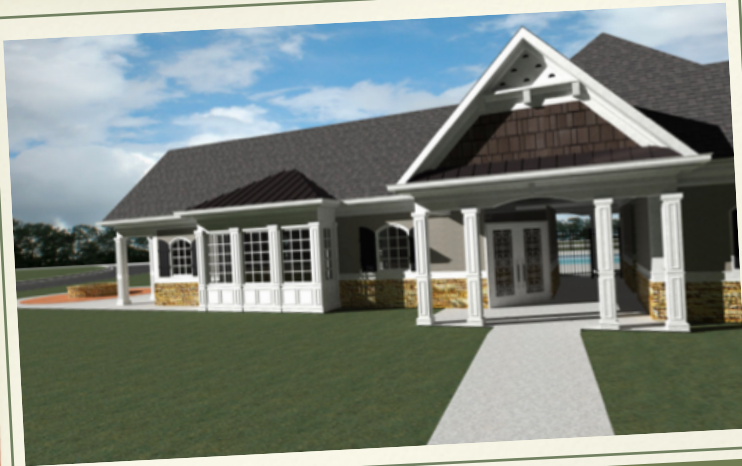


2014

WATERSIDE NEWS

Neighborhood news that's important to you!



COMMUNITY

Our Clubhouse is on its way! Please be careful around the active construction site the next few months.

PERMIT RECEIVED!

On April 2, we received our building permits from the City of Milton and Fulton County!!! Our builder is now fully engaged in moving forward with construction. Utilities are being marked, construction fencing will go in shortly, and on April 7, we'll



meet with the county to ensure we meet all requirements to open the pool, **on time**, while construction proceeds uninterrupted.

With this final hurdle crossed, we are now on our way!

We would like to extend a big thanks to every resident who paid his or her assessment on time. With the exception of about 12 homeowners, we have collected all money for the

project. This helps us ensure that we can make our progress payments on time to keep construction moving and avoid penalties.

Look for more information in the coming months about our planned opening date and how you can reserve the Clubhouse for your events. We hope you enjoy this new amenity!

Avoid Construction Site

For the next few months, the area around the Clubhouse will be an active construction site. Please be careful! While work crews will do their best to stay within the limits of the construction site, stray nails, construction debris, etc., may find its way into the surrounding area. Please do not drive or park in the area to avoid damage or injury.

Only board members or their designees

Calendar Notes

April

April 15

Graduation Banner Submissions Deadline

April 26

Waterside HOA Meeting, 9-10 a.m.
Crabapple Kroger Community Room

May

May 3

Adults Night Out, 7-9 p.m.
Olde Blind Dog Irish Pub

May 17

Pool Open!!

May 23

Last Day of School
Ice Cream Social, 3 p.m.

June

June 6

Movie Night/Food Trucks, 7 p.m.
Bulk Trash Amnesty Day

Yard Sale Info

How wonderful it is to do some Spring Cleaning and make a few dollars in the process! Our annual Yard Sale, however, is dependent on someone to spearhead the effort. Please consider volunteering to coordinate this Spring's sale!

If available, interested please contact Mary Bates at batesmv@yahoo.com or hoa@watersideinfo.com.

Clubhouse Renovation, Cont.

will be permitted in the construction zone.

Cont. on page 2

Cont. from page 1

A strict no trespassing rule will be enforced for everyone's safety and for the protection of our investment. Several homeowners near the Clubhouse have volunteered to call Milton Police should anyone be seen breaching the site. If you see any strangers or children in the worksite, please contact Milton Police immediately.

Parents, it is critical that you discuss this No Trespassing Zone with your children. The site may be a tempting place for kids to explore, but it will be very hazardous. Children cannot be within the construction boundaries.

Morningpark Circle Bus Stop

We have notified Fulton County Schools of the upcoming construction. They are determining if a temporary change is needed for the Morningpark Circle bus stop. If they do decide to relocate the bus stop, you

will be notified directly by Fulton County. In the meantime, please keep your children away from the construction area.

Reminder: You can track the project's progress on our website by clicking on CLUBHOUSE at the top of the page.



Pool Time Again!

Pool to Open May 17

It's almost time to pull out your suits and towels! The pool will open on May 17th. Entrance to the pool will be through a new temporary gate located on the side of the pool facing the tennis courts. During construction, the existing bathrooms will be closed. Temporary Port-A-Potties are already available in the parking lot.

Access Card Information

Due to construction, we have not determined if we will be able to utilize the access control system installed last summer. However, whether the system will be used or not, you must have your access card with you while at the pool. We will be checking cards throughout the day to ensure only neighbors and their guests are at the pool. If you can't find your card or your card does not function, please go to the Helpful Links section of our website and click on "Pool Access Card Request" to order a new card.

SUMMER SWIM LESSONS!

If you are interested in swim lessons for your children held right here at our pool this summer, look no farther. One of your neighbors, a certified swim instructor, will be offering both private and group swim lessons.

If you are interested in lessons for your child, please email Mary Bates (batesmv@yahoo.com) or the HOA (hoa@watersideinfo.com). Your information will be passed on directly to the swimming instructor.



Everything Mailboxes

Have you noticed how spectacular the new mailboxes look throughout the neighborhood? To date, 201 residents have installed these distinctive new mailboxes. Real estate agents, home buyers and neighbors have all shared that these mailboxes are a wonderful improvement and increase the appeal of our neighborhood.

If you have not replaced your mailbox, you have until the end of the year to do so. Many residents have asked the board to give more attention to remaining pre-existing mailboxes that are in great need of attention. Therefore, beginning in April, our management company will start inspections of the older-style mailboxes and mail out violation letters to residents whose mailboxes are in a state of disrepair.

If you have a pre-existing mailbox, please ensure the following to avoid a violation letter:

- No chipping/flaked paint.
- If your mailbox has a pineapple, it must be painted gold.
- For mailboxes with brass numbers: they must all be present and polished to show the brass color.
- For mailboxes with sticker numbers: they must be reflective, not peeling and a uniform size.
- Doors must be hinged and attached, and open/close properly. They cannot be held on with wire.
- All parts must be present.
- The mailbox must be dent free.

For those who have not purchased the new mailbox, your neighbors would be very appreciative if you ordered it as soon as possible. Residents should contact Addresses of Distinction to either repair or replace their mailbox by calling (770) 436-6198. Need more info on the new mailboxes? Click on "New Mailbox Order Form" under Helpful Links on our website.



Milton Library Update

Construction on the new Milton Library is expected to start within a month. The current onsite buildings are in the process of being demolished. Construction will take approximately



one year to complete.

YOUR WATERSIDE SPECIALIST

PATEL & ASSOCIATES

Your home value has increased significantly over the past year. If you're considering selling, be sure to partner with an expert in the neighborhood. For a free market analysis contact me at 770-480-1474.

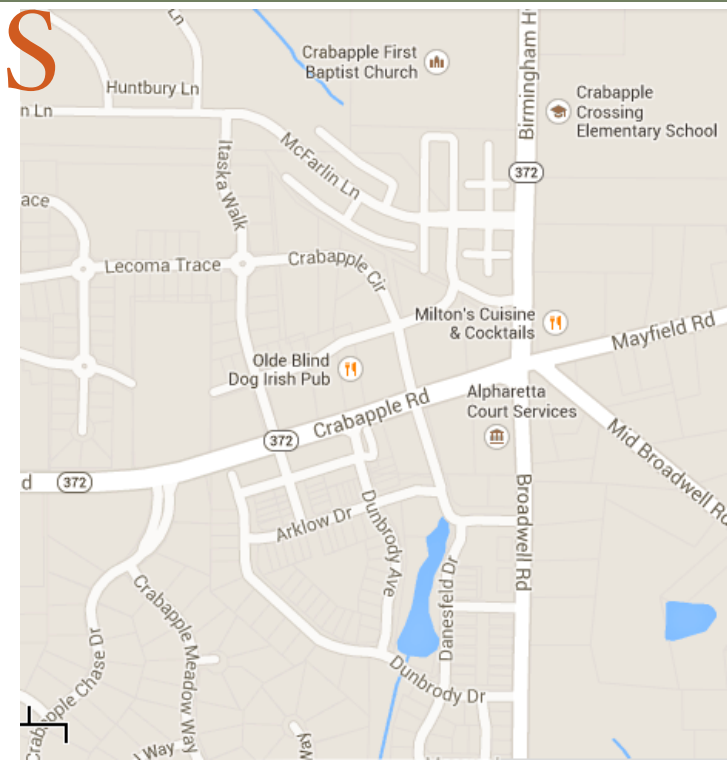
HODGE PATEL

770-480-1474

hp@hodgepatel.com ✱ www.hodgepatel.com

Patel & Associates Equity, LLC - GREC License #66314

Springtime Lawn Tips



Spring has sprung in Atlanta and it's time to get serious with lawn preparations. Lawn care now is important to ensure a beautiful lawn come summer.

☐Weed Control: Your lawn will need treatments for weeds (such as Poa or common bluegrass) that grow during winter. Failure to remove winter weeds will cripple your summer lawn's ability to emerge and grow.

☐Weed Deterrent: While getting rid of winter weeds, you also need to prevent new summer weeds from gaining a foothold. This will require ongoing treatment so that your lawn can thrive all summer long.

☐Fertilizers: Both slow-release and fast acting



ARBOR-NOMICS TURF, INC.
More than treatments, we apply knowledge.

Helpful Springtime Reminders

Springtime in Waterside usually brings lots of home improvement activity. The Board would like to provide you with these friendly reminders as we enter this busy season.

- ◆ **Lawn Care.** Bermuda grass is what is allowed in Waterside. It needs to be mowed and trimmed 3 to 4 times a month during the spring and summer months.
- ◆ **Tree Care.** Trees cannot be removed without City approval. For more information, see the Remove a Tree link on our website (under "Architecture").
- ◆ **Bushes and Flowerbeds.** Please keep your shrubs and flowerbeds trimmed and mulched. Well-maintained bushes not only look nice, but keep you safe. Large bushes around windows are ideal spots for "bad" guys to hide. In addition, overgrown hedges provide bugs an opportunity to enter into your home. So many reasons to dust off those clippers!
- ◆ **Home and Property Changes.** Are you thinking about changing out your fence, adding on to your deck, installing new landscape lighting, or updating your paint? Before making these modifications, you must complete the request form(s) found on the "Architecture" section of our website. Unapproved modifications may result in reversing those changes at your expense. The board has 60 days to respond to your request, so please plan accordingly. You should not begin work until you have received approval. The board strives to turn around requests VERY quickly and usually does so in the same week as the request.





2014 Graduation Banner, Stop Signs and

Congratulations to all our 2014 graduating seniors! We will once again proudly display the names of graduates on a community banner. Any family wishing to share this information with the neighborhood should go to our website and **click on GRADUATION BANNER under Helpful Links by April 15th.**

Look for a confirmation email by April 19th. If you do not receive a confirmation, please email name hoa@watersideinfo.com. We look forward to announcing our graduates!



Notice Our Ads?

If you are a business owner and would like to directly reach your neighbors, please contact hoa@watersideinfo.com to have your ad placed in our next Waterside newsletter!

The City continues to make improvements to striping and traffic control signage around the neighborhood. After completing the repaving of Green Road, the City re-striped our entrance crosswalks, increasing its curb appeal. Stop signs have also been installed at several intersections in the neighborhood in response to our requests for help with



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Keep up with all the latest info by joining our email list:

1. Go to www.watersideinfo.com.
2. Click on "Sign Up For The Waterside HOA Mailing List" widget (on right side of any page).

City Center in Crabapple Moving Forward

The City of Milton officially owns two parcels of land totaling 2.5 acres behind the shops on Crabapple Road that will house the site of a new City Center. The Council unanimously voted to make an offer on the land at a February 3rd meeting and it was confirmed on March 17th that their offer was accepted. The new City Center is the future home of City Hall.

HOME OF 'THE BEST QUALITY OF LIFE IN GEORGIA'

MILTON



ESTABLISHED 2006

ANNUAL HOMEOWNERS MEETING

Our annual homeowners association meeting will be held April 26, 2014, at 9 a.m. at the Crabapple Kroger Community Room. If you cannot attend, please complete the proxy below and mail it in by Apr. 24.

WATERSIDE HOMEOWNERS ASSOCIATION, INC.

MEETING OF MEMBERS

PROXY

The undersigned, being the owner of _____ (address) hereby appoints _____ (name) of _____ (address) as proxy, with full power of substitution, for and in the name of, the undersigned to exercise the vote of the undersigned, which the undersigned would be entitled to exercise if personally present at the meeting of the Association to be held on Saturday, April 26, 2014, at the Crabapple Kroger Community Room, and at any adjournment thereof. This proxy shall be valid only for the purpose of said meeting and any adjournment thereof. This proxy cannot otherwise be revoked except by written notice delivered to or prior to said meeting or any adjournment thereof.

PRINTED NAME OF OWNER

PRINTED NAME OF OWNER

ADDRESS

SIGNATURE

SIGNATURE

DATE

Please send completed proxy to Homeside Properties:

2555 Westside Parkway, Suite 600, ATTN: Jeanie White, Alpharetta GA 30004

PROXY MUST BE RECEIVED BY HOMESIDE PROPERTIES BY APRIL 24, 2014.

WATERSIDE

Milton, GA

c/o Homeside Properties
2555 Westside Pkwy, Suite 600
Alpharetta, GA 30004