

Welcome Home!

Wynford Chace would like to extend a warm welcome to our new neighbors.

Congratulations! We are so excited that you have chosen our community to call home! While you are settling, if there is anything that we can help you with, please don't hesitate to contact our board members for assistance. And be sure to check out our website, it provides information regarding local schools, area shopping and restaurants, and Cobb County emergency services. If you are a new resident, and a Wynford Welcome committee member has not stopped by to welcome you and provide you with our recently updated Homeowners guide, please call Doris Kissell at Heritage Property. 770.451.8171.

**Annual HOA
Meeting
December 12
Tuesday, 6:30PM**



The dreaded “letter”!

By Cesar Perez

I thought that this would be a good time to write about the issues surrounding “Friendly Reminders” from the HOA. This neighborhood is at an age where we (you and me) need to insure that, as much as possible, we strive to not only maintain what we have, but improve on it. As a member of the board of directors for Wynford Chace, I get a lot of feedback from residents who receive one of these letters.

The typical response when a homeowner gets a letter is... Why me? Did you look at...etc, etc. Let me assure you that that is not the way to resolve anything. At any one moment, 20 to 30 letters are out for current issues, not to mention the “long haulers”, those that remain unaddressed for an extended period of time and inevitably wind up in court, costing all of us time, energy and money. Your covenant with Wynford Chace is basically a contract between you and the HOA. Your neighbor’s violation is his issue not yours. Refusing to pay dues or repair a violation is not the way to handle your neighbor’s problems. Be assured that fines and late fees applied to your account when you boycott because of your neighbor’s violation will not impact your neighbor. It will just cost you money. Pay your dues and let the HOA deal with the neighbor.

An issue that is not uncommon is what I call “Escalation”. It sometimes appears that some homeowners keep their eyes open to see something unusual show up on a property. Oh, that person was “allowed” a sculpture, so I think that I will do it one better by adding two to my property. First, let me mention that the sculpture may or may not have been approved by the Board. A few people seem to think that because they see something installed that it also gives them “license” to emulate, escalate, etc. Please keep in mind that the Board has two years to address such issues. This time allows for the reality that if five individuals drove through the neighborhood looking for “violations” they inevitably would come up with five different lists! But, rest assured that all issues will be addressed in due time.

Decorations around/on mailboxes is another constant issue for the Board. Let me take a moment to remind you that mailboxes are to be USPS approved and black in color. Numbers on the poles should **not** be stick-on reflective types. Originally, the numbers were routed into the side of the pole and painted black. The Board is aware that this is difficult to replicate, however, it is the “norm” for the neighborhood and we are trying to stay as close to this as possible. For those few of you that want to point out the white, fancy looking poles, yes we know that they are out there. A good friend that is in Real Estate once told me that one sure way to tell if a neighborhood is declining is to look at the mailbox posts, boxes, etc. I agree and the Board will continue to strive for a more uniform look.

Decorative sleeves, such as seasonal or sports related ones are acceptable, however, please don’t “push the envelope”! Game days are game days, seasonal

Wynford Chace

Management Agency

Heritage Property Management Services, Inc.
500 Sugar Mill Road
Building B Suite 200
Atlanta, Georgia 30350
Phone: 770.451.8171
Fax: 770.451.3919
Doris Kissell. Extension 238.
Dkissell@heritageproperty.com

Modifications & Architectural Control Committee:
Submit any request for approval of modifications to the exterior of your home at least two weeks in advance. Send 2 copies of your request to Doris Kissell, Heritage Property Management at the address above. Download a form from www.wynfordchace.com or call the management agency at 770.451-8171. Ext. 238.

Board of Directors

Norm Paschal, President
wcpresident@wynfordchace.com

Cesar Perez, Vice-President
wcvpresident@wynfordchace.com

David Hylton, Treasurer
wctreasurer@wynfordchace.com

Kevin Franklin, Secretary
kevin_franklin@bellsouth.net

Michael Seiler, Director
Seilermike@yahoo.com

Social

Nikelle Hamada
wcsocialdirector@wynfordchace.com

Pool

Carla Millwood
wcpool@wynfordchace.com

Clubhouse Rentals

Doris Kissell
770-451-8171

Tennis Director

Herman Wood
wctennis@wynfordchace.com

Communications

Chip Bush, Webmaster
wcchip@wynfordchace.com
www.wynfordchace.com

Jerrie V. Paschal, Editor, Wynford Wire
wewire@wynfordchace.com

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President's Corner

By Norm Paschal

I think all of us are glad the summer drought is over. I know that my grass took a beating and I am not sure all of it will be back next Spring. I can only hope.

Wynford Chace streets got a new layer of asphalt and a lot of curb and gutter work. Thought it was inconvenient at times, it sure makes things look nicer.

The board has discussed many ideas for upgrading the amenities of the subdivision and are trying to figure out how to add new features without raising homeowner dues. The clubhouse needs lots of TLC and paint. Are there contractors out there who would donate work toward making repairs and painting? Call me. Any work that can be donated would reduce the amount of money we would have to pay. And work by our own residents would probably be of better quality, as well. We are going to need some new appliances and some cabinet work, as well as some decorator features--artwork, window treatments, etc. There's a lot of work to go around. Volunteer!

We have also discussed upgrading the mailboxes and street signs in the neighborhood to some like those in the ritzier subdivisions. They are pretty expensive but it would make us look more up to date. I know you all have seen the major building that is going on around us. From \$350,000 to a million dollar homes are now within a few miles of us. To keep our subdivision viable, we need to keep up appearances. We'd love to have your positive input.

Our annual meeting will be held at the clubhouse on Tuesday, December 12 at 6:30PM. I'd love for you to be there. You should have received a notice and voting proxy in the mail. Please try to join us and be part of the Wynford Chace solution.

A Hard Look at Title Insurance

Title insurance is often a confusing home-buying requirement that costs buyers about \$17 billion a year.

Lenders require title insurance when financing a home mortgage as protection against potential ownership claims or liens on the property. Premiums for this service can account for as much as one-third of the closing costs of escrow. The more expensive the property, the higher the premium.

Instead of comparison shopping, most home buyers simply use the title insurance agent recommended by the mortgage lender, real estate agent or lawyer. As a result, kickback schemes have proliferated, leading to vastly inflated costs of title insurance for many innocent home buyers.

In addition, title insurance companies are often fully or partly owned by real estate lenders and brokers. Such an arrangement, federal regulators say, can create conflicts of interest. Congress is currently taking a hard look at how this industry is functioning. It would behoove you to get information on title insurance before you buy or sell your home. Call your state insurance commissioner for more detailed information.

The Letter continued from page 1

is just that, seasonal. Sports team paraphernalia should only be visible on game day.

One last thing about mailboxes... We get the question, believe it or not, what amount of “lean” is acceptable? You know what they say. Don’t ask the question if you can’t stand the answer! ZERO is the correct answer. The Board, as you can imagine, is not out there measuring every mailbox post. All that we ask is that you monitor your own and keep it as vertical as possible. This is only a common sense thing. Do you really want us to come around with a level?

I would also like to address the grass mowing/edging thing. Make no mistake. If you see seed heads on your grass, it’s too late! If you see grass running down the curb, it’s too late! The Board does try to keep this “real”. We will generally not send out letters if the weather has been such that mowing is not immediately possible. We are aware of trends, and a homeowner who has a “record” of issues with his/her lawn will be likely to get more violation letters than others.

The Design Standards, along with the Covenants, are available on the Wynford Chace web page under “Residents Only”. Please take a moment to review these documents and keep in mind that this is a covenant-managed community and that the Board is charged with administering these. Likewise, our HOA management company is empowered to enforce all violations.

Occasionally, a special situation arises that precludes a homeowner from addressing the issue quickly, possibly the loss of a family member, inclement weather, scheduling of a contractor, etc. Keep in mind that the Board will not be aware of these issues and all that is asked is that you either call or email the management company representative and let her know what is going on. She will get back to you and advise on how to proceed.

I know that this is a bit lengthy, and that “Violation Letters” is not a pleasant subject, however, we all need to maintain pride and responsibility for the condition of our neighborhood.

Lastly, the Board is always looking for volunteers to help us manage the many complex issues surrounding a neighborhood the size of ours. If you’d like to be a part of the solution, email me. We’d welcome your help.

Thanks for your time, Cesar



Yard of the Month

The yard of the Month sign got around this summer. What makes a yard of the month? It has to do with more than just good grass. A good landscape plan, seasonal flowers and well-trimmed shrubbery add to curb appeal.

Good job neighbors!



Bunco Group Invites you to play

The Wynford Chace Bunco Group meets the 4th Tuesday evening of each month at 7PM at the home of Leigh Ann Beddingfield, 1112 Wynford Commons. The next Bunco night is Tuesday, Nov. 28th. They are not meeting for December but will start back up January 23rd. By the way, you don't have to know how to play to come...they'll teach you how. Beginners encouraged. Meet new folks and learn a new game. Call Leigh Ann at 770-427-2669 for more information.

Conserve and save!

Do you know to keep lamps and TVs away from your air conditioner thermostat? The heat they generate can cause your air conditioner to run longer and raise your electric bill.

This is just one of several easy ways to conserve energy at your home. You can also:

PLUG & SAVE: Plug home electronics, such as TVs and DVD players, into power strips; turn the power strips off when the equipment is not in use (TVs and DVDs in standby mode still use power).

SHOWER: A 10- minute shower can use less water than a full bath. With a new 2.5 gallon-per minute (low flow) showerhead, a 10-minute shower will use about 25 gallons of water, saving 5 gallons of water over a typical bath. A new showerhead will also save energy costs-up to \$145 each year- beating out a bath or an old-fashioned showerhead.

More tips are available online from the Alliance to Save Energy and the Department of Energy's Energy Savers.' Links to these sites and other energy conservation tools are on Grey Stone Power's web site at www.greystonepower.com/save.asp.

Etiquette Tips for Holiday Dining

As the holiday season begins this month, so will the invitations to holiday dinners and banquets. Here are a few etiquette tips to help you through the formalities:

- Never start eating before a signal from your host.
- After you're seated, place your napkin in your lap.
- Always take silverware from the outside in, and pass everything to your right.
- Rest unused utensils at the top of your plate, never on the table.
- When butter is being passed, cut a pat and place it on your bread plate; break small bite-size pieces of the roll and butter as you eat them.
- If drinking iced tea, take only two sweetener packs at a time, and tear only a corner of the packets to open.
- When squeezing lemon for iced tea or fish, always cover the wedge with your hand to protect other dinner partners from spray.
- Once finished, place your knife and fork diagonally across your plate at the 4 o'clock position, with the fork tines facing down, and place your napkin to the right of your dinner plate.
- Lastly, always thank your host and hostess for their hospitality before leaving; it's also good etiquette to send them a personal thank-you note shortly after the dinner party.
- And, it's always considered good etiquette to take a small hostess gift to each event hosted in someone's personal home.

Not Your Average Baseball Field

All baseball fields are three bases, a home plate and a pitcher's mound, right? Not so, says the City of Acworth Parks and Recreation Department. The city department is raising money for a special needs baseball field that allows children of all abilities to play. The field will be handicap accessible with a cushioned, synthetic turf. Along with the park, the department would like to add a concession stand, additional parking and a boundless playground, which features adaptive equipment accessible to all children.

This is the first special needs field for the county, and the field will give special kids in Cobb, Bartow, Cherokee and Paulding Counties a place to play.

This spring, the department hopes to start a league for special needs athletes. The department is calling now for special needs athletes to sign up to play.

For more information on donations and volunteering, contact Rebecca Wood at (770)917-1234 or rwood@acworth.org.



Holiday Decorating Contest

The Holiday Decorating Contest is on again. There will be prizes for:

- The best decorated door
- The best decorated mailbox
- The best overall decoration
- The best lighting display

The judging will take place between 6 and 9pm on Thursday, December 21. Make sure to turn on your lights and plug in the animated displays to be ready as the judges circle the subdivision. Get in the spirit!

A Homeowners Guide to Buying a New Roof

The National Roofing Contractors Association (NRCA) is pleased to provide you with this information as part of our ongoing effort to educate home and building owners about roofing and roofing contractors.

A new roof system is a big investment. We want to help you get a quality roof system at a fair price from a professional roofing contractor.

William A. Good, CAE
Executive Vice President
National Roofing Contractors Association

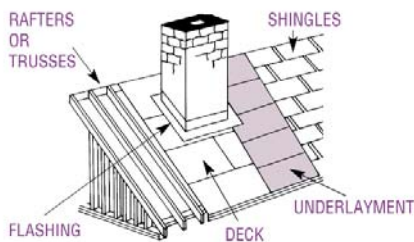
Roof system components

All steep-slope roof systems (i.e., roofs with slopes of 25 percent or more) have five basic components:

- 1. Roof covering:** shingles, tile, slate or metal and underlayment that protect the sheathing from weather.
- 2. Sheathing:** boards or sheet material that are fastened to roof rafters to cover a house or building.
- 3. Roof structure:** rafters and trusses constructed to support the sheathing.
- 4. Flashing:** sheet metal or other material installed into a roof system's various joints and valleys to prevent water seepage.
- 5. Drainage:** a roof system's design features, such as shape, slope and layout that affect its ability to shed water.

Choosing a new Roof

There are a number of things to consider when selecting a new roof system. Of course, cost and durability head the list, but aesthetics and architectural style are important, too. The right roof system for your home or building is one that balances these five considerations. The following roofing products commonly are used for steep-slope structures.



Asphalt shingles possess an overwhelming share of the U.S. steep-slope roofing market and can be reinforced with organic or fiberglass materials. Although asphalt shingles reinforced with organic felts have been around much longer, fiberglass-reinforced products now dominate the market.

Organic shingles consist of a cellulose-fiber (i.e., wood) base that is saturated with asphalt and coated with colored mineral granules.

Fiberglass shingles consist of a fiberglass mat, top-and-bottom layers of asphalt, and mineral granules.

Asphalt shingles' fire resistances, like most other roofing materials, are categorized by Class A, B or C. Class A signifies the most fire-resistant; Classes B and C denote less fire resistance. Generally, most fiberglass shingles have Class A fire ratings, and most organic shingles have Class C ratings.

A shingle's reinforcement has little effect on its appearance. Organic and fiberglass products are available in laminated (architectural) grades that offer a textured appearance. Zinc or copper-coated ceramic granules also can be applied to organic or fiberglass products to protect against algae attack, a common problem in warm, humid parts of the United States. Both types of shingles also are available in a variety of colors.

Regardless of their reinforcing type and appearance, asphalt shingles' physical characteristics vary significantly. When installing asphalt shingles, NRCA recommends use of shingles that comply with American Society for Testing and Materials (ASTM) standards-ASTM D 225 for organic shingles and ASTM D 3462 for fiberglass shingles. These standards govern the composition and physical properties of asphalt shingles; not all asphalt shingles on the market comply with these standards. If a shingle product complies with one of these standards, it is typically noted in the manufacturer's product literature and on the package wrapper.

Before making a buying decision, NRCA recommends that you look at full-size samples of a proposed product, as well as manufacturers' brochures. It also is a good idea to visit a building that is roofed with a particular product.

Ventilation and insulation are key

One of the most critical factors in roof system durability is proper ventilation. Without it, heat and moisture build up in an attic area and combine to cause rafters and sheathing to rot, shingles to buckle, and insulation to lose its effectiveness.

Continued...

Roofing continued

Therefore, it is important never to block off sources of roof ventilation, such as louvers, ridge vents or soffit vents, even in winter. Proper attic ventilation will help prevent structural damage caused by moisture, increase roofing material life, reduce energy consumption and enhance the comfort level of the rooms below the attic.

In addition to the free flow of air, insulation plays a key role in proper attic ventilation. An ideal attic has:

- A gap-free layer of insulation on the attic floor to protect the house below from heat gain or loss.
- A vapor retarder under the insulation and next to the ceiling to stop moisture from rising into the attic.
- Enough open, vented spaces to allow air to pass in and out freely.
- A minimum of 1 inch between the insulation and roof sheathing.

The requirements for proper attic ventilation may vary greatly, depending on the part of the United States in which a home or building is located, as well as the structure's conditions, such as exposure to the sun, shade and atmospheric humidity. Nevertheless, the general ventilation formula is based on the length and width of the attic. NRCA recommends a minimum of 1 square foot of free vent area for each 150 square feet of attic floor—with vents placed proportionately at the eaves (e.g., soffits) and at or near the ridge.

NRCA Consumer Advisory Bulletins

- **Roofing Warranties**—discusses the importance of selecting a roof system based on a product's qualities and suitability, in addition to its warranty.

- **Maintenance: The Key to Long-Term Roof Performance**--addresses the benefits of having formal, long-term maintenance agreements with professional roofing contractors.

Roofing Qualification Statement as suggested by NRCA is a form home and building owners should ask prospective roofing contractors to complete and submit with proposals. The form asks for information about contractors' companies, work in progress, references, finances and insurance.

The NRCA Asphalt Shingle Manual presents guidelines for asphalt shingle roofing. It addresses application techniques, construction details, general requirements and precautions.

The NRCA Steep Roofing Manual presents guidelines for steep-slope roofing, including asphalt shingles, wood shakes and shingles, slate, and clay and concrete tile. It addresses application techniques, construction details, general roofing requirements and precautions.

The NRCA Steep-Slope Roofing Materials Guide is a comprehensive, 230-page report about steep-slope products, including asphalt shingles, fiber-cement roof components, metal roof components, clay tile, concrete tile, slate and synthetic roof components. It contains detailed descriptions, comparative data, manufacturer-reported wind and fire ratings, and code approvals.

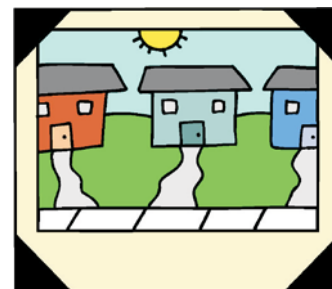
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(800) USA-ROOF is a service offered by NRCA to help home and building owners locate professional roofing contractors in specific geographic areas. Owners are sent, free of charge, a computerized list of

NRCA-contractor members sorted by zip code, a listing of local and regional NRCA affiliate organizations, and information that describes common roof systems and general roofing terminology. To receive this information, home and building owners should call 1 (800) USA-ROOF. Please allow at least two weeks for delivery.

Lists of NRCA-contractor members in specific geographic areas, can be obtained from NRCA's online "Membership Directory". Contractors can be selected by state, area code or zip code.

[Editor's Note: This article is meant to be informative only. Covenants and Design Standards specifically for Wynford Chace are outlined on the Wynford Chace website under "residents only." Please know that you must submit your roofing plan to the MACC committee prior to beginning your roofing project.]



Who lives here?

Know your neighbor's house but not your neighbor? I think that's how we all are. All work and no play makes us strangers. We're going to put a stop to that in January with a series of "Meet you Neighbor events."

If you want to be a part of the new Social Committee, we need you. Email Nikelle Hamada at wcsocialdirector@wynfordchace.com. Sign up to bring dessert, coffee or friends. We want to meet you and your family.



Courtside

By Herman Wood

Men's & Women's Atlanta Lawn Tennis Association is about to start its Winter season. Winter play is mixed doubles. Spring will see separate men's & women's teams. Teams are generally involved with coaching, so this is also a great chance for beginners or those who haven't played in a while to get in the game! You may contact Herman Wood at 770 919-1141 to join any of our teams.

The schedule for play and practices is not available yet. Please see the bulletin board at the court for a posting once the information is available.

If you ever encounter any problem at the courts with the facility such as lights not working, a net broken, or the like, please let Herman Wood know at 770/ 919 -1141. Recently, there was an electrical problem at the courts on a Thursday night and no one thought to tell anyone until Saturday morning. With coaching scheduled for Monday night, it was really a scramble for board approval and to get the work done. Thankfully, it was within our budget. The sooner we know of a problem, the sooner it can be resolved! Please help us keep our facilities in the shape we all expect.

Finally, I'm sure you have noticed the cracks in our courts. Judging from neighborhoods around us, it seems cracks are a fact of life for courts the age ours are. The only solution is a resurface that will be costly. We've patched and patched and simply cannot stay the problem. We have multiple bids for the work, but if anyone has contacts in this area, please contact me. We want the best quality we can afford at the best price we can find.

Share your gardening talent with others

The Cooperative Extension's Master Gardener program trains its students to use their skills and volunteer with the Cobb's Cooperative Extension. After completion of the classes, Master Gardeners are able to answer the gardening questions of residents, speak to civic groups, design and install educational garden projects and participate in a variety of community service activities. Master Gardener classes will begin January 8 and run through March 26, meeting Mondays and Wednesdays 10 a.m.-12:30 p.m. at the DeKalb Training Center in Decatur. The cost of this year's session is \$115. To become a certified Master Gardener you must also complete 50 hours of volunteer service in addition to the class. To receive application information, call (770)528-4070, space is limited.



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2862 Wynford Drive
 Marietta, Georgia 30064

Wynford Chace

Editor

The Wynford Wire

Jerrie V. Paschal

2866 Wynford Drive

Marietta, GA 30064

Annual HOA Meeting

December 12, 2006

6:30pm

Clubhouse

Fall Planting Tips

It's time to prepare your garden for winter and to ensure that the spring blooms will grant you the beautiful portrait you've grown to expect. The following are garden tips to help you reach your goals.

1. Shop for bulbs. You can order from the many catalogs on the market or visit your local garden store for a great selection.

2. Water. Give your plants, trees and shrubs plenty of water so their roots will have plenty of moisture in the upcoming months.

3. Divide and cut back your perennials. This is a great time to look at which plants need thinning, moving, or rearranging.

4. Dig up those summer bulbs. It's a good idea to store bulbs such as dahlias and caladium in peat moss for the winter.

5. Plant Fall annuals. Replace summer blooms with fall annuals, such as, mums, pansies, and ornamental kale.

6. Amend your soil. Get your garden ready for next year's beds and your fall bulbs by tilling the soil and adding fertilizer.

7. Rake and Mulch. Leaves will suffocate your lawn and beds. Rake and shred them to make great mulch.

8. Feed your lawn. Make sure that you fertilize your lawn and give it the nutrients that it needs to battle the long winter.

9. Lower the height on your mower. Your grass grows slower in the fall, but still needs to be trimmed to prepare for the winter months. The

lower cutting height helps the soil dry out more quickly in the spring.

10. Fall is a great time to plant shrubs and evergreens. Fall planting gives new plants time to get their roots established before winter.

11. Get ready to enjoy the fruits of your labor. Believe it or not-spring will be here before you know it! Then maybe you'll see this in your yard.

