

Paulding Saddlebrook Farms Homeowners Association

PO Box 1336 Dallas, Georgia 30132-0023
<http://www.psfhoa.com>

Greetings Friends & Neighbors!

I am writing to inform everyone of the progress that has been made thus far, as well as to notify of some upcoming events within our community!

First of all, I am sure everyone has noticed the progress made on the entrances to our subdivision. Very soon, this project will be complete with expanded flower beds and annual color like this neighborhood has never displayed before.

Second, the pool resurfacing project has been completed. The pool will open the evening of May 6, 2005. Members of the Pool Committee will be present at the pool from 7:00pm-8:30pm to distribute Pool Passes for the 2005 season. If you cannot make it to retrieve your passes on this date, write the Pool Committee at pool@psfhoa.com or by US Mail at PSFHOA Attn: Pool, PO Box 1336, Dallas, GA 30132-0023.

The Board of Directors and the ACC, with the help of their new Chairman Allen DeVoll, have approved new enforcement procedures for our community. I am sure this is music to many of your ears. However, with these new procedures comes responsibility and accountability.

Generally, a homeowner will have 10 days to remedy a violation on the first occurrence. Subsequent occurrences of the same violation will be accelerated to only 5 days. The Association reserves the right to demand immediate action on violations that pose a danger to safety or property.

Attached you will find a copy of the ACC Guidelines, a sample ACC Violation Letter, & Pool Rules & Regulations. Please review these documents in their entirety and retain them for your records. Updated versions will be posted online at <http://www.psfhoa.com>.

We know that there are presently numerous violations of the governing documents throughout the community. Some typical examples of violations are as follows: **Mold growing on houses, trees obstructing line of sight within the community, parking pads constructed within the view of other neighbors or streets, parking on the streets and sidewalks, weeds visible within lawns and flower beds, and mailboxes that would have never been approved by any member of this Association.**

One of the main duties of the Board and ACC is to enforce the covenants in order to maintain the property values and appearance in the community. The Association is requiring strict compliance with the governing documents.

Attached you will find a procedure for levying fines regarding violations of the covenants, bylaws, rules or ACC guidelines. All violations must be corrected within the next 15 days. After this time the Association will start sending out violations notices and fine homeowners accordingly.

The standard fine will be \$25.00 per day, per occurrence. That equates to \$750.00 per month for each violation. These fines are in accordance with the Covenants, the GA POA, and will be levied when necessary.

Also, attached, you will find a list of contacts to assist in the maintenance of your property. If you do not have the time or expertise to perform the necessary work on your property, I highly recommend hiring one of these contacts or another.

Next, our Vice President, Bill Daffron, is nearing the end of his one year term. Bill has expressed his desire to concentrate more on his personal endeavors and will not be running for a second term. The person who is elected to fill the opening on the Board of Directors will be elected to serve a full three year term. If you are interested, send me an email, or simply have someone from the floor nominate you at our


next HOA meeting on June 26, 2005. The meeting will be held at the lower pool pavilion. Registration will be at 2pm, with the meeting beginning promptly at 2:30pm.

Finally, the Association has retained a new attorney:

Michael A. Rome
Rome & Associates, P. C.
Attorneys at Law
30 Whitlock Place, Suite 101
Marietta, GA 30064
(770) 428-6002
FAX: (770) 428-6003
<http://www.hoa-attorneys.com>

If your account is referred to the attorney YOU MUST CONTACT THE ATTORNEY FOR ASSISTANCE OR INFORMATION. No one within the Association is authorized to discuss matters referred to the attorney.

Regards,



Danny Plunkett – President
Paulding Saddlebrook Farms Homeowners' Association, Inc.

Member Discounts and Benefits

Folds Quality Lawn Care

(770) 316-4682

Ask for Michael

“Let us worry about your lawn, so you don’t have to.”

Introductory Rate: \$30.00 cut lawn and trim (average size lawn)

Everyday low price after that: Just \$35.00!

Ray’s Above Par Pressure Wash

404-392-1841

“Pressure wash my house?! Are these people crazy?”

That’s right everyone. Many of the homes in our community need to be pressure washed desperately bad. That’s why I contacted my buddy Ray to negotiate a deal, just for the homeowners here at Saddlebrook Farms.

Ray, has agreed to pressure wash homes in our subdivision for between \$100.00 and \$115.00. That’s more than 25% less than anyone else I have been contacted by.

Call Ray today!

Spiffy Dry Cleaners

76 Highland Pavilion Ct., Suite 157

Hiram, Georgia 30141

770-943-0060

<http://www.spiffydrycleaners.com>

We have a new laundry service in town, and they pick-up and deliver to our neighborhood for FREE!

Extremely competitive pricing, and door to door service!

Call Spiffy, and they will be at your door in a jiffy!