

## Welcome!

Wynford Chace would like to extend a warm welcome to new neighbors!

Josh & Carolyn Sharp	1202 Colony
Michael & Heidie McClung	2883 Drive
Richard & Shamone Simpson	1373 Gate
John & Tanya Jackson	1241 Woods
Michael Moore	1216 Colony
Norm & Jerrie Paschal	2866 Drive

If you have recently moved into the neighborhood and you have not received your Wynford Chace Homeowner's materials (including the Wynford Chace directory, information regarding our amenities, and much more), please contact Linda Garza at 770.794.1715.

If you did not receive a copy of our Covenants and Bylaws or Design Standards at your closing, please contact Atlanta Community Services using the information in the Contacts section below.

## Under new management

The Wynford Chace Board of Directors is pleased to announce our new management company: Atlanta Community Services, Inc. ACS is based in Roswell and was formed in January, 1997.

Although relatively new, the personnel of ACS have served the community association industry for many years. Darren Thurmond is President of ACS, and he has been in the property management field for over ten years. His portfolio includes effectively managing over 900 units, marketing his management services and developing new managers. ACS references include various residential properties throughout Atlanta. It is the mission of ACS to provide a personal, quality and efficient level of management to every client at a fair price. ACS is a member of the Community Associations Institute of Georgia.

Our Community Association Manager is Orié Wade, and he can be reached using the information found in the Contact Info section to the left.

## Contact Info

### ATLANTA COMMUNITY SERVICES, INC.

804 Macy Drive  
Roswell, GA 30076  
Phone: 770.649.7373  
Fax: 770.649.9232

### WYNFORD CHACE BOARD OF DIRECTORS

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**Chip Bush, Communications/At-Large**  
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770.514.9223

### CLUBHOUSE RENTALS

**Gene Trull**  
770.218.3093

Watch [www.wynfordchace.com](http://www.wynfordchace.com) for an online clubhouse rental request form ... coming soon!

*Wynford Chace*

## Annual Yard Sale April 26-27, 2002

If you would like to participate and be included on the map, please contact Joan Ruden at 770-429-9723.

We will be advertised in the local paper and a sign will be placed at the front entrance to publicize the sale. Clean out those closets!

**Homeowner's fees are now overdue ...  
Don't miss out on a great 2002 pool season!  
Make your payment today! Call ACS with any questions.**

# WC sign sheds pounds; benefits from a makeover

Paint a little here, remove a leg there, add a drip ledge and some plexiglas ... ta-da! Our sign at the front of the subdivision has a new lease on life! Thanks to Kathy Parrish for arranging with R.C. Signs of Alpharetta to freshen up our sign. Please help us keep it looking good as new by following these guidelines:

- Please only use the flat, white thumbtacks provided underneath the plexiglass. Raised tacks may bow and scratch the cover.

- Please **do not use tape** on any part of the sign as it leaves stains and can remove the paint!
- Please keep signs at or near letter-sized paper so there will be room for other signs during the week.
- Signs should be up for no longer than one week.
- Please be responsible for taking down your sign once it is no longer needed.



- Please avoid water-based markers or printing your signs with inkjet printers, as these inks will run and stain if the paper gets wet.



## It's the Law

*As we head back into the season of lawn care, please do not blow grass clippings, leaves or other debris into the storm drains. Doing so can clog drains, create localized flooding, and decaying plant material will ultimately create an odor and a breeding ground for pests.*

*Blowing debris into storm drains is an illegal practice, and Cobb County code stipulates that property owners are responsible for keeping adjacent storm drains clear of garbage, etc.*

*If you have questions, contact Cobb County Stormwater Management Division at 770.419.6435.*

*The Property Owners Association Act, a 1994 Georgia law, enables HOAs to place a lien on the property of a homeowner who has not paid association dues. The POA Act also clarifies that all owners must comply with all lawful provisions of the covenants, rules and regulations. **Thank you to homeowners who paid on time!***

## A note about vandalism ...

There have been a couple of incidents of vandalism recently on Wynford Drive. A "For Sale" sign was relocated from one yard to another. From that yard, potentially on the same night, a PVC child's soccer goal disappeared from the house. It is imperative that we all keep our eyes open for such activities, as we do not want them to escalate or result in property damages.

If anybody has any information on either of these events, please contact Meta Ridings at 770.421.0087, Cesar Perez at 770.514.8001, or e-mail Cesar at [vpresident@wynfordchace.com](mailto:vpresident@wynfordchace.com).

## ... and a note about curbs

We all continue to see evidence of vehicles driving over the curbs in our neighborhood, particularly in the front of the subdivision. This can be a very costly activity to the association! In addition to having to engage in turf repairs, there are expensive sprinkler heads and piping below the ground surface near the curb edges.

Some homeowners have spotted buses clipping the edge of the curb. If you spot a bus or a professional service vehicle cutting across a grassy area or over a curb, try to take down a license plate number or other identifying information so we can contact the appropriate authorities and "curb" this type of damage to our property!

Also, please park vehicles in your driveway, or in the parking lot if you are visiting the clubhouse, pool or tennis courts. Vehicles parked on the curb create a potentially dangerous situation, especially in curved portions of the road where visibility is limited. And encourage the drivers in your family to obey our speed limit, which is 25 m.p.h. Thanks!

# A friendly reminder about ... Friendly Reminders!

Have you ever heard of a homeowner who wanted their property values to go down? Of course not! That's why we, as smart home buyers, chose to live in a community governed by a set of covenants, right? Meaning we each need to make every attempt to maintain a consistent, clean look throughout the neighborhood.

And with that ... comes the friendly reminders! Each month, a representative from our management company drives through the neighborhood to identify areas where we as homeowners need to offer some attention. The reminders address potential violations of the by-laws and covenant standards of our subdivision. Please take care of friendly reminder items to keep our neighborhood looking great, and our property values on the increase!

This "communitywide" reminder on the right was sent to us earlier this year. Let's take the time to get our homes and yards ready for a great spring season!



Dear Wynford Chace Homeowner,

During a recent property inspection of your community, the following violations were observed on many homes in the community.

Gutters full of leaves & pine straw

Landscape beds with little or no mulch

Driveways needing cleaning or pressure washing

Excessive yard art, flower pots & bird houses in the front yards

Weeds in turf. Now is an excellent time to start your weed control program before it gets warmer.

The MACC requested I write a general letter to all homeowners about the above listed items. If one of these items needs attention in your yard please address the violation before the next property inspection (usually the second week of the month).

Atlanta Community Services visits your community monthly and sends homeowners a request to correct any violations that are found. Please understand that this letter is a Friendly Reminder and that you need to take corrective action at your earliest opportunity.

I know that you are proud of your home in Wynford Chace. Enforcing the architectural design standards is part of making your community a better place to live and protects your real estate investment.

Please do not hesitate to call if you have any questions. It is my pleasure to assist you with any concerns that you may have relating to the architectural guidelines and /or procedures set forth by your Board of Directors.

Sincerely,

Orie Wade  
Community Association Manager

## courtside

*The Spring ALTA season has started. We are actively looking for new players for the current men's singles and the upcoming Summer mixed doubles. Last year we were not able to field a mixed team, however we will try again! Please call Cesar Perez at 770-514-8001 or send an e-mail to [tennis@wynfordchace.com](mailto:tennis@wynfordchace.com).*

*Also, the new windscreens have been ordered and should be installed in April!*

## Important Reminders

The speed limit in our subdivision is 25 m.p.h. Fast driving is an extreme danger to people and pets in the neighborhood. PLEASE SLOW DOWN. If your street is having a problem, call Traffic Enforcement at 770-499-3987 for police monitoring.

ALSO: Parking cars in the street is prohibited in the neighborhood. It is a safety hazard to pedestrians and vehicles.

Be considerate of neighbors and of our common areas! Clean up any pet droppings when you are walking your pet through the subdivision. Homeowners who allow their pet to go in common areas without cleaning up behind them are subject to a fine.

If you have any information on break-ins or vandalism, etc., please contact Meta Ridings, our Neighborhood Watch coordinator, at 770.421.0087.

Remind real estate agents that For Sale signs are allowed at the entrance and on corners on **weekends only**. Signs must be removed on Sunday evenings. Signs on an individual property for sale can remain throughout the week. Remember to pass along your copy of the Covenants and Bylaws to your buyer if you sell your home. Thanks!

Garbage cans must be put back up the day of your pickup, not left out for days at a time! Let's keep our neighborhood looking it's best!

## MACC

### (Modifications & Architectural Control Committee)

Submit any requests for approval of modifications to the exterior of your home two weeks in advance. Send **two** copies of your request to Wynford Chace HOA, c/o Atlanta Community Services. Their address is on the front of this issue of the Wynford Wire.

## Clubhouse rentals "on the house"

Late in 2001, the Board of Directors approved a new measure to allow each homeowner/family that is current on its homeowner's dues to use the clubhouse four times throughout the year (generally one use per quarter) free of charge. In years past, there was a \$25 per use charge for the clubhouse. The Board hopes that this new policy will encourage you to enjoy our amenities for birthday parties and family gatherings more than you may have in the past.

To limit the financial costs associated with this change (increased cleaning and maintenance of the clubhouse), the Association will require a cleaning deposit of \$50, and a damage deposit of \$150. Both will be returned upon inspection of the clubhouse after rental, and there will be specific guidelines which determine the conditions under which deposits are returned. If you are interested in reserving the clubhouse, please contact Gene Trull at 770.218.3093.

## Ah spring, a beautiful thing ...

Time is running out quickly for the preparation of your yard for the warmer weather! The following tips are courtesy of the Marietta Nursery Company on Dallas Highway, across from The Home Depot.

### Lawns

If you haven't already, apply a crabgrass preventer. For fescue, use a preventer with fertilizer. Apply 40 lbs. of pellet lime per 1000 sq. feet. For bermuda or zoysia

lawns, scalp to a height of 1/2".



### Trees

Prune as needed. and use sealer after removing larger branches.

Fertilize with "Holly-tone" fertilizer.

If you had borers last year, begin spraying with Lindane.

Mulch for water retention.

### Annuals

Prepare beds for spring annuals.

Liquid fertilize for pansies.

### Perennials

Divide clumps and fertilize existing perennials.

Great time to plant new perennials.

Divide hostas just as the eyes appear above the soil.

### Roses

If you haven't already pruned rose bushes, do it now.

Fertilize now (late March/early April) with Fertilome Rose Food.

Spray once a week with Triple Action Spray when new growth appears.

### Shrubs

Prune and fertilize most shrubs now, except azaleas, rhododendrons & camellias.

Check for insects or disease.

Mulch for water retention.

Cut lirioppe back to 1" tall.

### Bulbs

Fertilize existing beds.

Plant spring bulbs now (late March/early April).

### Crepe Myrtles

Prune and fertilize now.

Begin spraying with a triple action spray as soon as foliage appears to prevent aphids and the black, sooty substance they cause.

