



# Eagle Ridge Subdivision

September 2006

[www.eagleridgesub.com](http://www.eagleridgesub.com)

ACC Newsletter

## Architectural Control Committee Members

At the annual homeowners meeting in July, the Board appointed volunteers which have a strong interest in working with our neighbors to make this community a great place to live. The following are the ACC members for 2006-2007:

David Laba    Michael Sampson  
Margaret Stallings    Dean Sutherland  
George Todd

Contact information is on the subdivisions website or you can contact the ACC at:

[acc@eagleridgesub.com](mailto:acc@eagleridgesub.com)

Eagle Ridge Property Owners Assoc, Inc.  
2100 Roswell Rd, Suite 200C, #607  
Marietta, GA 30062

## Eagle Ridge Property Values

Why should you be concerned about how well your property is maintained and how well our neighborhood is groomed? One primary reason is because our property values are seriously effected if each of us does not do our part. Since your home is probably one of your largest investments, it is essential that our neighborhood is well maintained. The fact remains that the price of your home dramatically depends upon what other homes in the neighborhood are selling for. Therefore, if your neighbor does not maintain their property, they will receive less for their home and in turn, so will you. Currently, property values within Eagle Ridge have not increased at rates similar to other properties throughout the East Cobb area (please see table below):

Eagle Ridge	Days on Market	Average Price
7/04-7/05	58	\$234,465
7/05-7/06	62	\$239,146
<b>% Increase</b>	<b>6.9%</b>	<b>2%</b>

## Homeowner Responsibilities

As a homeowner, when you are ready to make changes to your home, most of us want it done yesterday. However, for any exterior changes to your home, landscaping, or property an **ACC Request Form** (found at [www.eagleridgesub.com](http://www.eagleridgesub.com)) must be submitted and approved prior to doing any of the work. Failure to do so could cost you big bucks if you have to re-do what you already have done.

It is also required to maintain the exterior of your property. The ACC has observed the following common violations:

- Landscaping & lawn maintenance
- Parking violations (parking on lawns)
- Pressure washing home exterior
- Trash and debris in yards

### Need to Pressure Wash?

The ACC has negotiated a special pricing with Precision Pressure Washing at (404) 408-1855. Homes \$120, Driveays \$50, Covered Porches \$20  
Licensed & Insured

Increased days on the market as well as lowered property values could easily be attributed to the maintenance and appearance of our homes at Eagle Ridge. So how can we improve this? Please do your part by mowing your lawns weekly, edging, trimming, weed pulling and pressure washing, when necessary. Together, let's keep Eagle Ridge a beautiful place to live!

### **IMPORTANT NOTICE:**

The ACC will be doing a walk through the neighborhood the first week in October and noting violations. Please be a good neighbor by taking a look at your property and correcting any issues you may have, which violate covenants.