

Welcome!

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

Brad & Leigh Anne Bedingfield 1112 Commons
Bill & Kathy Chappel 1344 Walk
Robin Marcum 1384 Gate
Jorge & Luz Ramirez 2708 Avenue
Herman & Joanna Wood 1342 Walk

And a special welcome back to:

Terry & Linda Spoon 2862 Drive

Congratulations! We're so excited you chose our community to call home! While your settling in, if there is anything we can help you with, please don't hesitate to contact our board members for assistance (see contacts below). And be sure to take a minute to check out our website at 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 e-mail Linda Garza at 770.794.1715 or vpresident@wynfordchace.com.

Contact Info

ATLANTA COMMUNITY SERVICES, INC.

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

WYNFORD CHACE BOARD OF DIRECTORS

Cesar Perez, President
president@wynfordchace.com
770.514.7698

Linda Garza, Vice President
vpresident@wynfordchace.com
770.794.7486

David Hylton, Treasurer
treasurer@wynfordchace.com
770.423.7034

Doreen Wiseman, Pool/At-Large
pool@wynfordchace.com
678.355.1015

Chip Bush, Communications/At-Large
thewire@wynfordchace.com
770.514.9223

CLUBHOUSE RENTALS

Gene Trull 770.218.3093

TENNIS COURTS

Herman Wood 770.919.1141

An open letter from the Board

We take feedback seriously.

We have received complaints from homeowners who stated they were not informed or were unaware of our pool tag distribution day this past May. As a result, we had to put extra effort into distributing tags for several weeks afterwards. To some of our homeowners, it was just another disorganized year for pool tags.

Quite frankly, we found that feedback to be disheartening and frustrating. We made a diligent effort to organize and distribute pool passes, recognizing the poor methodology last year. Amidst a new management company and a new system to protect our pool and tennis courts, the Board spent hours preparing the website, gathering data, programming pool passes that should last us for a number of years to come, and generating media to inform our homeowners on how to obtain passes.

In April we sent pool forms and information to each home via the U.S. Postal Service. Each household received a full packet of information. We provided both a hard copy and an electronic submission option for pool forms. A week before opening day, we posted a large blue sign at the entrance to the neighborhood announcing the pool tag distribution. The Board was present at the clubhouse on a Saturday from 10 a.m. until 4 p.m. Approximately 75 of our 270 households attended and received passes and we appreciated that turnout.

Your Board is made up of homeowners ... just like you. We seek to sustain and grow our property values ... just like you. But we are also volunteers, with a limited amount of time to dedicate to servicing our community, because we have families ... just like you. We enjoy spending time with our families. The time we carve out for special community activities like the pool tag distribution day is a precious commodity.

And when we have something big on the horizon, we make every effort to let you know about it ... ahead of time. One of our primary communication vehicles is the Wynford Wire, which we try to publish quarterly. If something is pressing, we publish a ShortWire as well. The website is another resource we intend to utilize more in the years ahead.

To ensure future success for these special community activities, we need your help. We need you to read the Wynford Wire. Read the ShortWires. Read signs at the entrance. Join us for the annual meeting in the fall. Review the website. Volunteer for the Board next year. Make use of e-mail. If we're falling short somewhere, or if there are other solutions out there that we're missing ... we want to hear them! And it never hurts to hear if we've managed to do something well. After all, we are human ... just like you.

Your Board of Directors is a party of five, speaking on behalf of 270. We won't always be right, and we'll never make everyone happy. But we're making every effort to be at your service. And we want Wynford Chace ... your neighborhood ... our neighborhood ... to be one of the best places to live in West Cobb.

Wynford Chace

Adult Social
September 14, 2002

Take time to get to know your neighbors ... come enjoy good food and great conversation!

Please join us at the Wynford Chace clubhouse Saturday, September 14th at 7 pm.

Non-alcoholic beverages will be served, but feel free to bring your favorite drink along. Please RSVP by leaving a message with our Wynford Chace voice mail service at 1-866-206-9073 ext. 2729 (this is a free call.)

Vandalism resulted in property damage

Once again, the neighborhood was the victim of acts of vandalism in mid-July. There were over seven vandalisms in the neighborhood, and that may be omitting some that weren't reported. Property was destroyed and defaced ... this has a negative effect on our property values and it damages our reputation as a community!

It is vital to report any vandalism that you may witness. The Cobb County Police Department has a non-emergency phone number to call: 770-499-3911. They will

conduct drive-throughs of the neighborhood if they get reports of vandalism in the area. If it goes unreported, they can't know what's going on and what to look for!

If you witness an act of vandalism, make as many mental notes as you can and write them down before calling the police. Try to capture details regarding the car (color, make, model, type, or tag number if possible), the person(s) vandalizing property, and the time/date of the act.

Parents ... talk with your children regarding vandalism and how it affects everyone. Know where your children are, especially at night.

If you know anything regarding these acts, call the non-emergency phone number for Cobb Co. PD, contact Cesar Perez, our board president, at 770-514-8001 (or via e-mail as listed in the contacts section on page 1), or Meta Ridings, our Neighborhood Watch representative at 770-421-0087.

It's the Law

During the summer months and into fall, please remember to 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.

Lights Out?

If you notice a street light that is burned out, call 770.429.3432. Be prepared to give an address close to the location of the lamp that is out so it can be located and repaired.

Handgun Safety Reminder

Know the Facts: Each year, an estimated 1,500 children ages 14 and under are treated in hospital emergency rooms for unintentional firearm-related injuries. Nearly all childhood unintentional shooting deaths occur in or around the home. 50% occur in the home of the victim and nearly 40% occur in the home of a friend or relative.

Safety Basics

Teach children to never touch or play with a gun or ammunition. If they see ammunition, a gun, or anything that looks like a gun, they should leave the area and tell a grown-up immediately.

If you have firearms in your home, keep them unloaded. Lock guns and ammunition in separate locations out of children's sight and reach.

Talk to the parents of your children's friends to find out if they keep a gun in the home. If they do, verify that it is kept unloaded and locked away where children can't see or touch it. Data Sources: National SAFE KIDS Campaign®

Cobb still under watering ban

Watering restrictions are still in effect and will remain indefinitely, according to Cobb County Water System officials.

Current restrictions ban outdoor watering from 10 a.m. to 10 p.m. every day. Outdoor water use is allowed during non-banned hours only on an even/odd schedule based on address and date.

For example, an even-numbered address may water only on an even-numbered calendar day from 12:01 a.m. to 10 a.m. and may water again from 10:01 p.m. until midnight. The same schedule applies for odd-numbered addresses.

The county issues warnings for the first offense; the second

time results in a \$500 fine. Nonpayment of the fine will lead to officials cutting off the offender's water.

For more information, call (770) 423-1000 or visit the Cobb County Water System Web site at www.cobbcounty.org.

Join the few ... the proud

Join The Wynford Chace Board of Directors! Or any of the Wynford Chace sub-committees and become an important part of our already GREAT community. Volunteers are currently needed to support the following sub-committees:

- Budget and Finance Committee
- Clubhouse Committee
- Covenants and Bylaws Committee
- Grounds Committee
- Modifications Committee (MACC)
- Newsletter Committee
- Nominating Committee
- Pool Committee
- Resident Services Committee
- Social Activities Committee
- Tennis Committee
- Welcome Committee

Additional details about each of these committees can be found in your homeowners' guide. Please consider volunteering your time to one of these committees and helping our current members exceed their goals.

Nominations for 2003 Board of Director positions are just around the corner. If you are interested in becoming a member of our board, don't wait! Make plans to attend one of our upcoming meetings. Just let us know what meeting date would be best for you so that we can plan the appropriate time for introductions and to answer any questions you may have.

Contact any board member for details.

Good Neighbor

There are a lot of helpful agencies in the Cobb County area, but you may not know about them if you don't have a need. And, it's possible not to know about them even when you are in need.

One of these agencies is The Cobb Association for Retarded Citizens, Inc. (Arc Cobb), providing services for families who have children or adults with mental retardation or other developmental disabilities. These services include: respite care, help with government paperwork and forms, advocacy, information, and referral services.

To find out more about Arc Cobb and its services, you may call 770.427.8401 or access their website at www.arccobb.org.

Speaking of Arc Cobb ... do you have a car that's on its last legs? Get twice the mileage out of it by donating it to Arc Cobb!

Call Charity Auto Donations, donate your car, take the donation tax deduction, and give the funds to Arc Cobb to use for their programs for children and adults with mental retardation.

Charity Auto Donations will come pick it up and haul it off. They will take cars, trucks, boats and other items of transportation. Call 770.944.2011 and feel good about your old car.

Pool security system to simplify tag process

Finally, weeks after the opening of the community pool, the security systems and its surrounding support materials have been properly installed. As many of you know, it was not the intention of the Board to take this long to get everything the way we envisioned it. We apologize for any inconvenience this may have caused our residents. However, please be aware that the Board worked for several weeks with Atlanta Community Services and the security system vendor to make things right as soon as possible.

In addition, the Board would like to extend our sincere thanks to John Reed, a Wynford Chace resident and professional locksmith, for his assistance during our transition from Plexiglas to the more recently installed black expanded metal. On several occasions John met with board members on his own time and removed unsafe material, moved or repaired broken gate hinges and provided board members with helpful insight that allowed us to meet our final objectives. Thank you very much John for donating your time and materials to this project!

Some of you may be asking, "What was the board's intention for adding this system?" The Board's intention was to have a security system installed by opening day that would:

- Allow the board to discontinue future annual pool access cards distributions.

- Eliminate non-residents from utilizing our amenities.

- Prohibit residents who are not in good standing (paid HOA fees) from accessing these facilities.

- Provide the Board and Pool

Management Company with reports identifying the individuals utilizing our amenities and their frequency.

Give the Board the ability to remove access rights of any resident whose family members are not abiding by the rules of our amenities or have damaged the facilities in any way.

Although we missed the intended timeline, we now have a system that provides all of our objectives.

Please note that pool and tennis security system access cards will not be distributed next year. The cards you have now (white with numbers) will be used year after year to access the amenities.

In the event your card is lost or stolen, it is important that you notify a board member immediately, even if you decide not to replace the card.

Only pool tags for children moving from one age group (under 10) to the next age group (10-15) will be provided new pool tags next season. **Therefore it is important that you maintain your child's pool tag as well as your security access cards.** All security access cards will be deactivated at the end of the pool/tennis season. Cards will be reactivated upon receipt of the resident's 2003 homeowner associates dues. We hope this will allow our residents to begin enjoying the amenities on Opening Day 2003.

Many thanks to Darren Thurmond of Atlanta Community Services and our Wynford Chace board members who volunteered numerous hours to complete this project.

WynfordChace.COM

Checked the web lately? You'll find some new items on our website.

Community Calendar

There is now a community calendar available to residents. It's managed through MSN Groups, a free online service provided by Microsoft. You can view the calendar by month, week or day.

As we bring this new calendar online, we will be seeking to determine just what events are most appropriate to post on it. Holidays are there, and we have posted a notice about the upcoming election. If we're missing something important, let us know via e-mail to thewire@wynfordchace.com!

Also, our MSN Group contains a messaging board and chat function, in case we ever need to have an online forum! While anyone can review the calendar and message boards, only registered members can add messages or participate in a chat. See the site for full details.

Wynford Market coming to website Aug 1

The first installation of our Wynford Market is under final development, and is scheduled to be online August 1st.

The Wynford Market will be a place where residents and non-residents can list items for sale or for rent. They will also be able to advertise their businesses and "hobbies for profit."

And for our residents under 21, there will be free one-line advertising for services such as lawn care and babysitting.

Advertising rates will be attractive, and revenue will be used to offset the cost of keeping our site going (which has been at no cost to the association for over a year.)

HOWEVER, all neighborhood residents will be allowed to place ads FREE through August 15th! See details at WynfordChace.com on August 1st. Don't miss out on this special opportunity!

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.

Not too early to prepare for fall ...

Thanks to everyone for their ongoing efforts to keep the lawns looking good during the hot summer. The recent rains should help out some with the summer green, but it also translates into a consistent mowing and edging schedule.

Keep those yards in top condition by mowing front and rear yards and edging along the street curb and driveways every seven to ten days. Bag clippings for a good mulch, and don't be tempted to blow them into our street drains ... that's against the law! (See **It's the Law** on page 2 for more information.) Also, pay close attention to any weeds creeping up in natural areas, shrubs that need to be trimmed, and any needed replenishment of pine or mulch areas.

As we cool down into the fall season, here's an action plan to prepare your yard for going into the winter months:

Bermuda-Zoysia Grass

- Weed control (winter pre-emergence/crabgrass preventer)
- Fertilizer - winter conditioner (8-8-25) and pellet lime

Fescue Grass

- Overseeding - September
- Fertilizer - mid to late October
- Fall Feed Winterizer (18-6-12)

Of course, if you're looking for that lush green lawn but you're not much of a green thumb, for convenience call some of the lawn services used throughout our neighborhood:

Best Lawn - 770.948.0940
Lawn Doctor - 770.432.5884
TrueGreen/
Chemlawn - 770.421.8000



Children's Consignement Sale

Fri, September 6
from 9 a.m. to 7 p.m.

Sat, September 7
from 9 a.m. to Noon

Cobb Co. Civic Center

Children's and maternity clothing, toys, nursery items, baby equipment/furniture ... and more! Workers and Sellers get early shopping privileges on Thursday prior to the sale. For further information, leave a message toll-free at 1-866-841-9139 ext. 1721 or visit our website at www.bornagainblessings.com.

Bermuda Baldness?

Encountering bare spots in your bermuda sod? Here's a wonderful tip! Try Miracle Grow Potting Soil (it has fertilizer and water grabber pellets mixed in).

Spread potting soil in bare spots and keep watered. By the end of the summer the bermuda should creep over bare spots!

Pre-election community forums

Jul 31, 7:30-9 p.m.
Cheatham Hill Community Clubhouse
Aug 9, 7-8:30 p.m.
Lost Mountain Park
Recreational Center
Aug 20: General & Non-Partisan
Primary. See www.cobbelections.org
for more details and to locate your precinct.

Wynford Chace Services Directory

The Wynford Chace Services Directory is back!!! This directory has been one of the most valuable items provided in our Wynford Chace Homeowners Guide in the past, and we're sure it will prove beneficial to you and your family members as well. Whether you have a home business that you would like to advertise to our community members, or you're looking for a pet sitter for the week your on vacation, it's all here, right at your fingertips.

Also, be looking for this directory online at the Wynford Market, coming August 1st!

<u>Name</u>	<u>Service Provided</u>	<u>Contact #</u>
Brittany Hooper	Babysitter	770-419-9351
Natalie Johnson	Babysitter	770-424-8595
Dawnyale Mitchell	Babysitter	770-421-0584
Suhail Massad	Handyman	770-421-1858
Leigh Anne Bedingfield	Home Interiors	770-653-4615
Nathan Brooks	Lawn Care	770-425-2540
Andrew Crane	Lawn Care	770-426-4393
Matthew Hooper	Lawn Care	770-419-9351
Samer Massad	Lawn Care	770-421-1858
Matt & Randy Spoon/ Alex Duerr	Lawn Care	678-797-0411
John Reed	Locksmith	770-421-0065
Judy King	Mary Kay Cosmetics	770-425-8187
Richard & Kim Ralling	Mortgage Lending	770-423-9618
Jorge Ramirez	Int/Ext Painting	678-361-7492
Jacob & Lance Dudkowski	Pet Care	770-421-8596
Lauren & Brenna Gates	Pet Care	770-419-8753
Daniel Garza	Pet Care	770-794-1715
Kristina Wiseman	Swim Lessons	678-355-1015
Herman Wood	Tennis Racquet Stringer	770-919-1141
Shannon Howard	Tutoring Elementary Grades	770-426-8948
Suhail Massad	Tutoring High School & College (Math&Science)	770-421-1858

If you or a family member would like to be added to our Services Directory, e-mail Linda Garza at vpresident@wynfordchace.com