

# At Your Pace

August 2009

Volume 9, Issue 2

## Upcoming Events

Mark your calendars for the following events:

### Luau Party

September 12, 7 pm

### Pool Closing

September 19

### Garage Sale

Oct 3, 7 am-12 pm

### Halloween

Oct 31, 5 pm

### HOA Annual Meeting and Elections

Nov 12, 7 pm (subject to change due to location availability)

If you are interested in helping please send an email to:

[michelle@pacesclubhoa.org](mailto:michelle@pacesclubhoa.org)

or

[cesar@pacesclubhoa.org](mailto:cesar@pacesclubhoa.org)

We need your help!

## From the HOA Board

During the last six months, I feel we have made many improvements that will not only enhance the appearance of Paces Club, but also add value to our community. Protecting property values is our primary concern when the HOA Board makes decisions. As you will see in an article in this newsletter, there is still a long list of improvements that we are looking to make. Although our financial situation has greatly improved as a result of our settlement agreement, the Board is still very cautious in spending money to ensure we get the most value for our dollar.

I would like to thank the many residents who have been helping out around the neighborhood in the following manner: picking up trash around the lake, asking drivers to slow down and obey stop signs, closing umbrellas at the pool, turning out lights when not in use, and picking up after their pets. I think it is important that we all think of the common areas in our community as an extension of our own property. Although we collectively own it, it has a significant impact on our property values.

Chuck Jones, President

## Independence Day Parade

A big thank you to everyone involved in this year's Independence Day Parade and Party. Everyone involved made this event a success!

This year we had a good variety of bicycles, tricycles, unicycles, and even dogs decorated in patriotic fashion, which definitely showed that Paces Club is quite a patriotic community. Neighbors and

sponsors provided hotdogs, hamburgers, chicken, pizza and a variety of additional refreshments. Prizes were awarded to the best-decorated bikes and to contestants in the pie eating and pool contests, which were as much fun as the parade itself!

Paces Club and all our residents wish to thank the following sponsors (not in any particular order) for providing so much to the success of this year's celebration. As a show of appreciation, please make sure to stop by these fine establishments to personally thank them for their patronage as very little expense came from the Paces Club HOA.

**Home Depot-** Raffle prizes and toys for the kids

**Riverside Property Management-** Gift certificates, sodas, and toys for the kids

**Papa Johns Pizza-** 20 FREE PIZZAS!

**Grass Roots-** Hotdogs and Hamburgers

**Weather Tite Windows-** Gift certificates, toys for the kids and food

**Masters Roofing-** Gift certificates

**Hahns Dry Cleaning-** Gift certificates

**Mail Copy of America-** Printing services

**Savvy Salon-** Gift certificates

**Cobb Communicators/Toastmasters-** Gift certificates

**Publix-** \$50 gift card

**Bounce House-** Jolly Jumper

**Cocoa Bean-** Free Iced Coffee

Additionally, I would also like to thank the following volunteers for their assistance: Betsy Stevens, Allison Hart, César and Kelly Zapata, Martha Bernal, Stephanie Lipari, Valerie Bennett, Terry Karp, Michelle Goodsite, and Jessie Vertin.

Thanks again to all and we look forward to next year's celebration. It will be bigger and better than ever!

Go Buckeyes!

-Craig Moore-



## Riverside Community Management Update

Please note that our new contact for Riverside Community Management is Tamara Owen. Please contact Tamara for any questions regarding architectural issues, annual assessments, etc. Contact information:

### Tamara Owen

Property Manager  
Riverside Property Management, Inc.  
PO Box 2484  
Kennesaw, GA 30156  
404-788-7875 Direct Phone  
770-444-3376 Facsimile

## Community Projects Update

You may have noticed a lot of construction activity in our common areas. The HOA Board has a list of approximately 35 projects. Several projects have been completed. The completed projects are:

### Club House

- Fixed Club House ceiling
- Replaced Club House roof
- Fixed all Club House locks
- Fixed Club House gates and fences
- Painted bathrooms
- Installed new toilet paper dispensers
- Fixed guard rail facing the tennis courts

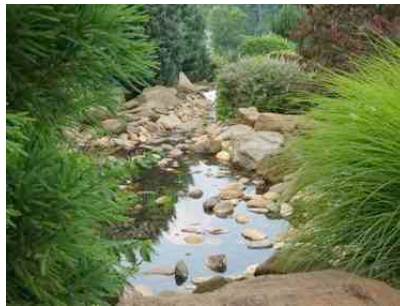
### Pool

- Resurfaced the pool, added swimming lanes
- Upgraded pool pumps and reconfigured pump room
- Purchased new pool furniture
- Purchased new umbrellas
- Fixed leak in baby pool
- Replaced pool drains to comply with new federal law

### Other Areas

- Installed new benches around the lake

- Fixed waterfall
- Moved rocks around waterfall area and stream to cover concrete channel
- Sealed and painted parking lots
- Painted all wrought iron fences (community entrance and pool area)
- Installed doggie bag stations
- Painted gazebo
- Fixed entrance lighting
- Fixed entrance irrigation system
- Replaced plexiglass lock protectors on tennis courts gates



Waterfall fixed!

### Upcoming projects

- Install lights in common areas and parking
- Replace and relocate playground
- Replace old signs at tennis courts, pool, and parking lots
- Replace dead trees
- Improve landscape in common areas
- Fix tennis courts (there are cracks due to settling issues)

### Paces Club in

Join the Paces Club Group in Facebook. This is another way to keep in touch with your neighbors and stay informed on what's going on in the neighborhood. The web address is:

<http://www.facebook.com/group.php?gid=40346242345>

## Pool Information

The HOA Board updated our swimming pool rules recently. A new sign with the updated rules will be posted in the swimming pool area.

## Swimming Pool Rules

1. Pool hours—7 am until 10 pm.
2. Pool use for residents and their guests only.
3. Children UNDER the age of 15 may not swim without an adult 18 or over.
4. Please shower before entering the pool; limit showers to 2 minutes.
5. No smoking in pool area.
6. No glass in pool area.
7. No pets allowed in pool area.
8. Only pre-school children in wading pool.
9. Children with a flotation device must be with an adult.
10. No diving.
11. Limit rough play in the pool especially with small children around.
12. Only soft-made toys in the pool.
13. Non-potty-trained children MUST wear swim diapers.
14. Persons with open wounds are not permitted to swim.
15. No spouting or water or blowing of nose in pool.
16. Upon leaving please remove trash and put down umbrellas.
17. Any person(s) not following these rules may lose pool privileges per the Paces Club Covenants.



## Protect the Swimming Pool Facilities

The community has spent significant amount of time and money upgrading our pool facilities. We ask for your assistance in protecting and maintaining our pool facilities in good condition. Therefore, please put down the umbrellas when you finish using them and place your trash in the trash cans. Also, please encourage your kids and teenagers the importance of protecting our property.

## For Your Kids Safety

Please note that children under the age of 15 may not swim without an adult 18 or over. Recently, a toddler that was not supervised by an adult almost drowned. Fortunately, another adults in the pool were able to rescue the toddler and prevent a tragedy. We ask you to follow this very important pool rule for the safety of YOUR kids. The HOA Board will revoke pool privileges to residents that violate this rule.

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**No children under the age of 15 may swim without an adult 18 or older**

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## Accidents in the Pool

Our pool company is AquaGuard. Please call AquaGuard if there are any concerns with the pool, for example, cleanliness, chemicals, baby accidents in the pool, etc. You can also call a Board member or Riverside Community Management. Signs with the pool company phone number have been posted in the pool area.

## New Landscaping Company

Grass Roots is our new landscaping company. Our landscape is not in good condition because years of neglect, the drought, and the previous company not performing to our expectations. Consequently, it will take some time to bring back our landscape to an acceptable condition. The HOA Board met with Grass Roots to discuss our expectations regarding maintenance of our landscape and they assured us they would work hard to meet our expectations. Feel free to contact any HOA Board member if you have comments related to landscape issues.

## Common Architectural Violations

Based on inspections conducted by Riverside Community Management the most common architectural violations encountered throughout our community are:

- Landscape not maintained, flowerbeds with weeds and shrubs not trimmed.
- Houses in need of painting.
- Trash cans left outside after the trash pick-up day. Trash cans are only allowed to be left outside from 6 pm the night before the pick-up day until 11 pm the day of trash pick-up.
- Grass not mowed and edged.
- Broken mailboxes or mailbox posts not maintained.
- Incomplete house numbers
- Inoperable vehicles left in driveways.
- Window trims in need of paint.

The HOA will focus on the above violations in the next inspections. We need your cooperation in fixing these architectural violations. Maintaining your property helps improve our home values and protect your

investment. Thank you for your cooperation.

## Architectural Questions?

Do I need to send an architectural request form for ...

... painting the house the same colors? *Yes. The colors don't need approval but we need an architectural request form for the file.*

... extending my deck? *Yes, any extensions, additions, etc. need approval from the HOA.*

... painting my door, and/or shutters? *Yes. No approval is needed for the same colors, but a form is needed for the records.*

Architectural request forms should be mailed to:

Paces Club Homeowners Association, Inc.  
P.O. Box 2484  
Kennesaw, GA 30156

## Civil Suit Settlement Update

The Paces Club HOA has received four payments of \$100,000 from Michael and Betty Yeakey pursuant to the January 30, 2009, Civil Suit Settlement. The next and final payment of \$100,000 is due on September 15, 2009.

## Board Meetings and Locations

The first 30 minutes of each meeting is set aside for residents to bring issues to the HOA Board. The upcoming meeting dates are:

09/19/09, and  
10/17/09.

Contact any HOA Board member for location and times.

## 2009 Annual Assessment

This is a friendly reminder to those residents that have not paid their 2009 annual assessment. The due date to pay the annual assessment was January 31, 2009. Any amount not paid after that date is subject to a 10% late fee (\$38.50) and accrues interest at a 10 % annual rate. If you have not paid your annual assessment, please contact Tamara Owen at 404-788-7875 and ask for the total amount owed.

You can pay the annual assessment by check or on-line. Make checks payable to: Paces Club Homeowners Association, Inc. Checks should be mailed to:

Paces Club HOA, Inc.  
c/o Riverside Community Management  
PO Box 64385  
Phoenix, AZ 85082-4385

Please include your address in the check. You can also pay your assessment on-line by credit card (Visa, MC, Discover, e-check, NYCE, STAR, Pulse Pay) or electronic check at Riverside Community Management's website. The website is:

[http://www.riversidemgmtco.com/riverside/pay\\_dues\\_all.asp](http://www.riversidemgmtco.com/riverside/pay_dues_all.asp)

There is a fee for the transaction. According to Riverside Community Management, this is a 100% pass through cost and they don't mark it up or receive any portion of the fee.

Approximately 84% of the residents have paid the 2009 annual assessment. If you cannot pay the full assessment due to economic hardship, please contact Tamara Owen from Riverside Community Management at 404-788-7875 to request a payment plan.

## Covenant and Bylaws Revisions Update

A summary of proposed changes to the covenants and bylaws have been posted at [www.pacesclubhoa.org](http://www.pacesclubhoa.org). As of July 31, 2009, 38% residents have voted. Ninety-five percent of the votes received are affirmative (for approval). We need an additional 111 affirmative votes to reach the 67% of residents required to approve the covenant and bylaws revisions. The HOA Board will be going to contact residents that have not voted to encourage them to vote.

If you would like to vote now, contact any HOA Board member and they will pick up and notarize your consent form.

Please contact César Zapata ([cesar@pacesclubhoa.org](mailto:cesar@pacesclubhoa.org)) if you have any questions about the changes.

The HOA Board believes that these revisions will help maintain and improve property values by providing the necessary protections and authorities to the HOA Board to make decisions in the best interest of the community. Please help approve these revisions.

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**Additional 111 affirmative votes are needed to reach the 67% required to approve the revised Covenants and Bylaws**

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## HOA Board Elections

Your community needs you! Elections are set for November and we need residents interested in improving our community to run for the HOA Board. The HOA Board meets every month to review financial reports, approve

expenditures and projects, and approve architectural requests. Riverside Community Management handles the day-to-day business of the association, from obtaining quotes and inspecting the property to paying the bills and answering resident questions. Because of that, your volunteer time is less than it would be if we didn't have a management company.

Contact any HOA Board member if you have any questions about the duties of the HOA Board. Please consider running for the HOA Board if you would like to make a difference in your community.

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## House-to-House Solicitation

Several residents have contacted the HOA Board to ask about house-to-house solicitations conducted by several companies in our neighborhood. The HOA Board DOES NOT endorse or require any resident to use any specific company for garbage collection, security systems, or any other services. If a company is making those claims, please obtain their information and forward it to any HOA Board member or Riverside Community Management.

Cobb County permits door-to-door solicitations only if the person has registered with the county's business license office. A registration badge must be worn by solicitors and should include their name, address, organization and a photograph. Solicitation without a registration badge is prohibited. County police will respond to reports of unregistered solicitors.

The HOA Board is considering posting a "No Soliciting" sign in front of the subdivision.

## HOA Board

Chuck Jones – President  
[chuck@pacesclubhoa.org](mailto:chuck@pacesclubhoa.org)

Kelly Simcox – Vice-President  
[kelly@pacesclubhoa.org](mailto:kelly@pacesclubhoa.org)

Rich Miller – Treasurer  
[rich@pacesclubhoa.org](mailto:rich@pacesclubhoa.org)

César Zapata – Secretary  
[cesar@pacesclubhoa.org](mailto:cesar@pacesclubhoa.org)

Michelle Goodsite – Member-at-Large  
[michelle@pacesclubhoa.org](mailto:michelle@pacesclubhoa.org)

## Riverside Community Management

**Tamara Owen**  
Property Manager  
Riverside Property Management, Inc.  
PO Box 2484  
Kennesaw, GA 30156  
404-788-7875 Direct Phone  
770-444-3376 Facsimile

## Newsletter Advertisements

The newsletter advertisement prices are:

\$25/issue for a business card size ad

\$50/issue for twice a business card size ad

\$75/issue for inserts

Our newsletter reaches 357 homes. Payment must be received before the publishing date. You can email your ad to

[cesar@pacesclubhoa.org](mailto:cesar@pacesclubhoa.org). Checks and hard copy ads can be mailed to:

Paces Club HOA, Inc.  
Attn: Newsletter Ad  
PO Box 2484  
Kennesaw, GA 30156

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# FINANCIAL REPORT

## BALANCE SHEET

As of 07/31/09

### ASSETS

|   |              |
|---|--------------|
| Cash – Operating  | \$17,282.11  |
| Cash – Reserves   | \$325,570.03 |
| Annual Assessments Receivable (includes late fees,<br>interest, and legal fees) | \$25,675.52  |

**TOTAL ASSETS** \$368,527.66

### CURRENT LIABILITIES

|                           |                     |
|---------------------------|---------------------|
| Accounts Payable          | \$55.39             |
| Prepaid Owner Assessments | <u>(\$1,310.46)</u> |

**TOTAL CURRENT LIABILITIES** (\$1,255.46)

### EQUITY

|                                |                    |
|--------------------------------|--------------------|
| Reserves                       | \$325,570.03       |
| Prior Year Net Income/(Loss)   | \$2,714.44         |
| Current Year Net Income/(Loss) | <u>\$41,498.26</u> |

**TOTAL EQUITY** \$369,782.73

**TOTAL LIABILITY & EQUITY** \$368,527.66

**INCOME & EXPENSE REPORT**

As of 07/31/09

| <b>INCOME</b>                                      | <b>Year-to-Date</b> |
|--|---------------------|
| From Previous Mgmt Co.                             | (\$8,600.79)        |
| 2009 Annual Assessment Income (356 houses x \$385) | \$137,059.44        |
| Late Fees  | \$3,388.07          |
| Legal Fees Reimbursment                            | \$5,950.00          |
| Miscellaneous Owner Income                         | \$731.40            |
| Owner Interest Income                              | \$1,863.95          |
| Tennis Income                                      | \$1,160.00          |
| Interest Income                                    | \$87.54             |
| Miscellaneous Income                               | \$41,830.49         |
| <b>TOTAL INCOME</b>                                | <b>\$183,470.10</b> |
| <b>EXPENSES</b>                                    |                     |
| <b>Year-to-Date</b>                                |                     |
| <u>GENERAL &amp; ADMINISTRATIVE</u>                |                     |
| Administrative                                     | \$30.00             |
| Management Company                                 | \$12,021.61         |
| One Time Set-up Fee                                | \$375.00            |
| Legal Fees   | \$16,777.29         |
| Postage & Mail                                     | \$1,263.17          |
| Insurance  | \$3,690.00          |
| Office Supplies                                    | \$168.32            |
| Printing & Reproduction                            | \$1,221.40          |
| Property Taxes                                     | \$2,986.81          |
| Miscellaneous General & Administrative             | \$1,412.64          |
| <b>TOTAL GENERAL &amp; ADMINISTRATIVE</b>          | <b>\$39,946.24</b>  |
| <u>CLUB HOUSE &amp; POOL</u>                       |                     |
| Pool Permits (Cobb County)                         | \$500.00            |
| Pool Operation & Maintenance                       | \$4,941.00          |
| Pool Repairs                                       | \$15,943.67         |
| Pool Supplies                                      | \$434.87            |
| Pool Telephone                                     | \$208.41            |
| Pool Water & Sewer                                 | \$1,361.94          |
| Pool Furniture and Benches                         | \$17,543.09         |
| Maintenance  | \$1,436.25          |
| Repairs  | \$630.00            |
| Roof Repairs/Replacement – Club House              | \$11,710.00         |
| Tennis Maintenance                                 | \$78.46             |
| <b>TOTAL CLUB HOUSE &amp; POOL</b>                 | <b>\$54,787.69</b>  |
| <u>SITE IMPROVEMENT</u>                            |                     |
| Pine Straw   | \$5,590.00          |
| Site Improvements                                  | \$10,301.00         |
| <b>TOTAL SITE IMPROVEMENT</b>                      | <b>\$15,891.00</b>  |
| <u>UTILITIES</u>                                   |                     |
| Water & Sewer                                      | \$344.32            |
| Electricity  | \$4,202.62          |
| Telephone  | (\$25.87)           |
| <b>TOTAL UTILITIES</b>                             | <b>\$4,521.07</b>   |
| <u>MAINTENANCE</u>                                 |                     |
| General Maintenance & Repair                       | \$5,021.44          |
| Electrical Repairs                                 | \$390.00            |
| Maintenance Supplies                               | \$183.74            |
| Miscellaneous Maintenance                          | \$36.44             |
| <b>TOTAL MAINTENANCE</b>                           | <b>\$5,631.62</b>   |
| <u>CONTRACT SERVICES</u>                           |                     |
| Landscaping  | \$19,593.76         |
| Extermination Services                             | \$164.00            |
| Janitorial Services                                | \$1,370.02          |
| Janitorial Supplies                                | \$66.44             |
| <b>TOTAL CONTRACT SERVICES</b>                     | <b>\$21,194.22</b>  |
| <b>TOTAL EXPENSES</b>                              | <b>\$42,388.44</b>  |
| <b>CURRENT YEAR NET INCOME/LOSS</b>                | <b>\$41,498.26</b>  |