

April 2008 HOA Letter

The April Camden Pointe Annual HOA meeting was held on Wednesday, April 16th. Attending were 3 homeowners as well as Joe Beckford, Brad Ellingson, Scott Maskell, and Tracy Mlincsek of the Camden Pointe HOA Board and Ruann Bunker of All-In-One Management. Topics discussed included payment of dues, progress of pool, security, respect of private property, and signs.

We discussed the financial situation of the neighborhood. First, we'd like to say "THANK YOU" to all the homeowners who pay their dues on time. As of the meeting there were many residents who had not yet paid their 2008 dues which were 30 days late as of 16MAR and 60 days late as of meeting date. If you have not yet paid your dues, please bring your account current as soon as possible! As of the end of March, Camden Pointe was about \$7,500 below budget in revenue from association dues. Remember, any homeowner not in good financial standing is prohibited from use of the amenities, including the pool, tennis courts, clubhouses, etc. When homeowners don't meet their financial obligations, the community suffers as a whole.

With the pool deck expansion now finished, it's just a matter of time before the Piranhas hit the water again and the dog days of summer will be a little bit better at the pool. The Grand Opening Pool Party is slated for May 31st. It will officially begin at 4pm. The band, "Grand Slam" will go on at 6pm. Of course, there will be food and drinks. Grilled delicacies like hot dogs or hamburgers and soft drinks will be provided. We ask that residents on Camden Lake Parkway bring a *dessert* and all other streets bring a *side dish* to share. Alcoholic beverages will be on a BYOB basis. Only members in good financial standing may attend. There will be a sign-in station at the gate, so please bring your pool wristbands from last year. Each family must have one at all times when using the pool facility. If you are new to the neighborhood or need a replacement, please contact All-In-One Management. There is a \$5 fee for replacement bracelets.

We discussed security concerns in Cobb County and specifically within Camden Pointe. Fortunately, our community has very little crime and of course we'd all like to keep it that way. So as the days are longer and we approach summer, please don't hesitate to report any type of suspicious activities you might observe to the police. If it is an emergency, you may of course always call 911. However, if you'd just like to have an extra patrol through the neighborhood for example, you may call the Cobb County Police, Precinct 5 at the *Non-Emergency* number (770) 499-4185.

Several homeowners who live on Fripp Overlook whose back yards back up against the Camden KidzKorner ask for your help. Several children (and some adults) have taken to walking up the hill from the playground/putt-putt course and into their yards, marking trails, etc. This is not a nature trail area, so please be respectful of your neighbor's private property and stay down in the common areas when enjoying the amenities.

We also discussed signage in the community. First, many folks are taping and stapling homemade signs to the existing community signage about lost/found animals, etc. While this is very well-intentioned, it damages the signs and creates a bad look for the community. If you or someone you know has a lost/found animal and wants to get the word out to the neighborhood, please just contact All-In-One Management with the information/pictures, etc. and we can send out a blast email to the community very quickly. Second, we discussed the new announcement signs. The signs as delivered have not met our expectations. We are negotiating with the sign company and they will be brought up to the standards we were promised.

Finally, our next HOA meeting will be held on Wednesday, May 21st at 7:30pm in the large clubhouse. Bring your ideas, concerns, and suggestions with an open mind and a sense of humor. See you there!