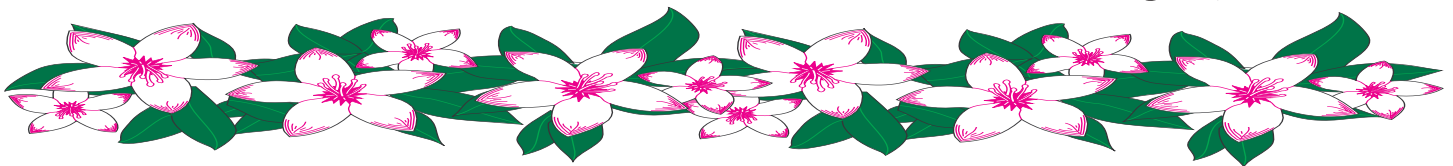




*Towne Lake Homeowners Association*

*July 2006*



**Message from the President**

**Leon Willis**

The association board members and I would like to welcome all new residents to Towne Lake. What a beautiful place to live! We know you will learn to love the area as much as we do and that you will dedicate yourself to keeping it looking great by abiding by the Restrictive Covenants and ARC guidelines.

The association will have its second general meeting for the year 2006 on July 20, at the Arrowhead Country Club at 7:00 p.m. We have some very important issues that require that we bring a vote before the membership. Our by-laws require a quorum of 82 members (one per household) to conduct this business. Surely we can have 82 members present on this evening. The following items will be presented for your vote.

Item one: Your board will present an amendment to the restrictive covenants that requires an association member not abiding by the covenants and ARC guidelines to be totally responsible for the legal fees charged to the association by the court or attorney representing the association. This was left out of the original covenants in error and needs to be corrected.

Item two: There will be three vacancies on the board that will need to be filled. Board members may serve two 3-year terms. (See separate article for responsibilities). If you are interested in serving, please contact the association secretary, Alice Vaughn, 215-8933 to have your name placed on the ballot.

Item three: The board will present a plan, called "Six Plus One", that will continue our improvements of the common areas. We will need to maintain our current dues rate for at least one more year. The plan will consist of a multitude of needs identified by the board that will be prioritized according to need and funds available. The neighborhood is approaching its 14-year anniversary and many items must be replaced or repaired. The normal repairs and upkeep required of our homes is also true of our common areas. Your board supports the "Six Plus One" plan and asks for your support.

The board will also present an update on our current six-year plan as well as monies left to complete the plan.

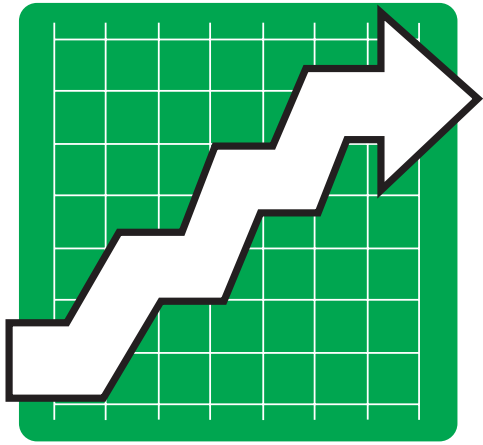
We encourage all members to attend this very important meeting and express your thoughts and ideas. Be there to vote and support the improvement of your neighborhood.

I look forward to working for the association and the elected board members over the next three years.

*Board Members*

- Leon Willis, *President*.....215-8904
- Alice Vaughn, *Secretary* .....215-8933
- Ann Ellington, *Flowers*.....215-8079
- Joy Skelton, *Flowers* .....215-3333
- Mike Jones, *Treasurer*.....244-7234
- Ben Pugh, *Grounds & Irrigation*.....215-8972
- Wayne Sellers, *ARC & Street Repair* ....215-0183
- Tom Gwaltney, *ARC* .....277-0671
- David Shonk, *Six-Year Plan/Electrical*...215-7404

*Leon Willis*



# SIX-YEAR PLAN

The six-year plan project to complete work around the Wiltshire pond area has now been completed. The fountain has been in place for several weeks and is a beautiful addition to the pond. River Birch trees have been planted to the left of the pond and landscaping has been added around the electrical box to shield it from view. There will be some additional shrubbery and flowers planted in this area. Prior to all the planting, electrical work and irrigation was installed. Much has been accomplished in the last six years to enhance the beauty of our neighborhood including:

- Repair and widening of the Gazebo sidewalk
- Gazebo trees and shrubs
- Repair of the dam
- New irrigation zones for common areas
- Irrigation well including electrical work
- Landscaping and flower bed revitalization
- Painting of street light post and stop sign post
- Two fountains added – pond two and three
- Electrical work for fountains

Much has been done but much remains to be done. The board has identified several other things that will have to be addressed and other projects we would like to do. Make plans to be at the general meeting in July to learn about these projects and to have an opportunity to share your ideas.

## NEIGHBORHOOD BRIEFS

### *Home repairs*

With the warm weather upon us, many of you are having improvement projects completed around your home. When engaging contractors, please make sure they are certain of your address. In the last month, we have had at least two incidents of work done at the wrong address. Two trees were removed on Towne Lake Drive instead of at a residence on Towne Lake Place and work in preparation of treating for termites was done on a residence on Towne Lake Place and should have been done on Towne Lake Drive.

### *Car Burglaries*

Car burglaries continue to occur in Towne Lake from time to time. Protect your property by keeping your car in a garage if at all possible. If you must park outside, park your car in a well light area and do not leave valuables in your car. Report any problems to the police.

### *Golf Carts*

We have several families in our neighborhood who own golf carts. The board has made no secret of our concern for the safety of these young drivers as well as other motorists. In addition to this, they are illegally driven on the street. The board has no power to prevent this from occurring but we can, and will, take action when these carts are driven on common areas. Despite signs that have been posted, we are having more and more incidents of this occurring. As a result, we have had damage to the grounds and to the sprinkler heads. Parents we need your help to talk with your children about the importance of respecting the rules of their neighborhood. The board is monitoring this problem and when trespassers are identified the parent will be notified of the problem. If it continues, the board will be forced to take legal action. Please help us to prevent this from ever having to occur.

### *Condolences*

The association wishes to extend our most sincere condolences to Mr. Sam Law on the loss of his wife, Carol, on June 8, 2006, at their home on Green Chase Drive. Sam and Carol were one of the first families to build in Towne Lake and are known and loved by many in our neighborhood.

### *Good neighbor*

A special thanks to Art Sexton for his help in keeping the causeway on Green Chase Circle spruced up and helping his neighbors with difficult chores.

# MARK YOUR CALENDAR

At our general meeting on July 20, 2006 at the Arrowhead Country Club, we will be voting on three new board members to fill vacancies left by board members who have fulfilled their terms. If you are interested in serving your neighborhood, or would like to nominate someone to serve in this very important position, please submit your name no later than July 10, 2006 to the association secretary, Alice Vaughn, 215-8933. The responsibilities of a board member consist of the following:

- Attend monthly board meetings
- Interpret and enforce the covenants and by-laws of the neighborhood
- Carry out individually assigned duties (grounds, irrigation, beautification, etc.)
- Participate in annual budget planning
- Communicate with city and county officials on issues effecting our neighborhood
- Supervise individuals and companies hired to maintain common areas
- Responsible for the operation and maintenance of all common areas
- Responsible for all financial transactions of the association

There will be two other very important issues voted on as outlined by our President in his column. We need your presence and your participation to make Towne Lake everything it can be.

For those of you who are new to the area, Arrowhead Country Club is located at 50 Ocala Drive in the Arrowhead Subdivision adjacent to Towne Lake. Directions: Exit Towne Lake to Atlanta Highway. Right on Atlanta Highway, pass the Lakeview Baptist Church and turn right onto Arrowhead Drive. Go to first stop sign and turn right onto Ocala Drive. Go into main entrance of the club. The meeting is held in the large room you will see when you enter the building.

# BLOCK PARTY

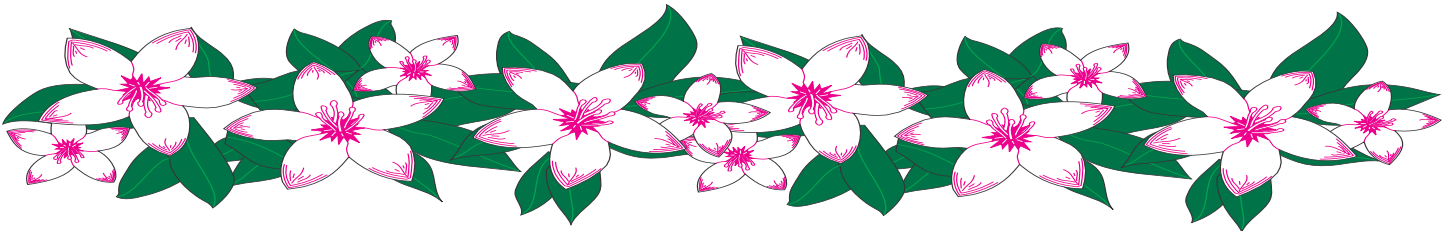
Neighbors living on Green Chase Circle have had several get-togethers. Recently, they had a hamburger and hot dog cookout. Everyone on the street was asked to bring a dish, chairs, and beverage of choice. "Gourmet" chefs, Clinton Carter and Bobby Skelton, kept the grills manned as neighbors gathered in several adjoining backyards along the lake to enjoy good food, fellowship, watching a beautiful sunset, and having a relaxing, fun evening. These gatherings are a great way to get to know your neighbors better and have a lot of fun in the process. If you and your neighbors would like to do the same, here are a few pointers that might be helpful.

- Telephone several families to help. Set up a meeting to pick a date and make plans.
- Decide on a menu and divide the cost or ask everyone to bring a dish.
- You may want to send invitations to include food and beverage assignments.
- Decide who will be in charge of what tasks (chairs, tables, etc.).
- It helps to ask for more helpers than you really need. Something always comes up, and a few people will back out.



# ***Towne Lake Goes Online!***

Board member, David Shonk, and Towne Lake resident, David Stankard are in the process of designing a web site for the association. They are considering several options for the site including a map of the neighborhood, community resources, area recreation, entertainment and events, as well as resources available only to residents. Some of the site would be available to anyone, including prospective homeowners, while having some information only available to residents. We could even have our newsletter on the site while still providing paper copies for those who prefer that option. There are endless possibilities and we believe we can do this at a very reasonable cost to the association. We will keep you up to date as further plans are made.



## ***Beautification***

In May, all of the entrances were refurbished with beautiful new summer flowers. The cost of labor was completely provided by volunteers at a cost savings of several hundred dollars! The only cost to the association was the expense of the flowers. We wish to thank Clinton Carter, Chris Cain, Barbara Kummel, and Bobby Cleland for clearing the beds and readying them for planting. Board members Joy Skelton, Anne Ellington and Alice Vaughn planted all the flowers. We appreciate all the help. The association continually has small jobs that could be done by volunteers. If you have a few extra hours and want to be a part of improving your neighborhood, contact any board member.

Also, the bed on the right side of the Daleshire entrance has been expanded. The sign at that entrance was added after the beds were in place and as a result everything was off center. The project included removing a dead river birch tree, planting addition shrubbery and centering and expanding the flowerbed. The changes made a tremendous improvement to this area. As soon as the funds are available, the Wiltshire Drive beds will be expanded to balance it better with the size of the brick wall and sign behind it.

### **IMPORTANT DUES NOTICE**

In order to eliminate any confusion regarding the collection of dues, please mark the following dates on your calendar.

- Invoice for dues are mailed ..... January 1  
(Payment must be received by ..... February 1  
to avoid late penalty of \$15.00)
- Past due statements are mailed ..... February 1
- Turned over for Collection ..... March 1\*
- Liens filed ..... March 31\*\*
- Invoice for dues are mailed ..... July 1  
(Payment must be received by ..... August 1  
to avoid late penalty of \$15.00)
- Past due statements are mailed ..... August 1
- Turned over for Collection ..... September 1\*
- Liens filed ..... September 31\*\*

\*All dues not received by the Association by these dates will be turned over to the Association Attorney for collection. members will be responsible for the Attorney fees.

\*\*A lien will be filed on these dated on all delinquent accounts.