

Welcome Home!

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. 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.



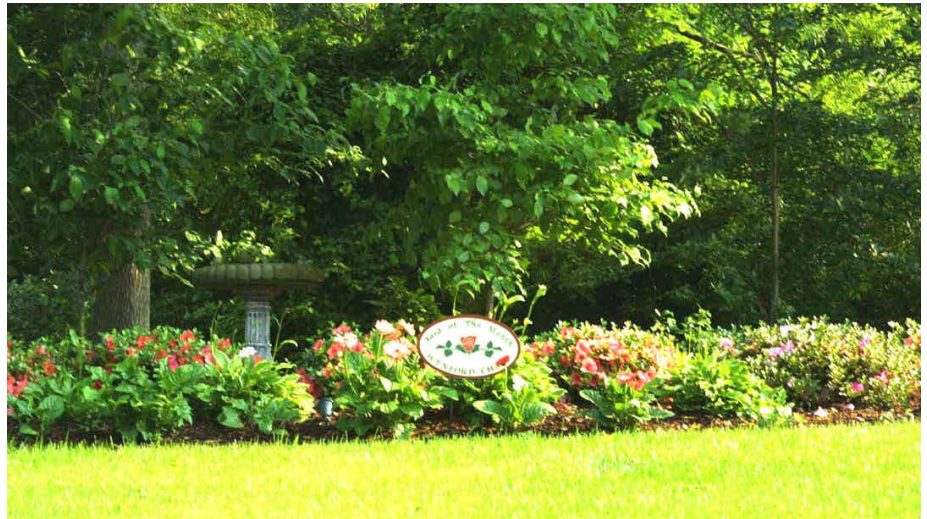
Pool News

The Wynford Chace Pool is open and calling you. If you do not have your new gate access card, call ACS and let them know. Pool rules and regs can be found on our website at www.wynfordchace.com.

E-Community

If you have e-mail and would like to join our e-community list to receive up to the minute WC news and information, just email your email address to thewire@wynfordchace.com.

You can also join us online in our own MSN Newsgroup. Visit the website for details.



June's Yard of the Month is 1246 Colony-the Crooks Family



May's best yard belongs to the Boss Family-2711 Avenue

Yard of the Month

The MACC Committee reports that they spotted several yards that could wear the Yard of the Month sign, but they have to hold back to one a month. The seekers of the Yard of the Month go through the neighborhood about the third week of each month and try to find the yard that most exemplifies what Wynford Chace is all about--neat, clean, tasteful and appealing.

You can up your odds of being chosen by carefully weeding, edging, mowing, and planting. The Yard Committee wants to remind you to sweep up your yard clippings and edge trimmings and not to leave them in the street. That just puts them in someone else's yard the first time a car goes by! It's also not a good idea to wash them down the storm drains. When they clog up, they flood into your yard. Enjoy the wonderful landscapes around Wynford Chace.

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.

If you have any questions, direct your call to Atlanta Community Services at 770/649-7373.

You can download a MACC form and other information on our website at www.wynfordchace.com.



Neighborhood Watch Update!

by Meta Ridings

I received a call from Cobb County Police to inform me that they had caught an individual in the area of Walkers Ridge at about 3:30AM (Friday, June 13). They were unable to give a lot of details due to the pending investigation. I was told that the individual fit the description of the person who had been seen in Wynford Chace, and that he had items in his car that were believed to be those taken in some of the break-ins here. This individual is the same person who was mentioned in incidents in 1997. Keeping a history of all incidents has proved helpful in that it was used to point back to this individual. As I get more information I will make sure that it is posted right away so that you all can stay informed. If you have any questions please give me a call at 770.421.0087.

Just a reminder to everyone!

Please continue to keep your eyes open and looking out for one another. Continue to keep up your security measures around your home and report all incidents to the police and Neighborhood Watch.

BLOCK CAPTAINS

I'm sorry to report that our turnout for the Block Captain Planning Meeting was poorly attended. I'm so proud of those that did attend

and their willingness to volunteer. At present, we have 15 block captains, but we need approximately 40. Unfortunately with only 15 block captains the area in which we can cover will be limited. I will continue to promote the block captain program and seek out volunteers, anyone willing to put a little time into making a few phone calls in and effort to help keep our community safe and informed, give me a call! I look forward to talking with you. We need to work together for a better community.

The Cobb County Cable Authority

Many of us have heard Clark Howard talk about the county cable authority and, probably, all of us have tried to call in to the cable company to report a problem. Well, here we will attempt to merge those two ideas. In Cobb County, the cable authority is called the Cobb County Cable TV Franchise Authority and can be reached online at www.cobbcounty.org, or by phone at 770/528-2480 or 770/528-1131. You may also email wcallahan@cobbcounty.org.

Here are the vendors that they monitor:

Comcast/AT&T Broadband

Billing (678) 545-2455
Service/Repair (678) 545-7372
Move/Change (678) 545-6683
Buy new services (678) 545-2289
Internet (866) 447-7333
Complaints: (770) 559-7673

BellSouth: (770) 360-4990

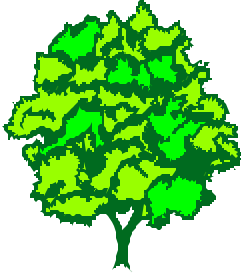
Charter Communications: (770) 333-6400

Covenants Corner

The Wynford Wire is initiating a new series called **Covenants Corner**.

The purpose of

Covenants Corner is to better acquaint the homeowner with the Wynford Chace neighborhood covenants and bylaws..



Admit it, how many of us have actually taken the time to read the bylaws from cover to cover? Not many; life is just too hectic and full of activity. And, besides, who wants to read all of that boring legalese? To make educating ourselves about the covenants easier and less tedious, Covenant Corner will highlight only one or two items per newsletter.

This issue's section highlights the removal of trees, a subject that affects us all. One of our neighborhood most endearing and lovely features is our wonderful, mature trees. Adult trees lend character and a sense of stability to a neighborhood, which, in turn, increases the quality of life and enjoyment. No new, treeless neighborhood can rival that.

The covenants state the following about tree removal:

- **living hardwood trees having a trunk diameter of six (6) inches or more (measured from a point two (2) feet above ground level) shall be removed without the express consent of the Board or its designees except for (a) diseased or dead trees; (b) trees needing to be removed to**

promote the growth of other trees or for safety reasons; and (c) trees within ten (10) feet of the residence, driveway and walkways. No dogwood tree or redbud over two (2) inches in diameter shall be removed without express consent of the Board or its designees.

Past experience shows that most new homeowners remove at least a couple of trees from their property shortly after moving in, these may be either larger trees, or smaller saplings. On occasions, larger trees need to come down to avoid a hazardous situation, preserve property, enhance the health of other trees, etc., and as you can see above, the covenants provide for this. One thing to consider is that if you have a smaller tree, e.g. a sapling in a good spot, give it a chance to mature, as these will be the replacements for diseased tree, etc. Recently several homeowners have begun adding new trees to their properties, on occasions in conjunction with other landscaping projects. These enhancements help preserve and even enhance the appearance of Wynford Chace!

Let's take good care of our trees, which provide so much pleasure and interest to our neighborhood!

P.L.A.N

www.peoplelookingafterneighborhoods.com/

People Looking After Neighborhoods, Inc. ("P.L.A.N.") recognizes that development of properties in the west Cobb County area is inevitable. Therefore, P.L.A.N. shall pursue a cooperative planning effort to promote the quality and integrity of community development while maintaining safety and the aesthetic appearance of the surrounding areas.

P.L.A.N. seeks:

To ensure the development of quality architectural and landscaping standards,

To promote civic involvement in community development,

To ensure planned and appropriate growth in west Cobb County,

To promote proper zoning decisions in adherence to the Land Use Map,

To promote safety of the community by working with the Department of Transportation in striving to attain appropriate traffic flow, and other items of community concern.

June 2003 Rezonings

Z-46: R-30 to R-20 OSC. East end of Gus Robinson Rd. ext., west of Hannah Place. App: Kip Givens Builder Inc. 770-321-9339. 27.15 acres. This property is mostly multi-acre lots - less dense than the current R-30 designation. **Carried forward from May. There is an issue with a few lots on the property, which is likely to be cleared up before the June meetings.**

Z-64: R-30 to R-20. Northwest corner of Villa Rica Rd. and West Sandtown. App: Pebblebrook Development, LLC. 678-738-0205. Rep: Atty. Kevin Moore (770-429-1499). 26.42 acres. This property has some water related issues that will make it difficult to develop as R-20. In 2002, there was a previous attempt to rezone this property. **Carried forward from May. The county plans on doing some soil and water tests to obtain additional facts about the property and in light of opposition comments about said areas.**

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 or call the management agency at 770.649.7373.

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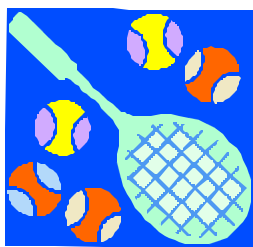
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Now Serving: Tennis!

Tennis balls are in the air again at Wynford Chace! The courts have just been resurfaced and it seems to have brought the neighborhood to the courts. In the past, our courts have usually been idle most of the time. Court time is now a little harder to come by!

ALTA has also contributed. We have a mixed doubles team playing in the league. In fact, as of this writing, we are still looking for people, primarily ladies! If you are interested, please contact Herman Wood at 770-919-1141 to get more information about joining the team. Practice is at our courts on Wednesday nights from 7-9:30 PM.

With the resurface and increased use, some concerns have arisen about availability and protecting the community's investment. Please expect a sign up sheet to be posted at the courts the next time you play. There is already a listing of the rules from the homeowners association that pertains to the tennis courts. They primarily govern availability. The sign up sheet should be used even when you are just walking up on a moment's notice and want to play. Please try to be respectful of others attempts to complete a match even if you do have the court signed up!

The surface of a tennis court is not the same as is on our streets. It is very vulnerable to wheels and shoes not designed for tennis. The marks left behind by wheels and improper footwear are permanent and do affect play.

Please help our youth to understand the normal courtesies that apply around a tennis court. Most importantly, don't hesitate to correct them if they fail to follow those courtesies or are doing something to damage our investment.

1. Absolutely no skates, skateboards, bicycles, scooters or any other wheeled vehicles are allowed! Tennis shoes should be worn whenever using the tennis courts, not sandals, street shoes, etc. The tennis court is NOT just painted asphalt, it is an expensive and fragile surface JUST FOR TENNIS! Please educate your children to this fact.

2. Speak to your child about throwing his/her tennis racket against the windscreens. They are expensive and will tear if abused.

3. We have furnished waste receptacles both on and off the courts. Please remind your child to put empty ball canisters, soft drink cups, and other trash in them before leaving the courts. And under no circumstances EVER throw chewing gum on the courts!

4. Turn off the lights when finished playing tennis and respect the rules that no one should be on the tennis courts for any reason after 10:00 p.m.

Lastly, please come down and enjoy the courts! If you aren't familiar with the game, just ask someone playing. Tennis players are usually pretty friendly and willing to help new players out. One special courtesy is not to be in the back of or side of a court during play. In fact, doing so is dangerous to your health and that of players! Graphite is not supposed to be part of the normal human diet.

See you on the court!

Herman Wood
Tennis Director