

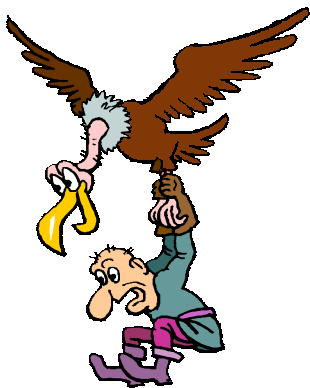
# Eagle Ridge Subdivision

Volume 1, Issue 1

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## Special points of interest:

- The New Parking Policy
- Fences and Construction



# Eagle Ridge Update

## The New Board

First of all, let me start with introducing your newly elected board members one more time.

Mary Ellen Mayer  
 Steve Glenn  
 Thomas Guffen  
 Cor Tadema  
 Jim Zayecheck

Following the distribution of the results from the votes on the new covenants, you have all noticed that the property owners association has now become a mandatory association and the old individual covenants for the various units have

been amended with the results that we are all governed by the same covenants.

If you have not paid your dues for the 2002/2003 fiscal year please take care of that ASAP.

## Parking Policy

The modified covenants have greatly simplified the parking restrictions and allow you to park your personal cars and/or pickups on your drive way but the new covenants still restrict the parking of commercial vehicles. Since adequate off-street parking is provided, no on street parking is allowed for prolonged periods. If you have a party your guests obviously are allowed to

park on the road, but this does not mean that "permanent" house guests can park their car on the road as per article 3.5 of the new covenants.

## Water Ban

Despite the rain the last weekend, Cobb County and the city of Marietta still have a water ban in force and despite all the news reports we have still noticed that some of our home owners still water their lawn in the middle of the day. Please check the clocks and settings on your automated sprinkler system and if you notice your neighbors system spraying outside the allowed hours while they are away please inform them.

## Inside this issue:

Speeding on Soaring Drive	2
The Windows problem	2
Work on the Entrance	2
Our website	2

## Fences and Yard Construction

Your board and the ACC has noticed that some of our neighbors have commenced on major yard construction projects or the installation of fences in their back or even front yard.

As per article 2.6 of the covenants, plans and specifications should be submitted to the ACC before any structure shall be commenced, erected, placed or moved onto or permitted to remain on any lot without prior ap-

proval of the ACC.

To simplify the approval process, we have designed an ACC request form that you can download from our website.

**We are on the Web**  
**www.eagleridgesub.com**

**EAGLE RIDGE PROPERTY OWNERS ASSOCIATION**

2100 Roswell Road  
Suite 200C, #607  
Marietta, GA 30062

Email: board@eagleridgesub.com

**www.eagleridgesub.com**

Fortunately most of our neighbors have access to a computer either at home or at work and consequently have access to our very own web site.

If you have not checked this website please do so as it has all sorts of relevant information on it and if you ever wondered what your board is doing, you will even see the minutes of the board meeting here.

You can submit your advertising, garage sales etc.

Contact your webmaster if you need more information.

Webmaster@eagleridgesub.com

## Speeding on Soaring Drive

### 25 MPH

I trust that the board is not the only one that has seen some of our neighbors and visitors flying down or up the hill on the Soaring Drive and fortunately most of the time avoiding hitting any living or slightly less mobile ob-

ject. I can still recall the tire tracks in one of the front yards that stopped inches from the structure. The Speed limit of 25 MPH is well posted and please request your guests, children or even your self to please slow down before a serious accident occurs

## The Window Problem



Do some of your windows look like this one with foggy edges or even full condensation between the window panes ? You are not alone as a lot of your neighbors have the same problem and your board has taken on the task to address this with our builder

Venture Homes. On the website you will find a link that will allow you to fill in a form so that we can combine all complaints and file one single claim. If you don't have access to the web contact a board member.

## Work on the Entrance

We surely hope that you have seen the wonderful work that has been done on our front entrance and the latest project has ensured that during the dark nights you and your visitors will have no problem finding the entrance as the right side is now fully lighted and shows as a beacon for all those racing up or down Barns Mill Road.



The Eagle ridge entrance sign

Our Maintenance committee under the very watchful eyes of Diane Jones deserves a great thank you for turning this entrance in a sight to be proud of and if all our members submit their dues we should be able to expand upon this design next year and complete the final design.

In line with the recommendations we received during the general meeting and during individual discussions with you, our property owners, we have elected to avoid spending large amounts on these upgrades but since the lighting has been rather poor and has become worse over the last 6 months, the board has agreed with the mainte-

nance committee to replace the low voltage lighting on the right hand side by a high voltage system and allow all the low voltage power we have to illuminate the left hand side.

We know it's not perfect but unless we can find a neighbor that can replace the cable that crosses Soaring Drive at cost instead of the amounts we have been quoted this will be the best we can do.

If you can help please contact Diane Jones or one of the board members.

