

Paulding Saddlebrook Farms Homeowners Association

PO Box 1336 Dallas, Georgia 30132-0023
(770) 505-0855 or <http://www.psfhoa.com>

Greetings Fellow Homeowners:

August, as promised, has been an eventful month for the Board at the HOA. We have voted on many things, among them, the termination of the contract with Abacus and the signing of the new contract with Bach, James, Mansour & Company, CPA. Regretfully, I sent out the previous letter with an incomplete address for BJM. The correct address and contact information follows:

**Paulding Saddlebrook Farms HOA c/o BJM Co.
3885 Crestwood Parkway NW, Suite 590 Duluth, Georgia 30096
Phone: (678) 551-1014 Fax: (678) 551-1019 Web Address: <http://www.bjmco.com>**

Additionally, our Secretary/Treasurer, Kim Litten, has resigned. Her reasons for resigning were detailed in a letter to the HOA Board Members. Fortunately for all of us, Heidi Jansen enthusiastically assumed the role of Secretary/Treasurer, and has "taken the bull by the horns," so to speak. Thank you Heidi!

Also, at this time I would like to convey my sincere gratitude to Kim for her service to our community, and her passion and willingness to stand up for what she believes in. I have complete confidence that Kim will continue to assist this neighborhood when called upon, and I know that she will prove to be a valuable asset in whatever role she chooses to play in the restructuring of our organization. Thank you Kim, you will be missed.

Now for the business: The HOA has officially closed the pool for the 2004 season. I sincerely hope that everyone had an opportunity to enjoy the pool this summer. The Board is asking for volunteers to help with the covering of the pool this **Saturday, September 11, at 3:00 pm**. Please if you have availability at 3 pm this Saturday, come and help us out, so we can all get back home and enjoy our weekend. From what I understand, the pool cover is quite heavy and requires several people to perform the task. Historically, volunteer turnout for things such as this has not been anything to brag about. Please help us to change this trend starting on Saturday.

Additionally, the Social Committee and the PSFHOA Board would like to extend an invitation to all of the residents of the Saddlebrook Farms & Steeple Chase Community to attend our 6th Annual Luau! ****Saturday, September 18th @ 7:00pm; at the Pool**** This event is FREE to residents (two per household), and only \$5.00 for each additional or outside community guest. The party will be hosted by Atlanta's own Tripp West of STAR 94, and I personally cannot wait! I have never been to one of these events, and I sincerely hope that this is a community bonding event, so please, come down and join the fun. ****Adults only (18 to party, 21 to drink). NO glass of any kind in the Pool area (beer bottles included). Bring Your Own Beverage and a finger food.** Let's just have some fun!

Next on the agenda is the new website. It is up and running now. Within the next few weeks, we will have all of the governing documents for our community posted on this website (this includes the Covenants). As promised at the last meeting of the homeowners, the Board will put together a full set of the documents and have them distributed after the signing of the 6th amendment. Until then, please contact me if you require anything sooner. Please visit the website frequently at <http://www.psfhoa.com>.

In an effort to improve safety and communication within our neighborhood, the Board has begun the formation of a Safety Committee to be led by Denise Ryan. Denise is actively looking for Block Captains throughout the community. These Block Captains would primarily be responsible for communicating with several of their neighbors in regards to petitions for traffic measures, as well as assisting in the formation of a neighborhood watch program. If you are interested in becoming a Block Captain for our community, please contact Denise Ryan or any Board member ASAP.

In other continuing events, the ACC has been formed and is currently in the process of reviewing a set of Design Standards for our community, pursuant to Article 5 of the Declaration of Covenants, Restrictions and Easements. The purpose of the Design Standards is to provide the homeowners with a written format for making changes to their homes within the community. These Design Standards can, and will be continually reviewed and amended as determined to be necessary by the ACC. **Please note:** any desired change not addressed within the Design Standards, or outside the pre-approved format of the Design Standards can still be approved by the ACC. If you desire approval for such a change, please submit a written request to the address listed above. A request form will be attached to the Design Standards and can also be obtained from the website after the final approval of the Design Standards by the ACC.

I would like to again ask that all of the residents here in Saddlebrook Farms please take measures to correct the most obvious "eye sores" within our community. Please do not throw all of your grass clippings into the street, when mowing your lawns. This is not only horribly ugly and disrespectful to those that have to live among the mess; it is against the law, as the grass clippings clog the cities drainage system. Please edge your property. Please remove boats and RV's from the visibility of streets and other neighbor's homes. And finally, PLEASE.....weed your flower beds. At times I have been inspired to become a writer for the infamous native Georgian comedian Jeff Foxworthy after seeing some of the "flower beds" in this neighborhood. "If you got more grass in your flower bed, than you do in your lawn....you might be *in violation of Article 6.22 of the Declaration of Covenants, Easement and Restrictions.*" (Am I multi-talented or what?)

Last, but certainly not least, we have a Homeowners' Meeting at the lower Pool Pavilion scheduled for Sunday, September 26th at 2:00pm. This is a chance for those of you that want to be heard by others to come and be heard, as well as meet and discuss some of the issues that are happening within our community. I would encourage everyone to please come and be a part of the meetings.

As always, I thank you all for your continued support. I hope to see you on this Saturday at 3pm, and next Saturday at 7pm!

Warm Regards,
Danny Plunkett
President – Paulding Saddlebrook Farms Homeowners' Association