



Chadds Ridge Chatter

Spring, 2008

CALENDAR OF EVENTS

- March 15 - ACC WALK THROUGH There will be a thorough walk through the neighborhood, by Architectural Control Committee members, to insure that all residents are abiding by the covenants and homes are in accordance With the ACC rules.
- March 22 - EASTER EGG HUNT 1:00 p.m. in the amenities area. Ages 12 and under to participate, ages 13 and older to help hide eggs!!!! (If anyone personally knows the Easter Bunny, we would LOVE to have him make an appearance.....let Peggy know!!!)
- Mar. 28-29 - SPRING YARD SALE Any home wishing to participate should contact Peggy Stein at 678-494-6902. Each home will contribute \$5 to offset advertising costs and their home will get balloons on their mailbox and signs directing traffic to specific addresses.
- April 19 - SPRING CLEAN-UP 9 a.m. in the amenities area. Join your neighbors for a day of beautification!!!! We will supply the donuts and coffee, you supply the energy and any garden tools you have!! We will spread mulch, plant flowers and share many laughs!
- April 30 - DUES have been invoiced and are due on or before 4-30-08.
- May 17 - POOL OPENING and ANNUAL HOMEOWNER MEETING The pool will open to paid CRHOA members. Keys and any pertinent information will be handed out at this time.
- May 23 - END OF SCHOOL PARTY 7:00 p.m. All ages welcome.

***More detailed information will follow for these particular events.



HOA Board Meeting, Thursday, February 28, 2008, 7:00 PM at 717 Jamie Way (Stein)

Attendees: Mary Anne Kristan, Amy Rethman, Peggy Stein, George Blackshaw, Anthony Morton, Adam and Danielle Torrence, Jill Henderson

Quorum established @ 7:52pm

January minutes not read due to no meeting based on attendance.

--there was no pertinent information to be discussed at the time, so meeting was not rescheduled

Treasurer's Report:

--Feb end balance: \$4,213.95

**see hard copy from meeting and on website

--Dues letters have been mailed (\$350). April 30th is deadline, then a late fee will be assessed.

** (contact a board member with any questions about payment or come to March meeting)

Capital Improvements:

--Security System: quote of \$2800 included 4 cameras

--Tennis Courts: will need cracks filled by end of year

--Pool: looking at quotes for new pool company (Peggy Stein)

--Gates (pool & playground) need realignment to close properly

--signs for all areas (ex. Rules for pool, courts, etc)

--both bathrooms need updating (pipes burst during cold weather and damaged some of the walls)

--white fence along Shallowford needs to come down ASAP

ACC: --walk through will be done before annual meeting

Open Discussion:

--Upcoming events: more information including specific times will be given closer to event

March 22—Easter egg hunt at amenities area

March 29—garage sale (asking for \$5 to offset advertising in local papers and signs)

If participating contact Peggy Stein to receive a balloon to put on your mailbox

April 19—Annual spring clean-up: meet at amenities in the AM and bring tools.

May 17—Annual Meeting and pool opening (around 10am)

May 23—Annual kids pool party 7pm to 9pm

--Spring ALTA season is here: courts will be taken in the evenings Mon-Thurs, Sat mornings, and Sunday afternoon until evening. Exact times will be posted along with contact information if there are any questions.

ALTA Tennis always takes precedence over basketball; however, on non-practice days there is a sign-up sheet for use of the courts.



ACC INSPECTIONS

The Architectural Control Committee will walk through the neighborhood on March 15th. Warnings will be placed in mailboxes and homeowners will have 30 days to make necessary updates. Again, the desire is not to fine any homeowner, but to keep up the integrity of our neighborhood and homes. The most common maintenance issues we have noticed in the past are:

- green mold/mildew staining on exterior of home and mailbox
- satellite dishes mounted in areas viewable from the street
- paint and trim touchups
- wood trim aging
- broken blinds in the windows
- inappropriate window coverings in home and garages (i.e. blankets/sheets)

Thank you in advance for your continued support as a neighborly community!



VOLUNTEERS NEEDED!

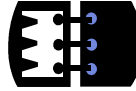
We are in desperate need of homeowners to volunteer a little time to our neighborhood committees.....We are still working without a Treasurer! This position needs an individual with a desire to assist in entering information, record keeping and bill paying...all while practicing discretion with private and public information. Please think about it, and know that your community thanks you in advance!!!

We also need help with the Social Committee, ACC and Newsletter. You can volunteer as much or as little time as your schedule will allow, BUT PLEASE VOLUNTEER! Your neighborhood is only as good as the willingness of its members to participate and get involved. Everyone has great ideas.....but we need bodies to facilitate them and put them into action.



AN OFFER FROM YOUR NEIGHBOR

The owners of 726 Jamie Way are also the owners of The Cabana restaurant, on Canton Rd. in front of the Antique Mart before 92. They have so graciously offered a 10% discount to any Chadds Ridge residents. Simply show your ID as proof of address. Thank you Glenda and Juan Arriaga!



CRHOA DIRECTORY

If you moved into the neighborhood after January 2006, please contact Melanie Cole at 770-517-1175 or mrscole1@bellsouth.net to update your information for the new directory. The deadline for updating information is April 30th! New directories will be distributed at the Pool Opening.



COVENANTS

To all our residents--Please be aware of the following covenant.

Article IV, sec 6. Recreational Vehicles Trailers, etc.

- All RV's, trailers, flat bed trailers, campers etc. (vans & pick ups allowed) are not to be parked on your property unless in the extreme of rear of property and then hidden under natural vegetation so as not be seen from the street.*
- No inoperable vehicles can be left on property for more than fourteen (14) days. If not removed they can be towed and the fine and towing expense will be paid by homeowner.*

There will be a \$25.00 a day fine levied on the property if these infractions occur. If not paid there will be a lien placed on the property and then when property is sold the fines plus interest will be collected.

Please do not allow this to happen as it could be, with interest, in the thousands of dollars. All can be avoided by following the Covenants of Chadds Ridge.

Thank you.



NEIGHBORHOOD WATCH

We need your help. If you see anything going on in your community that you feel needs to be addressed, please contact the appropriate authorities.

Non-Emergency Police Dispatch number:

(770) 499-3911. Please call and report any suspicious behavior to this number.

Animal Control Dispatch number:

(770) 590-5611. Please keep all dogs leashed while they are outside. ALSO, the playground area is for children...please CLEAN UP AFTER YOUR DOG.



We're on the web!
www.chaddsridge.net

Pool number:
770-592-0107

General number:
770-592-2889



Chadds Ridge is subject to covenants, conditions, restrictions and easements. Contact a board member for a copy of the declaration.

Block Captains

These individuals volunteer their time to help our Association make Chadds Ridge a unique place to live. If you would like to learn more about volunteering your time, please call Mary Anne Kristan @ (770) 591-4191.

Farm Valley - Maggie Kalavkar (770) 926-1573

Helga Court - Christine Smith (770) 592-9290

Helga Drive - Amy Rethman (770) 592-9636

Helga Way (4824-4870) - Shelly Ryan (770) 591-3684

Helga Way - Jennifer Bardeen

Helga Way - Jonelle Vance (770) 591-1132

Jamie Way - Mary Mangum (770) 924-6469

Jamie Court - Kristie Sweat (678) 523-7050

Walt Lane - Vacant Position—temporary Lindsay Stewart
(770) 517-7609

2008 Chadds Ridge Board Members and Committee Chairmen

President
Mary Anne Kristan
(770) 591-4191

Vice President
Peggy Stein
(678) 494-6902

Secretary
Amy Rethman
(770) 592-9636

Treasurer
Open

Director
George Blackshaw
(770) 928-7677

Newsletter
Open

Web Master
Chris Smith
(770) 592-9290

Architectural
Control
Dale Stein
(678) 494-6902

To submit articles or information to the Chadds Ridge newsletter, please e-mail your submission to Lindsay Stewart at lstewart@dynasonic.com. The views expressed in this newsletter are not necessarily those of the editor.