

Over The Fence - March 2011 www.countrywalk.org

From the HOA President

Spring has arrived and with the warm weather, we have noticed a big increase in the number of people using our amenities area.

Please mark your calendar, Denise Haney will be set up in the community room on March 20th, from 2:00 PM until 4:00 PM with the 2011 HOA ID cards. If you have paid your dues in full, stop by the community room and pick up your new ID card (s). Please remember, once the 2011 cards are distributed the 2010 cards are no longer valid. Please carry your ID cards anytime you are in the amenities area. The amenities managers and the police officers have been instructed to check for ID cards. If you do not have your card with you, you will be told to go and get it.

Until you receive your new 2011 ID card, please carry your 2010 card. Those who are checking IDs are checking names against the current delinquency list to determine if your account is current.

We truly appreciate everyone who paid their HOA dues in full and to those who made the first installment on time. As a reminder, if you did not make the January payment or contact the NMS office to make payment arrangements, your account is now past due. For everyone that chose to pay on the installment plan, the second installment of the dues is due on or before March 15, 2011.

REMINDER: If your HOA dues have not been paid, your amenity privileges have been suspended.

Effective immediately, the NMS office will no longer accept cash payments for the HOA dues. NMS does not have cash in the office and is unable to make change. All payments must be made by check or money order and mailed to:

Country Walk HOA
PO Box 693
Powder Springs, GA 30127

Board Approves Aug. 15 Calendar

At its Feb. 17, 2011 meeting, the Cobb County Board of Education voted 4-3 to approve the Aug. 15 start date calendar

http://www.cobbk12.org/board/2011-2012_Aug15Start.pdf

FYI Blurbs



THERE HAVE BEEN COYOTES SPOTTED IN THE NEIGHBORHOOD AND IN SURROUNDING AREAS. PLEASE KEEP YOUR PETS SAFE BY OBEYING THE LEASH LAWS AND KEEPING THEM INDOORS AT NIGHT.



The Country Store will be offering dry cleaning drop off/pick up service starting March 1st..

Breakfast with the Mayor and City Council

On Saturday, March 12, 2011 and continuing on the 2nd Saturday of each month, Mayor Pat Vaughn and Council invite citizens to join them at Bailey's Diner, 4093 Marietta Street, at 9:00 a.m



Board Q & A

Q: What types of things do I need to submit a modification form and receive approval from the ACC Committee before doing?

A: You must submit a modification form and receive approval from the ACC Committee before doing any of the following to your property:

- *Installing a new fence*
- *Replacing an existing fence with a new fence of a different style*
- *Replacing an existing fence with the same type of fence, but changing the foot print of it.*
- *Before changing the landscape plan for your lot. You may however, remove dead bushes and add seasonal color without getting approval.*
- *Before adding any type of edging or retaining walls.*
- *Repainting any part of the exterior of your home. You must choose your colors from the approved color book and submit the form for approval before painting. Note: This includes repainting your front door, shutters, trim or any portion of your home that is visible from the street.*
- *Before adding any type of play equipment to your yard. Note: play equipment will only be approved for addition to a back yard.*
- *Before replacing your roof. When submitting the application you must be specific as to the type and color of the material that will be used.*
- *Before doing any type of structural modification. This includes replacing your front porch, adding a sidewalk, adding a shed, enclosing a deck, replacing your garage doors or windows with a different style window or door, etc.*
- *Before removing any large trees. When removing trees, you must receive approval from the City of Powder Springs Arborist before submitting the application to the ACC Committee. Include a copy of the approval letter from the City with your application.*
- *If there is any question regarding the need to have approval from the ACC Committee, submit a modification form.*

Q: What if I have a dead or dangerous tree, do I have to get approval to remove it?

A: If a tree is dead or is a danger to anyone, please remove it immediately and submit of the documentation from the tree service regarding the condition of the tree along with the modification form for our records..

If a tree has already fallen, you do not need approval to clean it up! Just clean it up ASAP.

Q: Where do I get the approved paint colors from?

A: Call Neighborhood Management Services at 770-222-2000 and make arrangements to check out a copy of the paint color book. You will need to stop by the NMS office to pick up the book. A \$50.00 deposit is required and will be returned to you when the book is returned to the NMS office.

Q: If I submit a modification form, how long will it take to get a response from the ACC Committee?

A: The ACC Committee does the best they can to respond promptly – usually within a week to 10 days. However, the covenants give the committee up to 45 days to respond. It is rare that it will take this long.

Board Q & A

Q: How do I reserve the community room?

A: *Phyllis Britt handles the reservations for the Community Room. Email Phyllis at keylar-go4evr@yahoo.com or call her at 770-439-2975. Please remember your HOA dues must be current to reserve the room. Please keep in mind that Phyllis is a volunteer and works full time when trying to contact her.*

Q: How do I reserve the pavilion for a party?

A: *Denise Haney handles the reservations for the Pavilion. Email Denise at ghaney123@comcast.net or call her at 770-485-9349.*

Q: What do I do about the stray dog or cat that keeps coming around?

A: *Cobb County and the City of Powder Springs both have ordinances regarding pets. All pets must be kept on a leash when outdoors and owners must clean up after their pets. Please contact Cobb County Animal Control regarding animals that are running loose. If you know who the animal belongs to, you may contact Neighborhood Management Services, they will be happy to send a notice out to the owner.*

Q: What can be done about homeowners that park on the street making it difficult to navigate throughout the neighborhood?

A: *This issue is handled by the Powder Springs Police Department. Please contact them to report any driving hazard that you notice.*

Q: When will I receive my 2011 ID card (s)?

A: *Denise Haney will begin distributing the new ID cards on March 20th from 2:00 – 4:00 PM in the community room. Watch the newsletter, website and email for additional dates and times to pick up your ID*

IMPORTANT DUES REMINDER

The second installment of your HOA Dues is due on or before March 15th. Unless other arrangements have been made your HOA dues must be paid in full on or before March 15, 2011

Effective immediately, the NMS office will no longer accept cash payments for the HOA dues. NMS does not have cash in the office and is unable to make change. All payments must be made by check or money order and mailed to:

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Social Committee and Upcoming Events

Social Committee

We hope that you are all enjoying the balmy weather in Country Walk. Let's hope it continues after "Winter Break" is over!

We have a lot coming up this Spring, so please check out our plans below:

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Garage Sale: March 5th



The Country Walk Spring Garage Sale will be held March 5, 2011 from 8:30AM to 3PM. Reside with Pride is the following week, and we want to be sure that we get in before that happens :)

We'll arrange a charity pickup for unsold items as we did this fall. Please email cwspring-garagesale2011@gmail.com if you want to participate so that you can be included on the neighborhood map.



Happy Easter



Board of Directors/Committee Chairs

<u>BOARD POSITION</u>	<u>NAME</u>	<u>EMAIL</u>
President	Shirley Paxon	president@countrywalk.org
Vice-President	TBA	
Treasurer	Jim Galluzzo	treasurer@countrywalk.org
Secretary	Ann Taylor	secretary@countrywalk.org
Board Member	Phyllis Britt	boardmember@countrywalk.org
Board Member	Cindy Campbell	boardmember@countrywalk.org
Board Member	Shelia Marshall	boardmember@countrywalk.org
Board Member	Linda Patterson	boardmember@countrywalk.org
Board Member	Billie "BJ" Williams	boardmember@countrywalk.org

<u>COMMITTEE</u>	<u>NAME</u>	<u>EMAIL</u>
ACC	Linda Patterson/ Ann Taylor/ BJ Williams	acc@countrywalk.org
Community Room	Phyllis Britt	boardmember@countrywalk.org
Landscape	Jim Galluzzo	treasurer@countrywalk.org
Neighborhood Watch	TBA	
Newsletter	TBA	boardmember@countrywalk.org
Pool	TBA	
Social	Carole Ellis	carole.j.ellis@gmail.com
Tennis	Bob Johnson	boardmember@countrywalk.org
Welcome	Shelia Marshall	boardmember@countrywalk.org

Do you have an amenity question?

Denise and Scott Haney are the amenity managers. Please call them if you have any questions at 770.485.9349 or email pool@countrywalk.org



School News

McEachern Corner



Are you ready for the GHSGT?

Did you know that you must pass all five parts of the GHSGT (English, Math, Science, Social Studies, and Writing) in order to graduate from high school, and receive your diploma?

You are invited to attend tutoring for the English, Math, Science and Social Studies Georgia High School Graduation Tests. You will work in small groups to review the critical elements of the test, practice test taking strategies, and address any concerns you may have about the test material. Please visit the link below to find out about tutoring times. We hope to see you there. <http://www.mceachernhigh.org/>



Prom is on March 19th at Fernbank Museum from 8-11pm

Tickets are \$50 each (Cash Only)

Selling is in Russell Hall Museum starting at 7:45 am and doors close at 8:20a m

Selling dates:

Week 1: March 1st, 2nd, & 3rd

Week 2: March 8th, 9th, & 10th

Week 3: March 15th & 16th

Tapp Middle School Dates

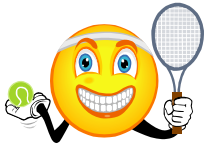
Club Picture Day	Tuesday, March 1
Men of Tapp Field Trip	Thursday, March 3
Hat Day for Renaissance	Friday, March 4
Orchestra Festival 7th & 8th/Garrett Middle	Thursday, March 10
Compton Musical	Saturday, March 12 1 - 6 pm
Chorus Evaluation: 6th Burnt Hickory	Monday, March 14
Chorus Evaluation: 7th & 8th Burnt Hickory	Tuesday, March 15
Band Festival: 8th McEachern	Wednesday, March 16
Band Festival 7th & 8th Kell High School	Tuesday, March 22
Spring Pictures	Thursday, March 24
Band Festival 6th Kell High School	Friday, March 25
Varnier Talent Show	Friday, March 25 6 - 9 pm
Career Day 9:30 am - 12:30 pm	Thursday, March 31
PTSA Spring Dance	Thursday, March 31 4:30 - 6:30 pm



Cobb's initiative, Success for All Students (SFAS), provides school-based mental health and other intervention services aimed at decreasing discipline events, improving attendance, promoting academic achievement and ultimately, increasing graduation rates.

<http://www.cobbssuccessforall.com/>

Courtside at Countrywalk



Spring Update:

The last weekend of February finds both mixed teams from Country Walk, one captained by Brian Glover and another by Patti Redding, into the ALTA playoffs after being **Division Winners** and earning the coveted Bag Tag. (In layman's terms, the bag tag can be the equivalent of a Wimbledon Trophy, well, maybe not THAT big, but the goal is to win a Plate at City Final's.) Both teams need to win the 1st round (played on Saturday) to advance to the 2nd round (played on Sunday), to head into the semifinals to be played on March 5, and then to the City Finals, to be played on March 12. This is a pretty big deal. Anyone can check out the ALTA site at www.altatennis.org.

Also, the Women's USTA team at Country Walk, captained by Patti Redding, were **Division Winners**, and won the USTA bag tag, and advanced to the 1st round of playoffs, but fell short to continue to round 2. The next Women's USTA season will be played in the summer.

This spring will host many Country Walk teams, there will be two women's teams (matches are played on Sunday afternoons), one captained by Kay Peterson, and another by Patti Redding, and also a men's team (matches played on Saturday mornings) captained by Matt Adams. In addition, there will also be a Spring mixed USTA team at Country Walk which will begin in March, with matches played on Friday nights.

Stay tuned for more updates and cheer your Country Walk teams on to victory!

Playing in the Dirt

Gardening Tips



Now is the time to make your front yard the envy of the neighborhood. First impressions count! That's why it's a good idea to give your front landscape some extra attention this spring. Plus, a pretty well designed entry garden will always add value and beauty to your home. I've noticed many of you are out working on yours. Proud of you! For the rest, the weather is beautiful these days so lets get started.

Time to fertilize pansies since the soil is warming, use any water soluble houseplant fertilizer at least one half pint of the solution per plant. Trim back the green foliage off liriopse with clippers or the lawn mower at the highest setting. It's time to spread lime on the lawn using 40 pounds per 1000 square feet if it's been a while. Start seed of tomatoes and annual flowers indoors for strong transplants in six weeks.

Next, you can prune your boxwood with a hand pruner making foliage "holes" in the greenery to allow light to get to the trunk of the plant. Now is the time to prune holly bushes back to a manageable size and it's ok to cut them back to eighteen inches. Don't fret, they will come back. Plant bare root roses in soil that has been thoroughly tilled and contains lots of organic matter.

For you vegetable lovers plant beets, cauliflower, mustard, radish and turnips now in your garden. If you are planting fescue now you can't use a pre-emergent weed preventer for six weeks. You will need to divide overgrown clumps of hosta now that the leaves are appearing above ground.

Look at the back sides of euonymus and camellia leaves for scale insects and if any are there thoroughly spray with horticultural oil. Remove old camellia blooms from the bush and from the ground. By doing this, you'll prevent camellia petal blight. Last chance to prune rose bushes to about one half their size. It was a beautiful day last Sunday so I took advantage and did mine! You will need to repot houseplants before moving them outside because their roots will need more room as they grow rapidly in the sun. **I would wait to plant gladiolus, canna and caladium bulbs until about mid-April because they need warmer soil to grow.**

At the end of the month the forsythia, quince and winter honeysuckle can be pruned to a smaller size after they have bloomed. It's time to fertilize your scrubs with 1 tablespoon of 10-10-10 per foot of height. Get ready for your growing lawn by sharpening your mower blade or replacing it with a new one.

Whether we're beginners or experts, we've all made mistakes in the garden. Sometimes it's a matter of overwatering or under watering. Sometimes we put a plant in the wrong place. Or maybe we don't amend the soil properly. Making mistakes is part of the process--it's nice to avoid them altogether. Remember we're not alone!

Happy gardening and playing in the dirt,

Ann

SPLOST Corner



Thank you to all residents who participated in the October and November public meetings and provided comments regarding the proposed Cobb County 2011 Special Local Option Sales Tax for parks, transportation and facility needs.

On December 14, 2010, the Cobb County Board of Commissioners approved a March 15, 2011 referendum on a four-year SPLOST that if approved by Cobb voters will be in effect from January 1, 2012 thru December 31, 2015. The current one-cent SPLOST expired on December 31, 2011

<http://www.cobbsplost2011.org/>

Special sales tax referendum in March

Cobb County residents will decide on **March 15** whether to approve continuing a Special Local Option Sales Tax designed to raise more than \$492 million in public improvements throughout Cobb County. The one-cent sales tax would provide for the immediate needs of parks and recreation, transportation, county facilities, public safety and municipal improvements. If voters agree, the new SPLOST will focus on revitalizing and preserving the county's infrastructure, including existing parks, roads, bridges, school zones, libraries, senior facilities and other essential public features. Officials plan to leverage any SPLOST funds, which would begin collection in January 2012, with other sources, including federal, state and Community Improvement Districts. The current one-cent SPLOST expires on Dec. 31. For more information, go to cobbsplost2011.org.



ACC Standards

The following are the Country Walk Homeowners Association Community Standards. Please remember the ACC Standards were developed to maintain the aesthetic beauty of our neighborhood and keep the property values high.

Arbors, trellises, etc. Arbors, Trellises and the like are permitted, but their location must be approved by the ACC.

Basketball backboards. Basketball backboards are acceptable if the backboard (front and back) is painted in a muted earth tone to compliment the house. The post must also be painted in a similar tone. They may only be placed adjacent to the driveway.

Birdbaths, figurines, etc. No birdbaths, figurines, statues, fountains, etc. will be permitted in front lawns. If placed in the back yard it must not be visible from the street.

Cars. No cars are to be parked on the grass at any time. No inoperable cars are to be parked in the driveway or on the street.

Clutter. Excessive personal effects in the front of the house and yard shall be avoided.

Curb Areas. Curb area around your home must be kept free of debris (grass clippings, pine straw, pine cones, etc.). This area should be edged regularly along with driveways and sidewalks.

Driveways. All driveway construction or alteration must have prior written approval of the ACC. Driveways should be maintained and kept debris free.

Edging. No obvious edging or borders are permitted (i.e. upturned bricks, white concrete, improperly installed black or plastic edging, wood blocks or cedar edging, etc.). Existing Edging must be installed correctly. Edging stones must have ACC approval before adding them. Stones must be dug in and leveled so that they do not fall over or get knocked out of place. Edging must be used only around a planting area – it may not be used by itself to slow water flow or erosion.

Exterior Materials Recommended. Materials include:

Natural wood lap siding; hard board lap siding.

Brick – no red, orange or white looking brick no weeping or black mortar. All brick shall be in subdued colors and samples must be submitted for approval.

Stucco – Stucco houses only shall be approved by a special request and only after the ACC agrees that stucco fits the streetscape and overall community standards.

Fences. The prior written approval of the ACC is required of plans and specifications for fences and walls. The three types of fences permitted are 2 split rail, 3 split rail and 6 foot high wood; the design and placement of which must be submitted for approval.

Furniture. The only furniture permitted on front porches is wood, wrought iron and wicker. No plastic or aluminum. No exception will be made. There is to be no furniture left in the front yard or side yards on a permanent basis.

ACC Standards

Garbage Cans, Wood Piles, etc. Garbage cans, wood piles, etc. shall be screened by adequate planting or fencing so as to conceal them from view from the street as best as possible and may be maintained in the rear yard of the lot only.

Garage Windows. Garage windows may be covered with white or off white window treatments. If windows are covered they all must be covered.

Gutters and Roof. Shall be kept debris free. Debris includes, but is not limited to, leaves and pine straw.

Hoses and Garden Equipment. Garden hoses and gardening equipment should be stored out of view from the street.

House Numbers. House numbers are only permitted on the approved mailbox posts.

Islands. Islands may be covered with pine straw, cedar mulch, or pine mulch only. Cover materials in islands and flowerbeds shall be refreshed as needed – approximately twice a year. Island flowerbeds and driveways are to be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, weeds and trash.

Landscaping. Any alteration shall require prior written approval by the ACC.

Lawns. Lawns shall be maintained and edged regularly, and shall not exceed 4" in height. Lawns shall be kept debris free. Debris includes, but is not limited to, excess grass clippings, leaves, pine straw, and trash. Lawns should be fertilized and re-seeded at least once annually to maintain the aesthetic appeal of the community and to prevent weed growth.

Mailboxes. No mailboxes other than the standard posts and stand U.S. Post Office mailboxes will be approved by the ACC. Black metal mailbox and post are to be ordered from the homeowners association or by contacting Global Home Products at 770-409-8292. For repair of metal mailbox posts, contact Global Home Products at 770-409-8292. Replacement mailboxes may be purchased at Lowes or Home Depot. Boxes must be smooth (no grooves), BLACK 21" x 11" x 8"

1. Mailboxes and posts shall be maintained to allow easy recognition of the house numbers.
2. Mailboxes and posts **may not** be pieced together. Mailboxes shall be maintained to keep them rust free with all parts in working order.
3. Mailboxes and posts shall not have any "non-postal" items placed on them, such as flags, banners, etc. except for the holidays and other special occasions.
4. Flowers or a flowering vine may be planted around the mailbox post, but shall be maintained so as not to conflict with any other mailbox provision.

Maintenance. Each owner shall keep and maintain each lot and structure owned by him, as well as all landscaping located thereon, in good condition and repair, including, but not limited to:

- the repairing and painting (*or appropriate external care*) of all structures;
- the seeding, watering and mowing of all lawns; and
- the pruning and trimming of all trees, hedges and shrubbery so that the same are not obstructive of a view by motorist or pedestrians of street traffic.

ACC Standards

Mulch. Approved mulches are pine straw, bark, bark mulch and wood chips. NO white rocks or grass clippings are permitted in the front yard.

Painting. The ACC Chair person must approve all paint colors. Contact the ACC Chair person to get the approved colors or view them on the website at www.countrywalk.org. A Modification Form with paint chips must be submitted to the committee for approval prior to painting. This procedure applies even if you are repainting the house with the existing color.

Pools and Spa Equipment. Plans for proposed swimming pools, hot tubs, surrounding decks, fencing and screening must be submitted for approval before clearing, grading, or construction is commenced. **Above ground pools are strictly prohibited.**

Prefabricated Structures. Prefabricated or factory built sheds/storage buildings shall not be permitted within the development. Any exceptions to this rule must match the housing materials exactly (*i.e. siding, trim, roof, door, etc.*) and must receive ACC approval.

Railroad Ties. Railroad ties may be used, but their location must be approved by the ACC prior to installation.

Recreational Vehicles and Trailers. No house trailer, mobile home, motor home, recreational vehicle, camper, truck with a camper top, boat or boat trailer or the like equipment shall be permitted on any lot on a permanent basis, but shall be allowed on a temporary basis not to exceed 48 hours. Any such vehicles or equipment may be stored on a lot, provided such vehicle or equipment is kept in an enclosed space and is concealed from view by neighboring residences and streets.

Setbacks. The ACC may establish setback requirements for the location of additions and fences. No structure shall be erected or placed on any lot unless its location is consistent with such setbacks.

Shrubbery and Hedges. Shrubbery and hedges must be manicured to compliment the overall landscaping scheme. It shall not obstruct the view of windows and doors. Dead shrubbery must be removed immediately.

Signs. No signs except:

- Such signs as may be required by legal proceedings;
- Not more than one "For Sale" or "For Lease" sign, with a maximum face area of four square feet; displayed in front yard of a lot;
- Directional signs for vehicular or pedestrian safety in accordance with plans and specifications approved by the ACC;
- The number of temporary signs (*i.e. garage sale, political, etc.*) must be kept to two and may be put up no soon than 24 hours in advance of the event. Signs must be removed promptly after the event has ended. These signs are also limited to the maximum face area of four square feet; and may only be displayed in the front yard of a lot.
- Only one job identification sign (*i.e. painter, roofer, etc.*) can be approved by the ACC.
- No signs (*i.e. advertising, garage sale, etc.*) are permitted on the street signs and throughout all Common Areas. (*Exception: Board approved Country Walk Homeowners Association related information is permitted.*)

ACC Standards

Storm Doors. No ornamental storm doors are permitted. Black or brown aluminum storm doors, or those consistent with the trim of the house, with full glass (*full screen inserts only*) are permitted on the front of the house. A wood or half screen door is permitted on the rear of the house.

Trees. No tree having a diameter of three (3) inches or more (*measured from a point two (2) feet above the ground level*) shall be removed from any lot unless such removal is in conformity with an ACC approved landscaping plan.

Window Air Conditioners. The use of window air conditioners is strictly prohibited.

Window Treatments. Window treatments shall be white or off-white as visible from the street. Window blinds shall be maintained in good condition.

Dwelling and Other Structures. The ACC may recommend that a house/structure be painted, or other maintenance performed to maintain the aesthetic appearance of the neighborhood. If the homeowner does not agree with the ACC's finding, that homeowner should contact the ACC for a second opinion/re-evaluation. If the findings of the review are still not satisfactory then the homeowner should contact the Country Walk Homeowners Association Board of Directors.

SPECIAL NOTE - If the homeowner does not contact the ACC or Board of Directors within ten (10) days, it is assumed that the homeowner agrees with and shall comply with the ACC's and/or Board of Directors findings.

APPROVAL PROCESS: To be used for any alteration, repainting, addition, landscaping change, etc. that is permitted or allowed by the Design Standards and/or the Covenants, Restrictions, and Easements.

- Contact the ACC Chairman to obtain an approval form.
- Fill out the form; attach all required diagrams, sample chips, photos, design plans, etc. as needed.
- Return completed form to the ACC Chairman.
- Your request will be reviewed by the ACC committee and approved or denied with explanation.
- If your request is denied you may appeal the decision to the Board at the next regularly scheduled Board meeting.

PENALTIES

1ST Notice – Is meant as a “**Friendly Neighborhood Reminder**” and carries no penalty. It is our deepest hope that these are the only type we will ever need to send out. The intention of the “Reminder” is to simply ask one of our neighbors for attention in an area of concern. While we know there is a great deal of work that our residents put into their houses and lawns, the reminder is just a snapshot of what was seen the day an ACC member came by. If you receive one, please accept it as it is intended. Thanks neighbor!

The following explains the Associations penalties for non-compliance with our community standards. It is our hope that none of these will be needed.

1ST VIOLATION – Homeowner will have ten (10) days to correct the problem, OR to supply notice to the ACC of when the violation will be corrected, OR to contest the notice to the ACC. This violation carries no penalty.

ACC Standards

2nd VIOLATION – SHALL CARRY A PENALTY. Homeowner will have ten (10) days to correct the violation. Beginning on the eleventh (11th) day after the violation is sent a penalty of twenty-five dollars (\$25.00) **PER DAY** will be assessed against the homeowner.

Notice of intent to Suspend Amenity Privileges” – If the penalty continues, on the 41st day after the date of the 2nd violation, then the homeowner shall be notified of the Board’s intent to revoke the voting and amenity privilege of that homeowner. The homeowner shall then have 10 days to request a hearing in writing sent to the Board. The issues of the hearing shall be as follows:

Has the homeowner corrected the problem and paid the assessment as of the hearing date? If so, then the hearing shall be adjourned with no further consequences except that the Board shall issue a Finding of Fact stating that the Board convened a hearing and the results thereof.

Are there extenuating circumstances making necessary any special consideration by the Board? The Board shall have the right to accept or reject any such circumstance and continue or discontinue temporarily or permanently any sanctions. The Board shall then issue a Finding of Fact stating that the Board convened a hearing and the results there of.

If no hearing is requested within 10 days, then the privileges shall be suspended until such time as the homeowner corrects the violation and pays the penalty.

Following the date fixed herein for the hearing, if the homeowner has not corrected the problem then the Board may abate and assess the cost of such abatement to the homeowner.

The Board shall designate three Board members to include at least one executive Board member, who shall act as the presiding officer, conduct the hearing and issue a Finding of Fact prior to the hearing being adjourned.



The new paint color charts are here!! When painting your home, you will be required to choose your colors from the new book. These are the only colors that will be approved.

Please contact the ACC Committee or the NMS office to view the book

ACC News

The warmer weather has arrived and it is time to get outside and clean up after a long winter. An ACC inspection was done recently and these are the most typical violations noticed:

- Most planting areas / island areas are bare and in need to have the mulch refreshed.
- Debris in yard and island areas. Debris consists of leaves, sticks, pine cones, sweet gum balls, etc.
- Curb areas are full of debris.
- Gutters are full or overflowing with debris from trees.
- Roofs are covered with debris from the trees.
- Mailboxes are broken, rusty, falling over, etc.

ACC notices were only sent to homeowners that were in violation of more than just the above items or if it was obvious that the homeowner had not taken care of any outside maintenance for a long period of time. Please take a good look at your property, if any of the above items are a problem; consider this your notice.

Included in this newsletter is a copy of the ACC Standards and a modification form. Please remember all changes to the exterior of your home need to be approved by the ACC Committee before the change is made.



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Country Walk HOA
"Over The Fence" Newsletter
PO Box 693
Powder Springs, GA 30127

Over The Fence - March
2011

BULK RATE
U.S. POSTAGE
PAID
POWDER SPRINGS,
GA 30127
PERMIT #99

The deadline for electronic submission for articles, photos, ads, etc is the 27th of each month. Please submit your newsletter content to Pam Polk at pam-elapolk@bellsouth.net

Our advertising rates and ad agreement forms are on our website at www.countrywalk.org You will need to mail your ad agreement and check to the address on the agreement form.

Checks are to be made payable to "CW HOA".

Thank you to the advertisers for their support!

Spring is just around the corner.
Are you ready?.....

Contact us today to schedule one of these services:

- Spring Clean-up
- Scheduled Lawn Maintenance Service
- Hedge/Bush Trimming and Shaping
- Aeration
- Overseeding
- Pine Straw Installation
- Mulch Installation
- Spring Annual Planting
- Garden and Perennial Planting and Planning
- And Many More

**Wiltech
Landscape
Management,
Inc.**

Office: 678-367-3043

john@wiltechlandscapemgmt.com

Owned and Operated by a Country
Walk Resident.

Licensed and Insured