



Summer 2011 Community Update

2011 – 2010 HOA Board

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Secretary	Scott Sewell	scott@ckspackaging.com	404-391-0820
Member-at-large	Rochelle McLain	rwmclain@bellsouth.net	404-402-6487

All In One Community Management

Provides management services for our HOA including financial, covenant enforcement, recordkeeping, etc. You may reach them at 678-363-6479. Requests will be responded to within two business days.

Internet Websites

www.sweetpinecreek.org

www.allinonemgmt.com

Both sites have links to information such as the by-laws, covenants, design guidelines, architectural modification request forms, pavilion reservation system, and mailbox repair guidelines. Both are in the process of being updated with additional information.

Architectural Modification Requests

- The HOA covenants require that any modifications to the exterior of your home or landscaping be approved in advance. Even if you are painting your home the same color, the Board asks that you submit a request. The modification request forms are available on the SPC website as well as the AIO website.
- Failure to obtain approval may result in a fine and / or having to return the property to the previous condition.
- Once you receive your approved modification form, please hang it on your mailbox as you begin your project and remove it at completion. By displaying the permit, you are informing other homeowners that your project has been approved – this eliminates the many calls and e-mails that the Board and AIO receive when a project is not approved or the permit for an approved project is not posted. Failure to display the permit may result in a fine.

Mailbox Numbers

Replacement reflective numbers for your mailbox may be obtained at Ragsdale Ace Hardware, located at 2940 Canton Road near the intersection of Piedmont and Canton Road. Detailed information on the specific type of numbers and other information regarding mailbox repairs is located on the AIO website.

Pets

Pets are not permitted to roam freely. In addition to Cobb County ordinances, this is prohibited by our covenants. They should either be on a leash, in a fenced yard or otherwise contained to a homeowners property. This is for the protection of your pets and other residents.

Pool

- The combination to the lock on the pool gate is 8297.
- If you need replacement keys to the bathrooms, please contact All In One.
- Please contact Tom Rittweger at 770-713-5463 with any problems related to the pool, pavilion or restrooms.

Common Area Repairs

- The tree house has been repaired, pressure washed and mulch has been installed around the base. Charlotte Steed and Sam Collier are currently obtaining bids for the replacement of the roof.
- A leak in the ladies bathroom has required removal of the mirror and surrounding sheet rock. In addition to repairing the wall, we will be replacing the vanities in both bathrooms. Both bathrooms will be repainted during the fall.
- The grills have been cleaned and have had the necessary repairs so that both are now functional.
- New benches and squeegees for the tennis courts are being purchased.
- Two additional tables and eight additional chairs have been purchased for the pavilion.
- We are in the process of selecting a contractor to repaint the street sign posts and the wrought iron fence at the front entrance.

Tennis

- Organized teams must register with the Tennis Coordinator, Pam Rittweger.
- Non-resident team members must pay a \$25 annual non-resident tennis fee.

Homeowners Directory

The Board's primary means of communication with residents is via e-mail. Please e-mail the Board secretary with any changes in your contact information. An updated homeowner's directory is being e-mailed with the June Board meeting minutes. If you did not receive a directory, please e-mail the secretary.