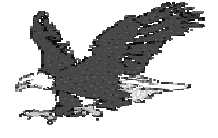




Eagle Ridge Subdivision



Volume 1, Issue 2

30 November 2002

Special points of interest:

- Sponsored ads
- Speeding
- Past Due notices



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Eagle Ridge Update

Sponsored Ads

For those of you that have checked our website in November you will have noticed one additional link to sponsored ads.

This link will take you to a new addition where a number of local merchants actually pay to advertise and the Eagle Ridge Subdivision receives a small amount that can be used to pay for the website and if sufficient merchants advertise even pay for the cost of our quarterly news letter.

Most of the merchants provide online coupons or discounts when you follow the link so please check them out on a regular basis.

Water lines

One of our neighbors cut the water line in their yard while digging up a bush and found out that their waterline was only buried 2 inches instead of the required 18 inches below the surface.

While we hope that this is an exception and all our waterlines are indeed buried the required dept, it does stress the point again that we should use the call before you dig service that is offered by the state as a free service.

CALL BEFORE YOU DIG:
1 800 282 7411

Gutter clean ?

Did you enjoy the colored leaves this year? The trees in our subdivision surely did do their part to provide this annual spectacle. Having played their artistic role, those same leaves are now dropping by the thousands from our trees and in many cases a large number of them have been deposited in your gutters.

While you might not see the leaves in your gutters, please look for the telltale signs of water flowing over the gutters instead of through the downspouts the next time it rains. Leaving this situation un resolved may cause water damage to your home and cleaning is highly recommended.

Past Due notices

The board is pleased to inform you that 197 property owners have meanwhile paid the 2002/2003 property owners fee and by the time you read this, only 46 property owners have received their final notice to pay the outstanding amount. The board has extended the dead line to 15th Decem-

ber to avoid legal action. As indicated in the covenants (By the way did you know you can down load a copy from our web site incase you can't find your copy) the board has the option to place a lean on the property if after multiple requests, the mandatory dues are not paid.

Speeding

Please remember that the speed limit within our subdivision is still 25 MPH and in particular when driving down Soaring Drive please keep your foot on the break as we have clocked cars coming down in **access of 45 MPH**



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

Parking

While during this holiday season, we have more cars in our neighborhood than normally would be the case, we have noticed that a number of our residents seem to have overlooked the parking restrictions as mandated in our covenants and the ACC has started to place warning notices on these cars. These notices are presently friendly reminders but please remember that if you ignore these warnings, you might find your car towed one of these days.

Chimney

The weather has turned colder and I trust we all had our furnishes cleaned and prepared for the winter season. But those of you that are using your fireplace please have your Chimney inspected and cleaned on a regular basis to avoid those nasty chimney fires. Even if you converted your fireplace to a gas fireplace and don't burn wood or wood substitutes any more, any soot left from previous years or possible the previous owners could still be overheated and cause a fire.

Water restrictions still in effect

Despite the rain the last months, Cobb County and the city of Marietta still have a water ban in force. 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. These restrictions also apply to washing your car on your driveway by the way so please do your part in conserving water and avoid further restrictions next summer.

Synthetic Stucco Siding

Many of the homes in Eagle Ridge subdivision were constructed with Exterior Insulation and Finish System (EIFS.)

Unfortunately, in the years since the subdivision was finished, the construction industry learned that there were certain problems if the stucco was improperly installed.

Here are some of the most frequently found problems to look out for and what can be done about it:

- Get a moisture test. For a one-sided stucco house, this should cost around \$200.00. The test does not damage the home. This test will tell you if water is leaking into the siding.

- The bottom of the stucco should not be buried in the ground. The problem is that this leaves a place where termites could enter the home. The stucco can be cut and sealed.
- All penetrations in the siding (including windows and lights) should be caulked with the proper synthetic stucco caulking (Dow Corning 790 series.) If not properly caulked, water could leak behind the stucco and cause damage to the wood.
- If you have a front porch, the crack between the porch and the stucco siding should be sealed with a backing material

and the proper synthetic stucco caulking.

Note: if you can not purchase the synthetic stucco caulking at your local hardware store, you might try a building supplier or the Internet.

For more information, checkout the internet: <http://www.allstucco.com/>

