

Recent News/Information for Laurel Lake Residents

Lost Dog! Anyone with information about a lost elderly dachshund dog (female), or if you are the owner, please contact Paul Feldmann @ (770) 735-1096

NOTICE! *This LLPOA Website will come under new construction starting December 5th. No changes will be made until the new Earthlink provider's new tool has been incorporated, which may push into the new year. As such, the minutes from the December 11th meeting (see below) will not be posted until that is completed. A copy can always be emailed to anyone who would be interested.*

December 2018 LLPOA Quarterly Meeting

The 4th quarterly meeting of the LLPOA Board will be held Tuesday December 11th at 7:00 PM at the Nelson City Hall. All membership property owners are invited to attend.

UAC Opens New Facility in Ball Ground (8/30/2017)

Some may have been wondering what the new large building is behind the Chevron Station at the four way stop on route 5 coming into Ball Ground. The UAC stands for Universal Alloy Corporation. They are a manufacturer of aerospace aluminum extrusion products and a major supplier for Boeing Aircraft. This is good news for our neighborhood and can't help but increase our property values as Cherokee County continues to grow. Find more information at their website; <http://www.universalalloy.com>

Thank You from the LLPOA Board (6/29/2017)

Recently driving through the community it has been obvious that there has been a conscientious effort by property owners to keep front lawns cut, trimmed, and maintained during this summer growing season. The ACC and the board would like to thank everyone. Only a very few properties have issues that we are still trying to resolve, but in general it looks really good throughout the community. Remember, curbside appearance reflects directly on everyone's property values and individual efforts that contribute to that and are greatly appreciated. Thank You All.

The 2nd Quarterly LLPOA Board Meeting (6/17/2017)

The second quarterly LLPOA 2017 Board meeting was held on Tuesday, June 13th. The meeting minutes will soon be posted on this web site under the 'Meeting Minutes' link.

Thank you very much for your generous donations to Must Ministries Summer Lunch Program. The volunteers were so grateful when we delivered the food items on Thurs morning. The volunteers to thank everyone for their generous donations. It's amazing to see what these volunteers do to prepare and deliver the lunches. It is amazing!

Thank you again.

Martha Fast

3036 Cypress Cove

Burn Permits

During the past fall season, due to an unusually long drought since last spring, much leaf fall has occurred. Please be aware that a DAILY burn permit *is required* from Cherokee County to conduct a leaf burn. These are easy to obtain! No additional material may be burned and the burn must be continuously attended. Information can be found at the following web site;

http://www.cherokeecountyfire.org/burn_permits.cfm

Neighborhood Bunco

Anyone interested in playing Bunco please contact Barbara Tilley @ (770) 735-7787. This is a great opportunity to meet your neighbors and make friends. It's a very simple dice game you can learn in minutes as you go.

Front Entrance Sprinkler System

The repairs to our front entrance sprinkler system have been completed.

Loss of Utility Service

Recently there was a loss of water pressure due to a primary water main rupture outside our community. In the case of loss of basic services such as water, electricity, gas, etc. the most effective way to remedy the situation is to contact your provider *who you pay your utility bill to* in order to make them aware of the situation. Contacting the HOA, and especially blaming the HOA, is not the best way to fix the problem because all the HOA can do is contact the same provider. In the case last week, the problem was resolved within a few hours. Thank You.

Bear and Coyote Sightings on Laurel Lake Subdivision (9/20/16)

There recently has been a few sightings of bears active in our neighborhood. The DNR has been contacted and been made aware of the situation. Apparently, they are being drawn to bird feeders, trash cans left out, etc. As always, keep a safe distance if you happen to see one, and if you do, contact the DNR @ 1 (706) 295-6041 (Game management Office, Armuchee, GA. Floyd Co., I talked to Natalie). They handle problems in Cherokee Co. OR call the DNR Ranger Office in Calhoun @ (707) 529-2424. Cherokee County animal control does not address this problem. Also, please be aware that any food source will attract wildlife. Our first line of defense is the homeowner.

Also recently, there have been sightings of coyotes! These animals are higher level predators and will not hesitate to abduct and kill smaller pets such as cats and smaller dogs. The DNC has been made aware of this situation (responsible game management is in Floyd Co.). If you see one, call the DNC numbers above. If they get repeated calls, they will be forced to evaluate and formulate an appropriate response including contract trappers. Remember, our first line of defense is the informed and aware homeowner.

New LLPOA Information (7/17/16)

After receiving a number of inquiries concerning who can do landscaping/home repair/etc. we have decided to list these on our website. These contacts can be accessed under the link 'Home Services & Items for Sale' on the main LLPOA page. *It is important to know and note that this is not in any way an endorsement for these companies by your homeowners' association.* If anyone has had a satisfactory experience with any home service, and would like to add them to this list, please email the information to Tom at wrt30107@etcmail.com.

Nelson Nature/Walking Trail (3/23/16)

Greetings Laurel Lake Residents,

Exciting news! Thanks to the City of Nelson, Mike Haviland, and Joey Smith, we have a very friendly Nature Trail/Walking Path directly across from the entrance to Laurel Lake. To see a map of the trail and the loop around Nelson City Park and Edmondson Ball Field, Click on http://www.llpoa.com/ESW/Files/Nelson_Trail_With_Leg_Milage_Scale_.pdf. There is also a link on the LLPOA home page under 'Nelson Master Plan & Trail Map'. The distance of Nature Trail and loop is a little over a mile. The walking path is user friendly, flat, and nicely mulched. If you haven't already checked out this trail, I invite you to check it out. If you are interested in walking it with others, please give me a call at 770-737-2448 or send me an email at marthafast@tds.net. Martha Fast.

ACC issues that property owners may not be aware of

Because this year is an election year, property owners may desire to post “political signs” in their front yard. These types of signs are not allowed within the community and the ACC repeatedly gets complaints from other property owners about them when they pop up. The ACC would like to direct property owners to the following paragraph in our legally binding covenants that state;

3.16 No signs shall be allowed on the property except:

- (a) Such signs as may be required by legal proceedings:**
- (b) Directional signs for vehicular and pedestrian safety and sells promotion:**
- (c) Not more than one “For Sale” or “For Rent” sign. Said sign shall be professionally lettered and shall not be larger than six (6) square feet. One additional “For Sale” or “For Rent” sign may be used on corner lots.**

Note that political signs are not included. Therefore, the ACC respectfully requests that political related advertising not be placed within the community on front lawns.

Recently, there has been a tendency to leave felled trees, cords of stacked wood, and tree debris such as branches and limbs, and tree trunk sections in front yards and visible from the street. The ACC respectfully requests that this please be cleaned up, and any wood stacks limited to back yards and not visible from the street. The ACC would like to direct property owners to the following paragraph in our covenants that state;

3.11 Garbage and Trash. No garbage, debris, or other form of waste of any kind shall be dumped, placed, or permitted to accumulate upon any portion of the property or any lot.....

3.23 Tree Removal. When any tree is removed from *any* lot, the tree will be cut at ground level or

the stump removed and the stump hole refilled. When a tree is cut, the *entire* tree will be removed from the lot.

The ACC thanks all property owners for their attention to these issues.

What to do when any disturbance is observed in the neighborhood

When disturbances such as loud music, equipment operation after hours (9:00 PM), or any activity that could be construed to violate city ordinances or county law, 911 should be called immediately *before* contacting the ACC in order that a police record can be established. Be aware that the ACC does not have law enforcement authority. Non-emergencies can be reported by calling (678) 493-4080.

Rental Properties

Recently your LLPOA board has become aware of homes in the Laurel Lake community being purchased by private corporation(s) for the purpose of rental. We are currently investigating who these companies are and attempting to establish a contact for the purpose of covenant compliance. The board feels this is an important issue because it could have a direct impact on property values. We believe this is a direct result of the downturn in the housing market ten years ago, the government (Fannie Mae and Freddie Mac) shedding it's inventory of foreclosed property, and private companies taking advantage of a business opportunity. The board requests that if any property owners become aware of such activity, contact the LLPOA board with any information you may have. In the meantime, we will try to establish a working relationship with them since the covenants do not prohibit rentals. We will keep Laurel Lake property owners up to date as more information becomes available.

Vehicle and Trailer Parking in the Street, Yards, and on Lawns at Laurel Lake

The LLPOA has recently received numerous complaints concerning parking in the street and lawns. Some of these do appear to be nearly permanent, semi-permanent, or repetitive instances of parking. Our covenants explicitly address this issue and state;

“No vehicles, boats, trailers, campers, or camping equipment, or other mobile equipment of any kind shall be stored regularly in front or side yards of any lot or parked on the street in front of any lot for a period of more than 24 hours, or parked on the street for shorter intervals on any regular basis.....”

When these complaints from property owners are received by the ACC, we will send a letter and try to make the offending property owner aware that we are receiving complaints. The offending property owner may not consider it much of a problem, and depending on circumstances, may have few options, and the LLPOA understands this, but when complaints are received, it is the responsibility of the LLPOA to reference the covenants, which are legally binding, and read what is filed with the Cherokee County court house. If it is determined that the complaint is valid and indeed a covenant violation, a letter will be sent to the offending property owner.

Many property owners consider this issue to be a neighborhood eyesore and fear that if it is not addressed, will set a precedence with obvious impact to the overall appearance of the community, and possibly property values. Another, and maybe not so obvious problem, is the safety issue. School buses,

emergency vehicles, speeders (yes, we have them), could be at risk of access/collision because of street parking, especially at night or predawn early morning, which would obviously pose a serious hazard.

The ACC is asking all property owners to be aware of this issue, and the sometimes awkward position and responsibilities of the HOA to address them. It is hoped that property owners do not view the HOA as an adversary, but as a partner in their interests here at Laurel Lake. The LLPOA board serves as a non-profit, and volunteer their personal time free of charge and at no cost to the property owner beyond necessary operational costs that are our HOA maintenance fees. Also, if there are any suggestions on how we could do a better job, or serve the community better, please feel free to contact an LLPOA board member.

Actions to Take Now to Make Geese Less of an Issue Later

The following information was sent for residents of Laurel Lake.

<http://content.govdelivery.com/accounts/GADNR/bulletins/f19a4a>

Trash Pickup Information

The city has voted to lower the Sanitation rate for 65 and over to \$12.00 a month (\$36 a quarter).

Building Permits

As a reminder to LLPOA property owners, any new construction that is permanent and attached to the main structure must have a city building permit. This does not include fences or utility sheds, etc. but these minor structures do require that the ACC be contacted for approval. Please remember that this is a covenant requirement and that building permits are necessary to comply with city and county ordinances and are legally binding. Thank You.

Important Information

- 1) ***Scope of ACC responsibilities;*** The ACC is not intended to perform a law enforcement function within the community. It is pointed out that any issue concerning loud music, dog nuisances, moving traffic violations, etc. are the responsibility of law enforcement. All of these issues are violations of city/county ordinances and should be handled accordingly; either resolved hopefully in an amicable manner between the neighbors themselves, or if this not possible, then reported to authorities by calling 911. Contact number are provided under the link **Important Phone Numbers** on this web sight. The ACC will continue to enforce covenant violations such as improper signs, cars parked on lawns, unapproved construction, visible trailers, improperly stored vehicles, etc.
- 2) ***Traffic Issues;*** Speeding within the community continues to be an issue and was brought up by a number of homeowners. Violators include UPS delivery trucks, school buses, private vehicles of both residents and visitors. The ACC will contact these to see what can be done and make people aware that it is a problem. Also discussed was high beams at night. While coming into the community, high beams are causing dangerous conditions as the turns are negotiated. Please be attentive to your driving, and be courteous as well as cautious.

- 3) ***Coyote Sighting;*** There are reports of coyote sightings on the perimeter of the community, specifically near the access roads that surround us. Please be aware that these are predatory animals and pets left outside could be in danger. On a lesser note, bears are also occasionally seen which are probably more of a problem with trash cans, etc. It was also pointed out by a few property owners that trash cans are being left out sometimes for days after collection. Please retrieve empty trash cans from curb side as soon as possible after collection.
- 4) ***Rental Properties;*** Concerns were also expressed that numerous rentals are appearing. There are no covenant restrictions on rentals. The issue will be addressed on a case by case basis from the point of view that no covenant violations result from such rental property, i.e single family occupancy, city and county ordinance compliance, an excessive number of parked vehicles, etc.

Walking Dogs in the Neighborhood

Recently the ACC has received complaints concerning owners walking their dog(s) allowing the animals to relieve themselves on lawns of neighbors while being walked. Please be aware that owners spend much time keeping up the condition of their lawns. This benefits all homeowners because the overall appearance of the neighborhood is in everyone's interest. Also, please be aware that dog urine will kill grass. The ACC is requesting that dog owners curb their animals in areas that are not occupied homeowner lots, especially mailbox posts. There are a number of empty lots and open areas near drainage. Please be considerate and remember to pick up. Also, due to a recent unfortunate incident in our neighborhood, the LLPOA has been asked to make dog owners aware that while walking your dog(s) to please ensure that they are under the owner's control at all times. The incident involved a dog who broke loose and seriously injured another owner's dog as they were walking past. Please see the Community Covenants, Article III, paragraph 3.12. While the dog was apparently under leash control and unintentional, it is still the owners' responsibility to insure that they are in full control at all times. The LLPOA also request that if any animal is seen roaming the neighborhood freely, that the person call Animal Control @ (770) 493-6200.

New Recycle Bins in Nelson

Recycle Bins have moved to the maintenance building (beside the Post Office on Dogwood Pass). Please call (770)735-2211 for more information.

Our Best Regards,
The 2016 LLPOA Board
pfeldman@tds.net (Paul Feldman)
wrt30107@etcmil.com (Tom Thomason)