



# HUNTINGTON WEST HOMEOWNERS ASSOCIATION

Summer 2011



*The 2011 annual meeting of the Huntington West Homeowners Association was held on May 11 at our brand new state-of-the art Station 18 fire-house. Although the attendance was disappointing (only 17 members in addition to the Board), the meeting was a success and the Station 18 facility was beautiful. Hopefully, we will be able to utilize Stations 18's facility for future meetings. Meeting Minutes are available on the HOA web site (<http://hwhoa.org>)*



Association officer elections are in the books for another year - congratulations to our incoming Association Board for 2011-2012:

- President – Steve Carbin**
- Treasurer – Kelly Evens**
- Secretary—Susan Powell**

(Official ballot counts are posted on the HOA's website <http://hwhoa.org>)

Note: The new Board is currently in the process of selecting an additional At-Large member to assist the Board, per our Association's By-Laws. The selection process has been delayed for a while because HOA President Steve Carbin tried to get out of working on HOA issues with a hospital stay and subsequent recuperation. Man...what some people won't do to catch a break! Thankfully, the Prez is back at home and working on a limited basis (when he sneaks past Sherry and out of the house!) Check for periodic progress reports on the web...stay tuned.



Interestingly enough, the Board heard from quite a few homeowners after the meeting – and they seemed to have been caught unaware. Apparently, quite a few very busy families missed all the notices sent out about the pool opening and the HOA meeting – both were posted on the message board at the front entrance for more than a week. Information about the HOA meeting and the pool opening were included in the printed one-page version of the last newsletter placed in mailbox cubbies at all homes weeks earlier and also in the full version of the newsletter posted on the web for more than a month prior to the meeting and the pool opening. A reminder message to check out the full version of the last newsletter on the web was posted on the message board at the front entrance for a couple of weeks when it first came out in April. So....the take away here is....relax and slow down, moms and dads! Take a moment to read the information left at your home and on the web....read and register the important messages posted on the bulletin board as you drive out of the neighborhood several times a day taxiing your family around town!





One of the issues discussed at the Association meeting was the anticipated need for an increase in dues for next year – in the spring of 2012. As first announced in the last newsletter (Spring 2011), the Board has worked to hold expenditures down and keep dues the same once again this year, but we were finally forced to spend a good deal of money to complete long-overdue permanent repairs to our tennis courts. In addition, there are a number of pool capital expenditures looming for the upcoming year, as well as increasing costs for everything from service contractors to legal and management fees. As a result, we do anticipate the need to increase dues slightly in 2012.

**Please be aware of this potential increase and plan accordingly in the upcoming year.**

Note: Homeowner dues in Huntington West have remained the same for the past four years and are some of the most reasonable in our area. According to our HOA's By-Laws, the Board may only raise dues 10% per year. Based on our current dues of \$370, the maximum increase in dues for next year will be \$37 – a little over \$3 per month. At present, the increased amount has yet to be determined, but please be aware the maximum dues for 2012 will be \$407.

More information will be available in months to come. In the interim, the Board will be preparing a comparison of the representative amenities and dues for neighborhoods in our area to highlight the relative value of homeowner dues in Huntington West.

Many member families are fully enjoying our newly improved tennis courts – if you haven't had an opportunity to see your HOA dollars at work, be sure to check out our beautiful new courts!



**Speaking of amenities.....our pool is surely a welcome blessing to help cool off from the blistering summer temperatures this year! This year's Opening Day Celebration at the pool on May 14 was a tremendous success again this year, thanks to the hard work of the Board and several dedicated volunteers. Our local Publix manager, Glenn Tawney, was also instrumental in making sure all our food needs went off without a hitch again this year. Be sure to tell Glenn how much we appreciate his support next time you are shopping at Publix. Thanks to all members who brought side dishes to enjoy along with our burgers and dogs!**



## **HEADS UP – your help is needed in safeguarding our pool!**

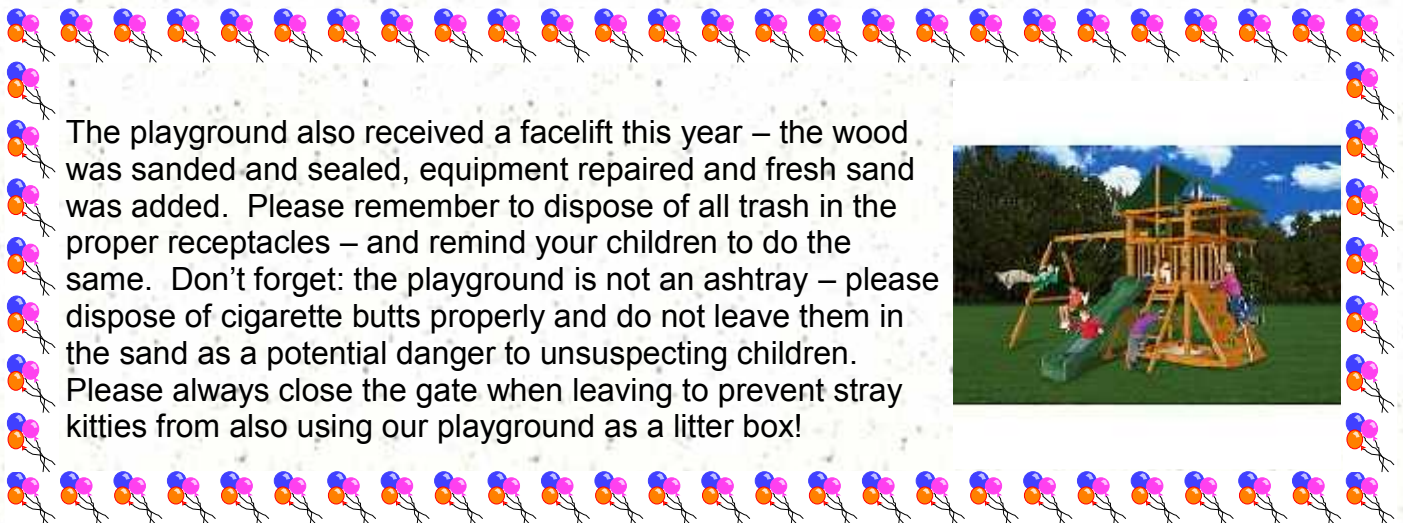
Our pool's key card entry system was new last year and most families have found it useful. However, the ease of our key card entry has also resulted in some abusive situations: non-members have been able to gain entry without paying dues by convincing others to open the gate for them. Please talk with all the members of your family to make sure they understand the responsibility of protecting the integrity of our pool entry system. Even though your first inclination is to politely hold the gate open for others, all members must verify that anyone entering the pool gate is in possession of a *working* key card. Do not hold the door open for anyone else – you must insist that the gate closes and anyone approaching the gate behind you is required to



operate the gate with their own card. Since we do not re-issue new key cards, some non-members may be in possession of an invalid card from last year. Please make sure each individual or family accesses the gate entry with their own key card. In a few isolated instances, the computer-based gate entry has recorded repeated attempts by non-members to access the pool gate with an invalid card and some homeowners who have not paid dues have even climbed over the gate to enter the pool illegally. Please remember our pool surveillance system captures all entries through the gate and over the fence 24/7 – the Association considers unauthorized entry and use of our facilities by any individuals or families not paying dues for the use of those facilities to be trespassing. The Association reserves the right to forward video documentation of any unauthorized entry to local law enforcement and will hold all homeowners accountable for pool rules violations. Any member who knowingly assists a non-member to gain access to the pool will also be subject to the loss of his/her own family's pool privileges.

Our pool gate entry is a sophisticated, but delicate system operated by computer– and we have been required to make expensive repairs to it over and over due to rough treatment. Please remind your family members to close the gate gently – **DO NOT ALLOW IT TO SLAM!** If you find your key card does not work properly or if the gate is not functioning properly, please do not climb over the gate. The weight of even a small individual can throw the gate out of balance and cause the computer to malfunction for everyone else. All Board member contact numbers are on the bulletin board outside the gate – please call any Board member if you experience difficulty – do not climb over the gate!

Don't forget: The pool is closed to children at 9:30 p.m. Only adults 18 and older are permitted in the pool from 9:30 until 11 PM. The pool closes for all swimmers at 11 PM. The pool security system will register name and time stamps of any member entering after 11PM in violation of pool rules. Security surveillance videos are reviewed daily and will document anyone entering the pool through the gate or over the fence.



The playground also received a facelift this year – the wood was sanded and sealed, equipment repaired and fresh sand was added. Please remember to dispose of all trash in the proper receptacles – and remind your children to do the same. Don't forget: the playground is not an ashtray – please dispose of cigarette butts properly and do not leave them in the sand as a potential danger to unsuspecting children. Please always close the gate when leaving to prevent stray kitties from also using our playground as a litter box!



## Congrats to 2011 "Yard of the Month" Winners



### May 2011

Phase One: Jackie Archer – 3965 Gables Place

Phase Two: Lang Sheets – 2030 Huntington Hill Trace

Phase Three: Kim Quiett – 1665 Huntington Hill Trace

Phase Four: Linda and Steve Marra – 1984 Green Gables Circle

### June 2011

Phase One: Sam and Marta Martinez – 3950 Gables Place

Phase Two: Renee and Brian Dickhute – 4079 Manor Hill Place

Phase Three: Alton Jones – 4026 Avonlea Court

Phase Four: Baasil Muhammad – 1954 Green Gables Circle

The Covenants Committee is hard at work making sure Huntington West stays beautiful and desirable for all current homeowners and potential new homeowners. Now that college kids are home for the summer, parking for some families can be a challenge. Please remember parking on the street is not permitted in Huntington West, according to the Covenants, and it is also a safety hazard for children, pets, walkers and fellow drivers. Remind your teens that their cars and the cars of visitors must always be parked on the driveway – not in the street or on the grass. New members are always welcome on the Covenants Committee – join up by sending your name to Co-Chairs Robyn McGrew and Val Moore ([covenants@hwhoa.org](mailto:covenants@hwhoa.org))

The Covenants Committee has received reports of some troublesome stands of stubborn weeds and grasses growing in the cracks between the curb and the street. Please take a look at the curb surrounding your lot – and remove any weeds or grasses growing there. As mentioned in previous newsletters, much of the problem stems from leaving grass clippings on the street, which is also unsightly. Please remember to dispose of grass clippings properly to keep the curb around your property pristine.





## **RENTAL REMINDER**

*It's that time of year when homes go up for sale in all neighborhoods – and Huntington West is no exception. Homes in the Mill Creek school district are highly sought after, and, thankfully, our covenants have served to protect the values of all our homes by*



*maintaining the appearance standards in our community. The Fifth Declaration in effect in Huntington West since 2004 limits rentals to 5% of homes. Huntington West reached the max 5% of homes leased in July 2009 – and written notice of that max was mailed to all homeowners by (then) HOA President David Hamby. Since July 2009, every homeowner with a home listed for sale is sent notice of the covenants and rental restrictions by certified mail – and realtors listing a home in Huntington West receive certified copies as well. Each new homeowner who has purchased a home in Huntington West since July 2009 has also been provided with additional written documentation of all the covenants in effect in Huntington West, including the rental max, and has agreed in writing to abide by them*

*at closing on the home. The Fifth Declaration does provide for a Wait List for those who wish to be considered for leasing approval in the future, if one of the current leases is discontinued. Currently, two homeowners are on the Wait List.*

*The restrictions included in the Fifth Declaration are posted on the bulletin board at the entrance of the neighborhood for all potential new homeowners and realtors – and for all current owners to review. In addition to the written notification sent to all current homeowners and potential new homeowners, all the rules of the Association, including the Fifth Declaration, are also posted on the HOA website. As you can see, every effort has been made to ensure all current and future homeowners are aware of the rental restrictions in effect in Huntington West – and the consequences of unauthorized rentals. Ignorance of the restrictions is not a valid defense for failure to abide by the restrictions. Unfortunately, a very few homeowners have attempted to circumvent the rules of the Association and have leased their homes without approval. Our covenants and Fifth Declaration are in place for a reason – to protect the property values of all homeowners. Please be aware the Huntington West Homeowners Association will pursue all legal means to protect the validity of the Covenants and Fifth Declaration. Homeowners who ignore the restrictions and attempt to lease a home without the required authorization are subject to substantial fines and intervention by the Association's lawyers. Attorneys fees will be the responsibility of the homeowner.*

## WELCOME WAGON RE- PORT

We have been blessed with a number of new families joining us in our thriving neighborhood – please be sure to visit your new neighbors and help us give a rowdy Huntington West welcome to:



Amanda Carlton – 1750 Huntington Hill Trace

Matthew Daniel – 4170 Gables Place

Peter and Amanda Moody – 1870 Huntington Hill Trace

Frankie Ruiz and Suiza Muniz – 4140 Gables Place

Emily Oshinski – 4125 Gables Place

## T.L.C.

Thanks to everyone who has sent good wishes for a speedy recovery to our good friend, Alton Jones (4026 Avonlea Court). After a fall and subsequent hospitalization for a broken hip, Mr. Alton is finally out of rehab and resting at home. Mr. Alton still has a long haul to recovery ahead of him, so please remember him in your prayers and continue to send him your good wishes. Mr. Alton is a diabetic, so please remember to keep that in mind if delivering any meals to him and Roger. To volunteer a meal, contact Julie Jansen (770-932-3755 or [jmjansen@bellsouth.net](mailto:jmjansen@bellsouth.net)) Julie reports Mr. Alton loves “down home” cooking!



Tender  
Loving  
Care

## CONGRATS 2011 HIGH SCHOOL GRADS



**Christopher Covault**

**Renee Kracheck**

**Colby Franklin**

**Wesley Maddox**

**Haley Fowler**

**Brittany Mitcham**

**Carlos Gasca**

**Ian Riley**

**Jonathan Heffner**

**Austin Watson**

**Congrats to Susan and Tom Doyle on the arrival of new grandson Doyle Joseph Subleski in Columbus, Ohio.**



**Tyler and Leah Recker have just become parents for the first time with the arrival of Knox Timothy Recker on June 9 – the first new baby on Gray Gables Way in quite some time and quite the handsome young man, just like both his parents!**

**Natalia Ruiz and Javier Cosme welcomed a precious new baby to Gables Place in December. Baby Maya Danielle Cosme Ruiz arrived in Huntington West on December 22 – and she is a real stunner, for sure. Natalia's parents (Frankie Ruiz and Suiza Muniz) have just purchased the home next door to Javier and Natalia on Gables Place, but Natalia swears it was not in hopes of having free baby-sitting within close proximity!**

**Be sure to send any brags or news to Susan Powell for future newsletters ([sip01@bellsouth.net](mailto:sip01@bellsouth.net))**

**Bob and Cindy Flowers are extremely proud parents indeed – daughter Sara has just graduated from The Medical College of Georgia. Sara has already begun her Pediatrics Residency at Emory University Hospital in Decatur – congrats to Bob and Cindy, and to Sara and husband Jerrid. So many Huntington West children who were tiny when our subdivision was new 20+ years ago have grown up to be productive adults, but a medical school graduate is an apparent first for Huntington West kids – way to go Sara!**



**On a sad note, Bob and Cindy recently had to say goodbye to “Bernie” after a brief illness. For those who walked regularly on Gray Gables Way, Bernie (and her constantly wagging tail) was a constant fixture in the Flowers yard to say “Hi” to passers-by for many years. Since Bernie’s passing, the Flowers have welcomed a new pup named “Kate” – and she will no doubt stand in Bernie’s stead... to welcome new friends that pass by on Gray Gables Way.**



*The HOA owns a pressure washer for rent: \$10 per day for Association members/\$25 per day for non-members. Contact Kelly Evens to rent the machine (678-714-7519)*

### **Parents, please know where your kids are in the night time...**

We have had some reports of some boys ringing doorbells late at night and running away, and even been chased, and there also were reports of throwing eggs on houses, etc., The police were called about a few incidences just last week, in the Gray Gables/Green Gables area. Please talk to your kids about the possibilities of the danger involved in trespassing and “vandalizing” our neighbors.

