



Cameron Chronicle

Summer/Fall 2017



WebSite: <http://www.cameronglenhoa.com/>
Address: 1501 Cameron Glen Drive, Marietta, GA 30062

Residents,

We hope everyone has had a wonderful summer and we look forward to seeing you at our Annual meeting Monday, November 13th at 7:30 pm at the Clubhouse.

<p style="text-align: center;">2017 Cameron Glen HOA Board of Directors</p> <p>President: David Millard (President.CGHOA@gmail.com)</p> <p>Vice President: Lynn Eaton (VicePresident.CGHOA@gmail.com)</p> <p>Treasurer: Curt Hersey (Treasurer.CGHOA@gmail.com)</p> <p>Secretary: Jan Keown (Secretary.CGHOA@gmail.com)</p> <p>Assistant Secretary: Buddy Bell (AssistantSecretary.CGHOA@gmail.com)</p>	<p>NOTES FROM THE BOARD: 2017 Accomplishments</p> <ul style="list-style-type: none"> • Reduced the duties of CMA to cover Finances and ACC enforcement only, which saves the HOA funds. All other duties (contracting, etc.) fall to the Board. • Oversaw the opening of the Pool with new grout around the coping (removed the old black moldy grout) and new Virginia Graeme Baker (VGB) safety covers on the pool main drains skimmer suction lines. • Fixed the 3 Hayward Control Salt Cell Boxes after replacing on of the 3 cells. The Salt System is making chlorine for the pool. • Oversaw the contracting and construction of a new aluminum Pool Fence replacing the original rusted and disintegrated steel fence. • Oversaw the contracting to fix the Tennis Court Fence that was bent over in the Spring windstorm. • Oversaw the contracting to have flowers planted at each entrance. • Tested, repaired and supplemented the clubhouse fire safety equipment including the fire sprinkler, fire extinguishers, exit and emergency lights. • The tennis court lights have been diagnosed and repaired and a new timer added. • The playground gate has been repaired with new hardware. • New “Dog Waste” and “No Dumping” signs were added and some junk was removed on Crown Terrace between the Glen and Park. • These are issues that may go unnoticed and are not as “glamorous” as our tennis court resurfacing and the new pool fence but they require funds and are important for the overall functionality and safety of our community. • Other non-glamorous issues that are being addressed are: <ul style="list-style-type: none"> ○ correcting erosion on the embankment across from the pavilion, ○ diagnosing and repairing leaking irrigation pipes, ○ replacing landscape light bulbs as they burn out to keep the entrances illuminated, and ○ picking up trash and debris along the entrance ways on Allgood Rd.
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- The Board Finance Committee updated the CGHOA Reserve Study to determine finances required for the next 15-20 years. Since the annual dues (revenue) have not increased for many years and expenses have continued to climb our reserves have been depleted. To limit our financial exposure should a major ticket item need replacing we have opened a \$20,000 line of credit (LoC) with BB&T. We hope to not have to use the LoC but it is there if we need it while we build up our reserves over the new few years.
- Items to be completed:
 - Complete the in-progress community vote on the following changes to the bylaws. (Thanks to those who have already voted. We need EVERYONE to VOTE! We'll be sending out another reminder shortly.)
 - Allow electronic delivery of documents to residents. This will save hundreds of dollars that is now spent each year on required mailing of all official correspondents.
 - Approve the waiving of annual dues for HOA Board Members and Committee Chairs for the year after they have completed a full term. This is a practice that was started many years ago to encourage residents to serve on the HOA; however, the board feels that this should be officially entered into the bylaws by the residents.

Cameron Glen/Cameron Park HOA Board

Standing Committees

ACC Committee

Donna Joe (ACC.CGHOA@gmail.com)

Clubhouse Committee

Elaine Sheldon

(Clubhouse.CGHOA@gmail.com)

Welcome Committee

Curt Hersey

(Welcome.CGHOA@gmail.com)

Pool Committee

Contact Dave Millard or Bill Martin

(Pool.CGHOA@gmail.com)

Tennis Committee

Peggy Wilson

(Tennis.CGHOA@gmail.com)

Website Committee

David Millard

(WebMaster.CGHOA@gmail.com)

COMMITTEE NEWS

ACC Committee News

Several ACC requests have been processed

Clubhouse Committee News:

The Clubhouse has been well used this year for parties ranging from Birthdays and Graduations to an Easter Party hosted by a neighbor and an Adult Social wine and cheese party

Welcome Committee News

Welcome Notebooks have been given to all new residents.

Pool Committee News

The Pool is running smoothly after a shaky start with the fence construction delays.

Tennis Committee News

The Tennis Lights and Fence have been fixed.

Website Committee News

If you need login information please send an email request to the

WebMaster.CGHOA@gmail.com

Schools

- Marietta City Schools Student Registration: <https://www.marietta-city.org/Domain/672>
- Marietta City Schools 2017-2018 calendar: <https://www.marietta-city.org/Page/2174>

DATE	EVENT
9/25-29/2017	Fall Break
11/20-24/2017	Thanksgiving Break
12/21-31/2017	Winter Break
1/1/2018	New Year's Day
1/4/2018	1st day, 2nd Semester
1/15/2018	MLK Jr. Day
2/20-23/2018	Mid-Winter Break
4/2-6/2018	Spring Break
5/25/2018	Last Day of School

For further information on Marietta City Schools please see their website @ <https://www.marietta-city.org/>

Frequently Asked Questions (FAQ)

1. How do I make reservations for the clubhouse?

Reservations for the clubhouse can be made by check the website for availability: <http://www.cameronglenhoa.com/Clubhouse-Reservations> and calling Elaine Sheldon, (H) 770-971-8889 or (C) 404-218-7900 or Clubhouse.CGHOA@gmail.com

2. When will the pool be closed?

The pool will close on Sunday, October 1, 2017; September 30 is the last day to use the pool.

3. How do I get the code to the tennis courts and/or pool?

Pay your 2017 Dues and the code will be sent to you via email from CMA.

4. How do I get permission to install a fence, playset, change landscaping?

The Architectural Control Committee (ACC) approves all exterior modification to homes. This includes everything from home additions and painting to major landscaping and playsets. The ACC is committed to a quick approval so that you can start your project right away. Those who do not get approval from the committee before beginning their project are subject to a \$100 fine. Members of the committee are listed on the first page and are ready to serve. See design standards pages 7-8. Please download and send the appropriate ACC forms to Cameron Creek/Cameron Park Community Management Associates (CMA) for consideration and processing.

CMA : Please contact Greg Wozniak (gwozniak@cmacommunities.com)

Ph: 404-835-9125 Fax: 404-835-9200

5. Who do I call to report a street light that is out?

There are two power companies in the community. To report a street light problem, call the power company to whom you pay your electric bill, either Cobb EMC at 770.429.3432 or Marietta Power at 770.794.5160.

6. What do I do about a dog running loose in the neighborhood or a dog that is constantly barking? Corollary, how do I stop people walking dogs leaving dog waste on my yard?

Call the City of Marietta Code Enforcement at 770.794.5439.

7. What are the parking rules for the neighborhood?

As a subdivision, we limit visitor street parking to 7 nights. Please be considerate toward your neighbors as to where you park your car on the street (please don't block mailboxes, driveways or sidewalks). The clubhouse parking lot is **NOT** a place to park your excess vehicles.

8. How do I accommodate my extended overnight visitor's vehicles?

Contact any HOA board member for permission to use the clubhouse parking area.

9. What are the garbage and recycling days?

Garbage – Tuesday and Friday

Newspapers – Friday with Garbage pickup (must be in plastic bags or tied up)

Recycling – Friday

Brush and yard trimmings – Wednesday

Holiday Pickup Schedule: <http://www.mariettaga.gov/500/Holiday-Pickup-Schedule>

Contact <http://www.mariettaga.gov/475/Environmental-Services> for more details

10. How do I get a recycling bin?

Call BFI at 404-794-1145.

11. Do I need a closing letter before I sell my home?

Yes. A letter of good standing is required at closing. Call the Community Management Associates (CMA) CGHOA Manager, Greg Wozniak (gwozniak@cmacommunities.com), Ph: 404-835-9125 Fax: 404-835-9200 to get this letter.

12. How to I request Sidewalk Maintenance

Public Works, Street Maintenance Street Supervisor, Phone: 770-794-5678

Calendar of Events

See the website for details: <http://www.cameronglenhoa.com/default.asp>

CALENDAR of EVENTS

September 30, 2017 - 2017 CGHOA Pool Closing

2017 Pool Closing Day More Details

November 23, 2017 - Trash Pickup Thanksgiving week

Trash Pickup Thanksgiving week Thursday, November More Details

Annual HOA Meeting

Pursuant to the By-laws of the Cameron Glen Homeowners Association, Inc. Article II, Section 1, you are hereby given Notice of the Annual Meeting to be held:

Date: Monday, November 13th, 2017

Time: 7:30-9:00 PM

Place: The Cameron Glen Clubhouse, 1501 Cameron Glen Dr. Marietta GA 30062

Annual Meeting Agenda:

1. New officers announced and voted upon. Each officer gives a brief Vita.
2. Treasurer (or his stand in) Presents 2018 Budget, discuss and vote on Budget
3. Reserves Discussion: The current Plan is to increase the annual dues consecutively over the next several years. The Reserve Study shows these increases are required in order to meet the expenses and build up reserves. ***The justification for this increase will be explained at the November meeting. Please attend this important meeting.***
4. Q&A Session

Common Covenant, Design and Decency Standards Violations

- Failure to request prior approval for any changes to home or site such as fence, play equipment, permanent structure, house color, major landscaping modifications.
- Failure to properly maintain landscaping to HOA standards. Lawns must be maintained regularly including side and rear yards. Trees, bushes, flowers should be kept off the sidewalks.
- Failure to call the Utilities Protection Center at 770-623-4344 to locate and identify all underground cables before any digging is started on your property.
- Failure to pick up and bag dog waste. Please follow the animal control laws and scoop your dog's waste into a bag, seal the bag and dispose of it in your trash (not the trashcan of convenience (like the Clubhouse trashcans).
- Placement of advertising or "for sale" signs on common areas.
- Garbage and recycling cans put out earlier than the evening before pickup and left out days after pickup.
- Speeding on the streets in the subdivision. The speed limit is 25 mph on all streets.
- Illegal overnight street park in violation of our Covenants and Bylaws.

*A good neighbor
is a
priceless treasure.
- Chinese Proverb*

"Autumn...the year's last, loveliest smile." - William Cullen Bryant,
"Indian Summer"

"Winter is an etching, spring a watercolor, summer an oil painting,
and autumn a mosaic of them all." - Stanley H. Horowitz

Suggestion Box

Cameron Glen and Cameron Park members are welcome to submit "Suggestions" that will be of interest to other CG/CP residents. Notices are limited to 50 words or less. The Cameron Chronicle includes "Suggestions" as a community service and does not endorse or support the services or products mentioned. Submit your "Suggestions" to AssistantSecretary.CGHOA@gmail.com.

Nextdoor

Sign up for <https://nextdoor.com/> to receive up to date info about our neighborhood. Cameron Glen/Cameron Park currently has 414 neighbors signed up. Nextdoor is the private social network for you, your neighbors and your community. It's the easiest way for you and your neighbors to talk online and make all of your lives better in the real world. And it's free.

Here is the link to the invite:

https://cameronglencameronpark.nextdoor.com/invitation_email/

Recommendations:

Do you have advice to share with other homeowners? Send a note to the Webmaster, WebMaster.CGHOA@gmail.com.
