

WILDWIND HOMEOWNERS ASSOCIATION, INC

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AUGUST 2007 NEWSLETTER

Next HOA Meeting: August 25th at Cochran Library 2-4 PM

FROM THE PRESIDENT: We are still trying to collect the dues from a select few residents who feel that they are above paying. When you purchased your home in this sub-division you signed an agreement that stated that you are a member of the HOA and that you agreed to pay the annual dues assessed by the association. Our Management Company is actively pursuing those who are in arrears, by first placing a lien on their property then proceeding to take them to small claims court. You can let a small yearly dues add up to a great deal of expense by ignoring them. I urge you to consider getting your dues paid to prevent a larger expense.

With having to get the retention pond repaired and operational, we are moving the start date for the fence replacement to November with the entrance sections being replaced first. The biggest reason for shifting the starting date on the fence is that we are showing currently that over \$6,000.00 is still due in from HOA dues and over \$2850.00 is still due in from the dues increase fee. As always those who fail to pay their share make us postpone the start date of projects, and ultimately they suffer the most when we have to result to legal means to collect dues that are owed. We currently have judgment against two homeowners that owe over \$4250.00 in past due assessments, fines, late charges and legal fees (this amount is not included in the past due amount above). Hopefully by aggressively pursuing the past due homeowners we can get this problem repaired. Any dues over 180 days old will be placed on a fast track for collections.

FROM THE MANAGEMENT COMPANY: Inspections of property are conducted once a week and violation reports are sent to owners every week. Failure to comply with the rules and regulations are handled in the following way: First we write a letter detailing the violation and asking that corrective action be taken within the next 10 days. The second notice contains notice to assess a fine in the violation is not corrected in the next 5 days. If the violation is still not corrected in the time allotted or we have not been notified about what action is being taken, then we issue a fine for the violation. The fine will be issued monthly for every month that the violation remains. The only exception is for lawns that need to be cut. We will ask once that they be cut and edged within the next three (3) days. If not then we will have someone cut the lawn and charge back to the home owner \$65.00. We can not wait an extended amount of time on cutting the grass.

Gas lights are REQUIRED to be operational and working. This is a City as well as a sub division ordinance. Wildwind Sub-Division was built with out any type of street lights, except the yard light. This is what provides illumination at night. Failure to comply puts all of our homes at risk. We have sent each homeowner, which has a gas light not working, a letter requesting that they repair these lights by May 31st 2007 or suffer a fine of \$65.00 per month for every month the light is not working. **Lights can be converted to electric by the association at a special price of \$225.00 (good for the months of July & August).** If you need mantles they are available at a cost of \$5.00 per set. If you need help lighting the lamp, please call us @ 678-485-3501. We are here to help in any way we can.

We realize that the inspections are done on Monday of each week and the violation letters go out on Tuesday. Items like cutting grass, ect are usually corrected within two days of the letters being received and we appreciate this being done. These are reminder letters, not judgmental, not condemning letters, but just a

reminder that this needs attention. A large part of our job is to remind what needs to be done to keep the values of your home at their peak. In this time of “soft” real estate selling market, a desirable neighborhood is an asset.

You can reach us thru the e mail and phone number at the top of the newsletter.

City of Stockbridge Curfews

The City of Stockbridge has particular laws in effect in regard to curfews for minors. Please keep the following in mind where your children are concerned, especially during the summer months when the children are out of school. Section 11.04.060 of the City of Stockbridge Ordinances states: ***“No minor of the age of eighteen (18) years or under will be allowed on the streets of the City after the hour of twelve (12:00) midnight unless the minor is going to or coming from his place of employment or is accompanied by a parent or guardian. The provisions of this section shall include minors sitting in automobiles on the streets after midnight. The provisions of this section shall also include minors under the age of fourteen (14) shall not be allowed on the streets of the City after the hour of nine (9:00) pm unless the minor is accompanied by a parent or guardian”.*** Please comply with this ordinance because the penalties imposed by the City of Stockbridge can be rather costly.

Noise Ordinance:

Policy and Purpose. The provisions contained in this ordinance are enacted for the purpose of preventing noise disturbances or unreasonable noise. Above certain levels, unreasonable noise or noise disturbance is detrimental to the health and welfare of the citizenry and the individual’s right to peaceful and quiet enjoyment. Therefore, it is hereby declared to be the policy of the city to prohibit noise disturbances or unreasonable noise from all sources, subject to its police power in order to secure and promote the public health, comfort, convenience, safety, welfare, and prosperity of the citizens of Stockbridge. Radios, televisions, loudspeakers, musical instruments, and similar amplified devices. The operating and playing of any horn, player piano, radio, phonograph, computer, MP3, compact disc, computer disk, or audio tape player, musical instrument, loudspeaker, or similar device or attachment which produces or reproduces sound on the public right-of-way in such a manner as to be plainly audible to any person other than the operator of the device, except by permit issued by the city pursuant to section 11.26.050(B).

Children Playing in the Streets

School starts back on August 6th and we need to be careful during the times the school buses are running and after school. The most important assesses of our future is the children of today. Our streets are not wide and with the children in the neighborhood enjoying the sunny days, riding bikes, walking or just playing we need to watch out. A simple mistake can cost you and a family a lifetime of grief. Just slow down, and you will get there just as fast.....

Yard of the Month

This month’s Yard of the Month for August 2007 goes to Ms. Dorothy Gaston @ 219 Misty Ridge Trail.

WWHOA Resident Handbook

Each homeowner should have received a WWHO A Information Package, either in 2004 when a mass mailing was done, or when you first purchased your home. This package contains important contact information for agencies/businesses in the City of Stockbridge (tag office; water/sewer; police, etc.). It also contains the WWHO A Covenants. Please familiarize yourselves with these covenants because they are to be strictly adhered to by all homeowners. If you do not have a copy of this package, you can obtain one by going to the WWHO A website: www.wildwind_hoa.org.

Suggestions for Front Entrances

Many of you are wondering about the appearance of the front entrances to the subdivision. As it stands right now, we are not going to plant any flowers/shrubs because of two reasons: 1) the statewide drought that we are experiencing; and 2) we are starting on replacing the fence and to plant now would mean that we will have to double up when the new fence is installed.. That would truly be money wasted. In the meantime, we would like to have your input on what types of flowers/shrubs you want to see at the entrances. If there are any garden enthusiasts, please contact us with your suggestions via voicemail, fax or email.

ATTENTION YOUNG BOY’S 1st GRADE THRU 4th GRADE: SCOUTS WILL BE AT THE OPEN HOUSE AT STOCKBRIDGE ELEMENTARY AND SMITH BARNES.

Looking to have fun, enjoy learning new things, camping out, fishing, while learning values, leadership skills, and building life long friends. Then think about joining the Cub Scouts. Pack 69 is looking for boys to join their den. Some of the things they are doing this summer include camping out at Andersonville National Park, Fishing Rodeo at High Falls State Park, Camping out at the Little Grand Canyon in South Georgia, attending the snakes \$ lizards exhibit, going to a Braves Game and getting to go on to the field at Turner Field and more..... Talk to your parents and see what scouting is all about. Contact Tamara Isbell @ isbellt@bellsouth.net.(financial assistance is available if required)

SUGGESTED COMPANIES

The companies listed below are recommended by the Association:

- LAWN THERAPY (grass & shrub maintenance service).....678-933-9505
- GRASS KING (grass & shrub maintenance service).....678-755-1322
- EARTHTONE LANDSCAPING (grass & shrub maintenance).....770-335-0699
- HEAVEN SENT LANDSCAPING (grass & shrub maintenance).....404-549-1271
- PRO PRESSURE WASHING (houses, walkways, driveways, ect).....678-984-8492