

## Welcome Home!

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

Mario and Annie Cournoyer	3101 Gables
Michael and Patrice Ashmore	1251 Colony
Paul and Andrea Brady	1288 Colony
David and Lisa Gallion	1244 Colony
Marianne Geuze	1256 Colony
James and Gayle Gragg	1109 Commons
Ted and Beatriz Heath	1248 Colony
Janet Kidd	3018 Station
Eleanor Lenney and Ed Miller	3033 Station
Robert and Christina Phillips	2710 Avenue
Augusto and Elga Sanchez	1239 Woods
Tammy Vickers	1209 Colony

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 at [www.wynfordchace.com](http://www.wynfordchace.com). 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 or email Leigh Anne Bedingfield at 770.427.2669 or [bandlb@bellsouth.net](mailto:bandlb@bellsouth.net).

### P. L. A. N. Meeting

See what's happening in the area. PLAN keeps watch on zoning and other issues that affect our properties. Thursday, March 27 @ 7 p.m. at Saddlebrook (subdivision) clubhouse.

*Now is the time to put pre-emergence on your Bermuda lawn. Get rid of all those weeds before they germinate!*



## Home, Sweet Home

by Cesar Perez

President of Wynford Chace Homeowners' Association Board of Directors

As I drive through the neighborhood I can't help but notice how great Wynford Chace looks after 12 years! I purchased a home here probably for some of the same reasons that you did, a quiet, clean neighborhood with good amenities, mature trees and somewhat removed from the noise and pollution of the city. My commute each day is roughly one hour each way, probably much like yours. As I work my way home each day, I encounter my share of lousy drivers, accidents, etc., however, upon finally driving into the neighborhood, I often think to myself, the drive, the hassle—it was worth it!

As we all know, keeping up a property that has been around for a while takes a lot of work! There are a few things, on a few properties, which I have recently noticed that could use some improvement. Take a look at your home as through someone else's eyes. Is your mailbox post in need of repair? Is it leaning? Does it need painting? Can you see your garbage cans? Does your landscape need upgrading, fixing, re-planting? Do you have a landscape wall that has fallen over? Please take a look this spring and see if you have some things that could stand a little attention.

Let's work together to *keep* Wynford Chace the best it can be!



## MACC

### *Modifications & Architectural Control Committee*

The purpose of the MACC is to maintain a community of high esteem and visual harmony. All modifications are to be submitted to the Management Company and the committee for approval prior to the commencement of any work. Beginning January, 2003, the Board of Directors voted unanimously to levy a \$100 fine on any homeowner who fails to obtain approval **prior** to any modification as governed by the covenants and design standards. A modification form may be obtained from the committee or on the website under "Residents Only".

Atlanta Community Services performs inspections once a month. A **Friendly Reminder** may be issued for minor violations such as garbage cans not stored, cars parked on grass, landscaping issues, cleaning and/or painting, etc. Lawn edging and trimming is an area of concern in the spring and summer as well as lack of weed control. Our homes are aging and may be in need of painting. Mailboxes and/or landscape borders may need to be repaired/replaced, etc. Failure to properly maintain one's property may result in fines.

The MACC is a vital part of our community and we are in need of volunteers. Please contact a board member to help us maintain the integrity of our neighborhood.



### *Wynford Chace Tennis*

Tennis lives again in Wynford Chace. A few weeks ago, some hearty souls met at the clubhouse to talk about fielding teams in the subdivision.

As a result, a men's ALTA team was formed. The team is practicing Wednesday nights at 7 pm. We're still looking for players, so come check us out! There were not enough ladies to form a team at this time, but there were enough to explore forming a mixed team for the summer league. If you have interest in any of these teams, contact Herman Wood at 770.919.1141 or via email at [tennis@wynfordchace.com](mailto:tennis@wynfordchace.com).

Our courts are in the process of undergoing some renovation, with new nets going up in the next few weeks. The board has also been kind enough to see that a needed resurfacing will be done as soon as the weather warms a bit and the ground dries.

The men's team is planning to do some general picking up and cleaning up around the court area before foliage greens up. A workday is scheduled for Saturday, March 8 at 9 am, weather permitting. Bring your gloves, clippers, saws and other yard tools to pitch in and meet some other tennis players. There may even be some cold refreshments at the end of the job!

### *NASA says Houseplants are Essential*



Not only are houseplants beautiful, they are beneficial too. Plants actually help to clean the air in your home. Studies at NASA have shown that indoor plants can significantly reduce toxic chemical levels inside houses and buildings with poor ventilation. This is especially important during the winter months when most doors and windows are tightly sealed.

Through photosynthesis, plants absorb toxins and expel oxygen back into the air. Maximize the effectiveness of your "natural air fresheners" by keeping your houseplants healthy. When a plant is no longer robust and vigorous, replace it with a new plant.

According to the Indoor Foliage for Clean Air Council, "Indoor plants are particularly effective in filtering from the air three chemicals responsible for many health problems: Benzene, Formaldehyde and Trichloroethylene (TCE)."

The Council lists the following plants as "Nature's Best Pollution Fighters": Chinese Evergreen, Spider Plant, Spathiphyllum (Peace Lily), Golden Pothos and Ficus Benjamina (Weeping Fig).

Dr. Bill Wolverton, a retired senior research scientist at NASA advised that if you have a tightly sealed home or office, you should use at least one plant per 100 square feet of space. This would mean at least 19 plants for an average 1900 square foot home. — from Pike Garden Tips

### **Elected Officials**

US Senate Georgia:  
Zell Miller (D) 404.331.0290 / 202.224.7272  
Saxby Chambliss (R) 770.763.9090 / 202.224.3521

US Congress District 6  
Johnny Isakson (R) 404.252.5239 / 202.225.4401

GA Senate District 037  
Chuck Clay (R) 770.422.1776 / 404.463.1318

GA House District 032  
Judy Manning (R) 770.422.0287 / 404.656.0287

Commission Chairman  
Sam Olens (R) 770.528.3306

Commission District 1  
Helen Goreham (R) 770.528.3313 / 770.428.2792

School Board Post 3  
Betty Gray (D) 770.426.3300

## NEIGHBORHOOD WATCH



by Meta Ridings  
770-421-0087

We are off to a good start for the New Year and as of now

all is well in Wynford Chace. I want to update you on the break-ins that occurred in the past months. The last report I received was for Dec. 6 and the individual was not successful in getting into the home. The homeowner said that the attempt did set off their home alarm system. I have talked to the detective in charge of the case and was told there have not be any more reported break-ins. I do know that other neighborhoods close by have also had the same problems but, I have spoken again to homeowners in those neighborhoods and things are quiet there as well. I encourage you to remain vigilant in keeping outside lights on, as well as garage doors closed and doors locked even when you are at home. When coming and going through the neighborhood, keep a watch on your neighbors' homes and talk to one another about anything that might seem unusual.

The only reported sighting of the individual was a male 5'11 wearing a black leather coat, white tennis shoes and stocking cap. Don't hesitate to call 911 if you see anyone that you feel is suspicious. Please let me know about any incidents that have occurred even if you think it doesn't seem important. Unfortunately the style of the individual is such that you can't always tell if he has been in your home until something jogs your memory. Then, you realize something is missing. Keep all purses and/or wallets out of view. The items that have been stolen are cash and credit cards.

I will use the website to communicate Neighborhood Watch information, so please check it often. Also, at times you may see a sign posted at the front entrance that says "Neighborhood Watch Alert." Don't be alarmed. It is there to get your attention and encourage you to check the website for information on any current issues and how they are being addressed.

### **Block Captain Volunteers**

I will soon be in the process of setting up the block captain system for the neighborhood. Cobb County has told me that 50% of the homes must be involved to be considered a "Neighborhood Watch" neighborhood, so I need about 24 volunteers who will be willing to be block captains. I already have about 14 so we are halfway there. The time involved is minimal and it is a good way to get to know your neighbors. Watch for a posting of the Block Captain meeting date and time. If you have general questions about being a block captain, please call me. I look forward to talking with you.

### **Introducing the Avenues**

Cousins Properties is busy constructing our area's newest shopping adventure—The Avenues at West Cobb. Located on Dallas Highway just a few miles west of us, the project is described by Cousins as "smaller in scale and appeals to the discriminating, and often time-constrained, shopper looking for high-quality merchandise in a convenient setting. A culmination of function and art, this specialty center located in an affluent neighborhood will combine premier national retailers, select local merchants and specialty restaurants in an attractive, open-air setting." According to the Sales and Leasing Manager, the following retailers are already

committed to a lease: Barnes & Noble, Cold Stone Creamery, Linens 'n Things, Talbots, Ted's Montana Grill, American Eagle, Ann Taylor Loft, Beaded Lizard, Bombay/Bombay Kids, Cargo Kids, Chico's, Claire's, Coldwater Creek, EB Games, Famous Footwear, Jos. A. Bank, Kirkland's, LensCrafters, Liz Claiborne, Macaroni Grill, Pier 1, Strasburg Children. The Avenues is scheduled to open in Fall 2003.

### **Pool News**

by Linda Garza



In an attempt to better manage the pool this summer, the following changes will be made.

- Lifeguard on duty 8 hours per day from May 23-August 10.
- Lifeguard hours will be 11:00AM-7:00pm Monday thru Sunday during Cobb County school break.
- Unsupervised Age Requirement has been increased to 18 during non-lifeguard hours.
- Solo swimming banned.
- Children 10 and above can use the pool without adult supervision during lifeguard hours only.

All other pool rules (page 7 of the Homeowners Manual & on the website) still apply. Unfortunately, these rule changes result from issues of vandalism, property damage and conflicts with the lifeguard from past years. Because of increasing liabilities and the desire to provide a safe environment for our families, these rules will be strictly enforced. Violation by one family member may cause the entire family to lose pool privileges.

To see more of the pool changes, as well as the complete rules, please refer to our website at [wynfordchace.com](http://wynfordchace.com).

# Wynford Chace

## Management Agency

Atlanta Community Services, Inc.  
804 Macy Drive  
Roswell, GA 30076  
Phone: 770.649.7373  
Fax: 770.649.9232  
Wynford Voice Mail: 1.866.206.9073 x2729  
Email: darren.acs@mindspring.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 ACS, 804 Macy Drive, Roswell, GA 30076. Get MACC request form from [www.wynfordchace.com](http://www.wynfordchace.com) or call the management agency at 770.649.7373.

## Board of Directors

Cesar Perez, President  
[president@wynfordchace.com](mailto:president@wynfordchace.com)  
770.514.8001

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Brad Bedingfield, at-large  
[director@wynfordchace.com](mailto:director@wynfordchace.com)  
770.427.2669

## Clubhouse Rentals

Gene Trull  
770.218.3093

## Tennis

Herman Wood  
770.919.1141  
[tennis@wynfordchace.com](mailto:tennis@wynfordchace.com)

## Communications

Chip Bush, Webmaster  
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## Home-Owning Seniors Get Tax Break



Did you know that after you turn 62 years old, you can become exempt from paying Cobb County School taxes? It's a great deal. You can only apply from January –June in the year after you turn 62. Since school taxes make up nearly 60% of your property taxes, this can make a BIG difference in your house payment. Average property taxes in Wynford Chace run about \$1700.00 a year, so saving 60%, or about \$1,000, a year would mean that your house payment would reduce by nearly \$80.00 a month.

To find out more about these tax breaks, you can contact the Cobb County Tax Commissioner's Office at 770.528.8600; Email [tax@cobbtax.org](mailto:tax@cobbtax.org), or go on the web at [www.cobbtax.org](http://www.cobbtax.org). If you're web savvy, you can even view your tax bill and see how much you'll save when you turn 62! (The school tax exemption forms are online and you can handle all this by mail.)

Also, **NEW HOMEOWNERS** need to be reminded to file for their Homestead Exemption before June. And, there are some special exemptions for disabled homeowners. Be sure to take advantage of everything available.

## West Cobb Senior Center

Have you ever wanted to learn to square dance, rumba, take photographs, play chess or travel? If you are over 55 and interested in participating in some great learning experiences, then you need to take a look at the West Cobb Senior Center. Located on Dallas Highway just west of us (4915 Dallas Highway), the Center offers all sorts of day and evening activities.

Since its opening in March of 1997, the West Cobb Senior Center has been a magnet for active seniors. The stacked stone facade and two-story fireplace are reminiscent of the area's Civil War history. Its pastoral setting inside the Lost Mountain Park belies the fury of activity within the lodge-like facility. The center has the reputation for excellent programs, state of the art facilities and friendly and responsive customer service. An array of classes, clubs, day trips and special events offer quality opportunities for the active Senior fifty-five and above.

Their philosophy is to enrich the body, mind and spirit. This is accomplished through wellness, dance, art and computer classes. Clubs include the fastest growing Golden Kiwanis Chapter in Georgia, A.A.R.P.(Chapter #764), ADK Retired Teachers, Cobb Govt. Retired Employees, the North Central Georgia American Ex-Prisoners of War Chapter and the Senior Citizen Council of Cobb County. They also have clubs for photography, reading, bridge, hiking, billiards, mah jongg, woodcarving, choral and golfing enthusiasts. The day trips program has taken folks from sites of state history to festivals and theater. Special events have included a Women in War Veterans Day tribute, ballroom dancing to live bands, dinner theater, fashion shows, talent contests, Georgia Golden Olympics preliminary competitions, Lunch with Abraham Lincoln and a comprehensive Information Fair for Seniors and caregivers. Interested folks can tour the centers during the daytime hours. You can also request to be on their mailing list to receive class information and schedules. To get a schedule of classes and or club activities, call 770.528.8200.