

2013

# WATERSIDE NEWS

*Neighborhood news that's important to you!*



EXCITING CHANGES

## NEW MILTON LIBRARY

The new library in downtown Crabapple, one of eight new branches, is part of an \$875 million upgrade.

### NEW MILTON BRANCH TO OPEN MID-2014

The Atlanta-Fulton Public Library System is in the process of building a Milton branch, one of eight new libraries being built in Fulton County. The new Milton library will be located in Crabapple, at the corner of Charlotte Drive and Mayfield Road. Fulton County Commissioners purchased the land for \$1.1 million in June 2012.

Construction on the Milton Library will begin in October 2013, with an anticipated opening in mid-2014.

To learn more or make comments on the design, please visit [www.afpls.org](http://www.afpls.org) and click on "Building for the Future" on the homepage.

Book donations for the new Milton Library can be made at:

- Milton City Hall  
(13000 Deerfield Parkway)
- Milton Fire Station #43  
(750 Hickory Flat Rd.)
- Shannondale Farm  
(2395 Birmingham Rd.)
- Urban Farmhouse  
(12680 Crabapple Rd.)

Crabapple is on the move! To learn about other important projects underway, see **Exciting Changes** on page x.



## Calendar Notes

### July

#### All Month Long

- Mailbox Bulk Order Opportunity (pg 4)
- HVAC Group Purchase Opportunity (pg 4)

### August

#### August 6

Northwestern Middle Open House (7th & 8th Grades)

#### August 7

Crabapple Crossing Open House  
Northwestern Middle Open House (6th Grade)

#### August 7-9

Orientation for Milton High Student

#### August 9-10

Waterside Yard Sale (see page 5)

#### August 12

First Day of School

#### August 24

Movie at Friendship Park; Festivities begin at 7 p.m.

## Volunteer Need

We all enjoy community events where we get to see old friends and make new ones. We need a volunteer to coordinate these wonderful events for our neighborhood.

**Please consider becoming Waterside's social chair!** Or, volunteer with a friend to be co-chairs! If you are interested, please notify a Board member.

# Speeding Still an Issue

**T**hank you for making an effort to reduce your speed in the neighborhood! As we announced in the Spring newsletter, we have deployed a mobile radar speed sign to inform residents of how fast they are going in the neighborhood.

We have seen great improvement when the sign is displaying a speed; however, we are still recording dangerously fast speeds when the sign is in "dark mode" and not displaying speeds.

Please be aware of your speed! Notice that you barely have to even step on the gas to reach and exceed 25 MPH. **Nearly a quarter (23%) of all drivers still exceed the 25 MPH limit.** We even tracked one car driving 54 MPH at 3:30 one Wednesday afternoon in May!



**Parents, please discuss speeding with your new drivers.** We have a wave of teens who are obtaining driver permits and licenses. Sadly, some of these new drivers are already displaying reckless driving habits.



According to the National Highway Transportation Safety Administration, a speed of **just 8 MPH is enough to kill or seriously cripple a child** in a collision.

## Help us with habitual speeders.

We routinely receive complaints about drivers who habitually speed through our neighborhood; however, the HOA has no authority to take action. If you know someone who speeds, please ask them, as a neighbor, to slow down. If your request is being ignored, contact the City of Milton police.

The most collisions involving children occur in broad daylight during the summer months. More than 400 children in Waterside enjoy playing, riding bikes and walking in our streets. They are vulnerable and at risk of danger due to speeding - PLEASE SLOW DOWN.



## Keep Waterside Beautiful!

It's summertime and that means everything grows fast! All the rain we've had encourages even faster growth! We all have a responsibility to keep our yards looking nice. Keep in mind that during the summer:

- ☼ Lawns should be mowed every 7 to 10 days, depending on the amount of rain we receive.
- ☼ Weeds must be pulled from lawns and beds.
- ☼ Mulch is required in all beds.

In addition to these basic maintenance reminders, here's a great tip to instantly **improve your curb appeal**: run an edger along your grass line to polish the look of your yard.



# Important News Regarding Trash and Waste

## Our Preferred Waste Hauler

Waste Management is the preferred waste hauler for Waterside. Having a preferred hauler minimizes the amount of times a week we have large, dangerous and noisy vehicles traversing our community streets. We also receive community benefits, such as free common area trash pickup and bulk trash pickup days.

As part of this partnership, Waterside residents receive:

- No set-up charge (\$30.00 value)
- Fixed \$14.70/month rate for waste, recycling and yard debris removal
- NO additional fees (e.g., fuel or environmental surcharge)
- Free 96 gallon cart for waste
- Free Recycling Bin - choice of 18 gallon or 65 gallon (\$2.00/month value)

Recently, other haulers have offered slightly cheaper rates; however, be careful of what they are offering! There is no guarantee that their rate will not increase, and they do not offer free benefits to the community. Of greater concern, multiple waste companies results in an increased number of waste hauling vehicles moving through our streets.

If you are not a Waste Management customer, contact them today at 404-794-6707 and mention that you live in "Waterside HOA".

## Be Responsible for Your Trash

As a resident in Waterside, you are responsible for your trash removal. Do not throw your regular or bulk trash in the common area trash can. Disposal in the common area ultimately gets billed back to the community and everyone pays. If you are caught, you will be billed the entire expense of removal plus a community fine of \$50.

People who have done this know that it is wrong; they have gone out of their way to remove their name from letters, envelopes, etc. to prevent us from figuring out their identity. Please stop!

The Roswell recycling center on Hembree Road operates amnesty days at least twice a year and accepts a variety of bulk materials throughout the year. The community also offers a bulk trash day once a year thanks to our partnership with Waste Management.



## HELP FIRST RESPONDERS HELP YOU!

Waterside residents may now use the Smart911 notification system to enhance information available to first responders in an emergency situation.

To sign up, visit [www.smart911.com](http://www.smart911.com) and choose "Create Safety Profile." You will be asked a series of questions to provide fast, reliable information to police, firefighters and EMTs.

"The amount of detail offered to a 911 dispatch center through **this free program is simply invaluable**," said Deborah Harrell, Milton Police Chief. "You can provide photos of yourself, your family and your home, where utilities are located, the physical condition and health level of family members, the medications they take, even pet information, including whether it is a service animal."

According to Smart911, about 70% of 911 calls come from mobile phones. This can spell trouble in an emergency, as it can be difficult to determine a mobile phone's exact location. With Smart911, dispatchers receive work and home addresses, plus a GPS location of the caller.

With Smart911, when you call 9-1-1 from a phone number in your profile, your information will be available to dispatchers. Smart911 ensures up-to-date information by requiring users to review their profile every six months.

As Smart911 is a national system, anytime you make a 911 call from the registered number, the information is available, provided that agency utilizes Smart911, said Harrell.

Smart911 is paid for by a portion of existing 911 fees. For more information on this program, and to register, visit [www.smart911.com](http://www.smart911.com).



## NEIGHBORLY NEWS



### Yards Are Not Shortcuts

It has come to our attention that many kids in Waterside use the backyards of our neighbors as a shortcut to Birmingham Highway. This is not permissible! In addition, occasional hunting and construction make this a dangerous activity. Parents, please make sure your children know that this is not okay. Thanks!

### Ladies' Bunco Group Needs New Players

Bunco is a fun, fast-paced, yet very simple game played with three dice. You can learn the easy rules as you play. Each player bets \$5, hoping to win the "big pot" at the end of the night. Cash is awarded for most wins and most losses. The Waterside Bunco group gets together **the third Tuesday of every month at 7 p.m.** Contact Mary Bates at [batesmv@yahoo.com](mailto:batesmv@yahoo.com) or 770-346-0770.



### Pool Keycards

As you are most likely aware, we have implemented a new keycard system to help us control access to the pool. If you are one of the 40 homeowners who have not picked up your keycards, please contact Homeside Properties and arrange pickup as soon as possible.



And remember, if you sell your home, give your pool keycards to the new homeowners! Do **not** return them to the association or to Homeside Properties.

FOR  
HIRE

### In-Neighborhood Services

Does your child offer baby sitting, pet sitting, tutoring, lawn care or some other service? If so, click on the "List Your Neighbor Services Here" link, under Helpful Links on our website. We'll post a list on the secure area of our website for everyone to use.

## Mailbox Replacement Update

With **more than 120 mailboxes installed or on order**, we are well on the way to converting all mailboxes over to the new community standard and the impact is impressive!

We've had wonderful response from homeowners, potential homeowners, and real estate agents - all who comment on how beautiful they are, and how they enhance our curb appeal.



ACT NOW & SAVE!

# Savings in Bulk

Here are two great opportunities to save a little cash!

## HVAC Group Purchase

### Does Your HVAC Need Replacing? You're in Luck!

Since our homes are about the same age, many of our HVAC systems are at the point of replacement. We're going to attempt a "group discount" for HVAC services, which will help us all save a little on this big expense. The Board has identified a very reliable dealer with a group deal if enough neighbors commit to use their services at the same time. Please go to [www.watersideinfo.com](http://www.watersideinfo.com) and click on "Group Purchase-HVAC" under helpful links for more information.



## July Mailbox Order

**Effective July 1, the new price of our standard mailbox is \$425.**

### July Bulk Order Discount

We will place a bulk order for mailboxes this month. **Anyone ordering by July 31 will get a \$50 discount (\$375).** Order now! Go to [www.watersideinfo.com](http://www.watersideinfo.com) and click on New Mailbox Order Form under Helpful Links on the right.

Remember, all homes must convert to the new mailbox by December 31, 2015.

Bulk  
order deadline  
for mailboxes is  
**July 30, 2013.**  
Order today!

# A Note About Leasing

A common topic of conversation and concern with residents is regarding how we control leasing in Waterside. Many residents have safety concerns about who our homes are being leased to and we have found that leased properties tend to have more covenant violations.

To address these concerns and to better maintain a safe and beautiful neighborhood, the Board will begin enforcing these EXISTING covenant requirements and restrictions (see sections 6.c.xi and 12.m):

- Leases must be for a minimum six month term.
- The Waterside Covenants must be acknowledged in the lease.
- A copy of the lease must go to the HOA PRIOR to starting lease term.
- The HOA Board has the right to evict tenants should they violate the covenants.
- The HOA must have both the owners current mailing address and



Did you know all leases in Waterside must be for a minimum of six months? In addition, the board needs a copy of the lease before the lease starts.

contact information as well as contact information for the lessors.

Residents wishing to lease their property are urged to do thorough

background checks and to take adequate financial protections with security deposits and pre-payments when possible.



## Movie at the Park

Aug. 24 - City of Milton is hosting a screening of "The



Sandlot" at Friendship community Park. Activities, games and concessions begin at 7 pm.

## Yard Sale - August 9/10

Time to dig out those old boxes of toys, clothes and appliances for the annual Waterside Yard Sale! Your trash may well be someone's else treasure.

If you don't have anything to sell at the Yard Sale, consider browsing your neighbor's sales to find a new DVD, lamp or paperback to enjoy!

Please notify Mary Bates ([batesmv@yahoo.com](mailto:batesmv@yahoo.com) or 770-346-0770) of your interest to participate (either Friday and Saturday, or just Saturday). The neighborhood will take care of all the promotion and directional signs on the days of the sale.



# Important News Regarding Signs

Due to an increase in complaints about signs placed in and around our neighborhood, the Board will begin enforcing existing guidelines and restrictions in our covenants.

**In general, there are three types of signs that owners may put on their lots without prior approval.**

1. "For Sale" sign consistent with the community-wide standard (see below).
2. "For Rent" sign consistent with the community-wide standard (see below).
3. Sign required by a legal proceeding (e.g., a zoning variance request).

All other signs require the approval of the Architectural Review Committee (ARC).

No owner has the right to put a sign on the common property. If an owner puts a sign on the common property, it will be removed.

**The ARC and the Board will use the following community-wide standard to enforce the covenants related to signs.**

- a. No sign may be placed on any lot unless approved in advance by the ARC. The following **professionally lettered** signs are pre-approved by the ARC to be placed on lots:
  - A single "For Sale" or "For Rent" sign, consistent with those generally used by residential realtors.
  - One "Open House" sign, consistent with those generally used by residential realtors, for a period not to exceed two (2) consecutive days.
  - One security company sign not more than 10x10 inches.



"For Sale" signs are acceptable. However, any realtor directional sign placed on the common property without prior approval will be deemed to have been abandoned and will be discarded.

- One electric/invisible sign not more than 10x10 inches.
- A single sign announcing newborn children, birthdays, graduations or an anniversary is allowed for a period not to exceed five (5) consecutive days. No more than one announcement sign is allowed within any 30-day period.
- One garage sale sign during the hours of 5:00 p.m. Thursday through 5:00 p.m. Sunday.
- A single political endorsement sign, not exceeding 18x24 inches may be placed up to 30 days prior to Election Day and must be removed no later than two days after the election.
- Signs required by legal proceedings.

- b. No signs may be placed on the common property without approval in advance by the ARC. Any sign placed on the common property without prior ARC approval will be deemed to have been abandoned and will be discarded.
- c. Realtor directional signs are prohibited on lots and common property without approval in advance by the ARC. Any realtor directional sign placed on the common property without prior ARC approval will be deemed to have been abandoned and will be discarded.



# Exciting Changes in Crabapple!

**A** lot of exciting community projects are underway that will greatly enhance our community and the Crabapple area. Board members regularly try to attend these project sessions and would love to see more of our neighbors join us and voice their input.

## Sidewalks

Hopefully you have noticed that, thanks to the "Safe Route To Schools" program, we are able to walk to all three of our schools on sidewalks. This safety project was completed in late 2012.

## Arnold Mill Visioning Study

In June, the City of Milton kicked off a visioning study for the stretch of Arnold Mill Road within Milton's borders. The southern border is Green Road. Transportation issues such as road widening and bridge replacements are being planned, and the future character of Arnold Mill Road is being explored. This work will impact our neighborhood so we encourage all residents to follow news about the study on the City of Milton's website.

## Downtown Crabapple

Look for many changes over the coming years in downtown Crabapple: some small, some large, all to help with transportation issues. These changes are a result of years of planning and public discussion; Waterside representatives were actively involved with feedback and committee representation. Phase 1 short-term fixes, which are already underway, involve signal retiming at the main intersection of Crabapple Road, Mayfield Road and Birmingham Highway.

Phase 2 recommendations also involve the main Crabapple intersection, as



well as the existing public right-of-way on Crabapple Road. These improvements are projected to significantly effect vehicular traffic and pedestrian safety, while streetscape improvements could provide increased safety to pedestrians and enhanced aesthetics. Phase 3 and 4 recommendations, which involve major roadway changes to accommodate northern and southern bypass systems to the intersection, are long-term initiatives. More information can be found on the City of Milton's website and our our website.

art. The 2013 festival will feature roaming musicians, 19th century American Country antiques, glass blown ornaments and unique jewelry. A children's area, smattering of food trucks and a young artists' expo area round out this wonderful event you shouldn't miss. See you there!



## All-in-One Festival

Mark your calendars for Saturday, October 5, which will be the date for the new Crabapple Fest. This new event is be a combination of Crabapple's previously successful festivals that celebrated antiques and

### DON'T MISS OUT!

**Did you note that you can save money by ordering your new mailbox by the end of this month? See page 4 for details.**

**Also, if your home is in need of a new HVAC system, join us and we'll save by buying in bulk for our homes. If interested contact a board member. More details can be found on page 4.**

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## CLUBHOUSE PROJECT UPDATE

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**O**n June 19th, a design feedback session was held with the architect for our clubhouse project. Waterside residents had a chance to speak directly with the architect to provide their ideas and opinions on desired features, aesthetics and functionality of our proposed neighborhood clubhouse.

The architect is now working on final plans which will be presented to the community in early August. We're also working with our builder to finalize costs and we're creating a detailed information packet which will help answer all of your questions about the project.

We hope that if things continue on schedule, that we can all enjoy our clubhouse by spring 2014!

Look for the announcement of the August meeting soon!



**WATERSIDE**

*Milton GA*

c/o Homeside Properties

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