who have paid their annual dues. I recognize this may present a problem during the fall months, so we will discuss a solution at the November meeting.

I am proud of the many excellent accomplishments we have had as a board in 2005 including: 100% of annual dues received (for the second straight year), achieving our budget goals, development of the ACC standards, maintaining the appearance of the common grounds and property, and the successful launch of our website(special thanks to Allen Mack).

None of this would be possible without the consistent dedication, involvement, and commitment from those who have served with me on the board this year: Sheryl Shields, Joe Jackson, Ollie West, Bob Flood and the members of the ACC. Every one of these individuals has dedicated their personal time to ensure the success of the board. They do so because they take pride in living in Warren Creek and want to do their part to maintain the beauty of the community and the value of the homes in the neighborhood. I hope each of you shares this mission and I encourage you to get involved in the community.

This letter is also to announce that I will be resigning as president of the WCHOA effective with the conclusion of November 14, 2005 meeting. It has been an honor to serve along side such an outstanding group of individuals on the board and ACC over the past two years.

If you would like to serve as a board member next year, please complete the attached nomination form and mail to the WCHOA by November 11<sup>th</sup>. If you do wish to serve as a board member for 2006, please attend the November 14<sup>th</sup> meeting to be present for voting. I encourage all of you to make it a priority to attend this end of year meeting.

With gratitude and sincerity,

Mark Mahanes  
President, Warren Creek Homeowner's Association

## 2006 Warren Creek Homeowner's Association Board Nomination Form

Name:

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Address:

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Contact Phone Number:

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Position of Interest

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(President, Vice-President, Secretary, Treasurer)

Please mail by November 11, 2005 to:

Warren Creek Homeowner's Association  
P.O. Box 1453  
Powder Springs, GA 301287

Note: If you wish to nominate an individual, please be sure to get that individual's concurrence before submitting.