



**YARD OF THE MONTH is 2207 Fripp Way
Jay and Pam Brown.**

All-In-One Community Mgt
5200 Dallas Highway/#200
Powder Springs GA 30127
(P) 678.363.6479
(F) 678.363.6481

CALENDAR OF EVENTS



Thursday August 5th—First Day of School

Wednesday August 18th

Our next meeting will be held on

Wednesday, August 18th at 7:30pm in the

large clubhouse. Please come meet your Board, your neighbors, and help drive what's going on in your community.

Saturday August 21st-End of the year pool party!

Party will be from 4pm to 9pm

HOA will provide grilled hamburgers, hot dogs, buns, condiments, and soft drinks

Homeowners with even numbered addresses are asked to bring a dessert to share

Homeowners with even numbered addresses are asked to bring a side dish to share



Advertisers

Ackerman Security

B & G Financial Mortgage

Color Spot Landscaping

Depew

Moving Forward
Construction

Primrose

Come one, come all to the
greatest playgroup of all!
Our neighborhood play-
group is always
looking to welcome new
friends to play with.

Please feel free to join us
every other Tuesday at
3:30.



Please call Marci Lea for
more information and
meeting location
schedule at
678-574-7704



The kids are starting school, buses are on the move, and the traffic is back! But wait, it's still early August. The heat indexes are unbelievable and so are mortgage rates. Right now, rates are the lowest in most anyone's lifetime. Now is the time to refinance into a lower rate and save some serious cash-flow. It's time for a mortgage check-up. Call me today for a free, personalized debt analysis. Now is the time. Call me today and let's get started.

I specialize in:

- Residential Loans for primary residences, second homes and investment properties in Georgia and Florida
- All types of Commercial Properties in most all states

Thank you for continued support and I welcome the opportunity to serve you and your friends.

Joe Beckford, Owner

a Camden Pointe Resident

3380 Trickum Road, Building 800, Suite 102
Woodstock, GA 30188-3688
Office (678) 741-2691 Cell (678) 516-4092
joe@bngfinancial.com www.bngfinancial.com

Georgia Residential Mortgage Licensee #22032
Florida Mortgage Broker Business #0708420
B&G Financial Mortgage NMLS #161298
Joseph M Beckford IV NMLS #161315
Joseph M Beckford IV GRMA #26213



Color
Spot
Landscaping

Sod Consultation
Design Installation
Pruning Maintenance
Drainage Irrigation Repair
Mulching

**Free Consultation
Call
Today!**

Jeff Hunter

770-877-1890

jhcolorspot61@gmail.com



MFC
REMODELS

FREE estimates,
FREE consultation.
10% off your total bill

MFC Remodels, Inc. "Moving Forward with Your Construction Needs" is back. The company you trust with the Quality and Customer Service you have grown to like.

Call: **404-551-0102**

MFCremodels.com

THE GEORGIA POA ACT AND YOUR ASSOCIATION

WHY YOU SHOULD CONSIDER SUBMITTING YOUR ASSOCIATION TO THE POA ACT

By Carol Surrel Jones, Esq.

WHAT IS IT: Following a trend across the country, in 1994 Georgia passed the Georgia Property Owners' Association Act, O.C.G.A. § 44-3-220, et.seq. ("Act") This Act set-out a statutory scheme for Homeowners Associations regarding familiar covenant provisions for such items as the collection of assessments, voting, notice of meetings, and powers and duties of Associations. Homeowners Associations in existence at the time the Act was passed did not automatically become subject to this law. Instead each Homeowners Association, whether incorporated prior to 1994 or this year, must pass an amendment to its Declaration of Covenants ("Declaration") if it wishes to submit itself to the terms and conditions of the Act.

WHY: The POA Act gives certain provisions of your covenants the force of law. For instance, most Association's Declarations state that unpaid Assessments along with late charges will become a lien in favor of the Association. However, the lien must be filed in the County Records to perfect this right of the Association. An Association that has become a POA has an automatic statutory lien against any Owner who is delinquent in his or her assessments, fines or other reasonable charges.

Although filing a physical notice on the County records is still recommended, so that any title examiner can easily see it, the lien became perfected at the time the assessments were incurred by the homeowner. This is particularly important if the Owner files Bankruptcy or the lot is sold before the physical notice can be filed. The Act provides that the Declaration itself serves as notice to prospective purchasers that they should contact the Association for a statement of account before they can close the loan or the sale of the home.

Some other helpful provisions of the Act are the standard requirements that the Association can charge the greater of \$10.00 or 10% of the amount due for late charges; interest at the rate of 10 % per annum from the date the assessment was due and payable; and the authorization of the recovery of reasonable attorney fees actually incurred, which allows the attorney to keep collection fees reasonable for the Association. In addition, the Act allows the Association to file suit for a court order allowing them to foreclose on an assessment lien subject to any mortgages...as opposed to having to pay-off the mortgages at the foreclosure.

There are also requirements about quorums and the notice for meetings - members receive 21 days notice before an Annual Meeting and 7 days notice before a Special Meeting. All of these provisions have the force of law when an Association is a POA. The Act also clarifies that the homeowners cannot be sued individually for a claim against the Association.

There are some other provisions of importance, especially for Associations that were created prior to 1993, when Georgia Law provided that covenants expire after twenty years. Section 44-3-234 of the Act states that the Law does not apply to those older Declarations that submit themselves to the Act. Additionally, Section 44-3-226(f) of the Act states that when a POA amends their Declaration that the adoption of the amendment shall be presumed valid if a suit in challenge of the validity of the amendment is commenced more than one year after the recording of the amendment on the public record.

HOW: To become a POA an Association has to amend its Declaration to state that it submits to the POA. The Association then has to change certain provisions of the Declaration to reference the Act. It also has to address any conflicting provisions such as, amounts of interest rates and late charges and meeting notice requirements, to comply with the requirements of the Act. This amendment requires the consent of the number of Owners stated in the Declaration for any other amendment, unless the Declarant has put in a special provision allowing for the amendment by the Board, without a vote of the membership, when all lots have been sold.

WHY NOT: One of the main reasons that Developers did not initially submit their new developments to the Act was because of a provision that prohibited any Lots from being exempt from assessments. Developers wanted to be exempt from assessments until the Lot was sold to a builder or homeowner. This section of the Act has not been amended to allow Developers to be exempted from assessments on their Lots.

One other point for Associations to consider is that since the POA Act is statutory, it can be amended by the Georgia legislature to provide for new provisions that will govern your Association if it has submitted itself to the POA. The advantages of submitting to the Act have to be weighed against the disadvantage of any future amendments to the Act. On the other hand, future amendments to the Act may provide additional benefits to the Association.



Buccaneer Bash/Upperclass Expo

August 3rd, 2010

"Buc Bash" 9 AM -11:00 for upcoming 9th graders

"Upperclass Expo." 1:00-4:00 purchase parking, yearbooks, spirit-wear, etc. and Schedule Distribution (for more parking information go to <http://www.cobbk12.org/Allatoona/parking.html>)

Seniors 1:00-2:00

Juniors 2:00-3:00

Sophomores 3:00-4:00

Picture Dates

Senior Portraits:

July 6th, 7th and 8th & September 20th, 21st and 22nd

Fall Pictures:

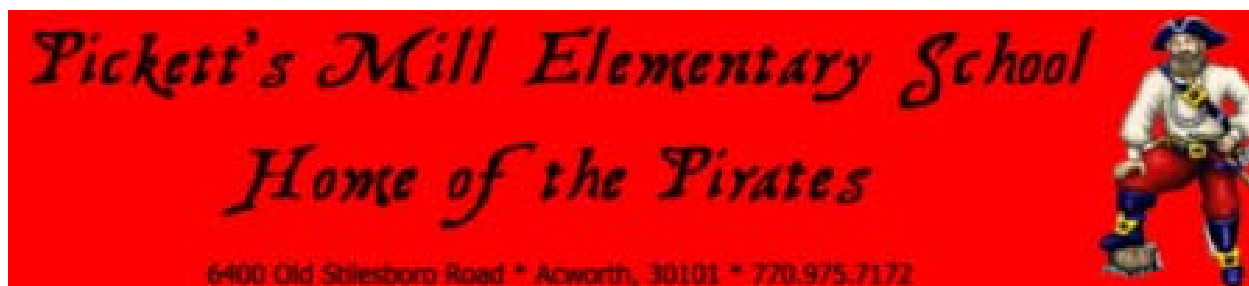
August 12 and 13

IDs will be created by the end of the month

2010 Teacher of the Year

Congratulations to Wynn Shoemaker for being selected as Allatoona High School's Teacher of the Year!





August 3rd, Tuesday:

- "Sneak a Peek" will be from 2pm to 5pm
 - Please come during these times, according to the first letter of your student's last name:
 - + A – H: 2:00 – 3:00
 - + I – P: 3:00 – 4:00
 - Q – Z: 4:00 – 5:00

August 5th, Thursday:

First Day of School (7:50am – 2:50pm)

August 17th, Tuesday:

6:30pm: Open House for Kind., 1st and 2nd grades

August 19th, Thursday:

6:30pm: Open House for 3rd, 4th and 5th grades

September 6th, Monday:

Holiday: Schools are closed

September 20th – September 24th:

Schools are closed

Resident Services

<http://www.camdenpointe.com/residentservices.htm>

Please remember to visit the above link to submit your service or to check out existing services. This is a great way to let people know about your talents/ambitions and hopefully a way to make money. It is so important if you can to please support our advertisers as well as our residents in Camden Pointe.

=====

Teen Services

There are Camden Pointe Teens who are reliable and interested in making some extra money! Check out the Camden Pointe Directory and click on the Children Services link!

Parents if you would like to put something in about your teen please contact Pam Polk at pamelapolk@bellsouth.net

Piano Teacher

Steven Bicknell

Phone: 404-680-3376

Email: BicSC7@comcast.net

I'm a Piano teacher who wants to teach beginning students of any age. I'm currently a Junior in Piano Performance at Kennesaw State University and will be studying under the new piano faculty member, Dr. Soohyun Yun.

=====

Math Tutor

Wende Kinkella

Phone: 770-639-8157

Email: wkinkella@gmail.com

High School Math Tutor: I have been teaching high school math for 13 years, Algebra 1 through AP Calculus as well as the "new" math curriculum - Math 1, Math 2, and Math 3. Very flexible days/times. Please call or email for more information.

=====

Travel Agent

Teresa Hayes

Phone: 770-974-1576

Email: terhayes@bellsouth.net

I am a Travel Agent with Custom Travel Advisors and would love to help you plan your vacation of a lifetime. We sell cruises, all inclusives, Disney World, Las Vegas and more! Call me for a fast quote on your next vacation!

2010 HOA BOARD MEMBERS

<u>BOARD POSITION</u>	<u>NAME</u>	<u>EMAIL</u>
President	Joe Beckford	Joe.beckford@gmail.com
Vice-President	Tony Corroto	tcorroto@comcast.net
Treasurer	Brad Ellingson	bjellingson@comcast.net
Secretary	Avonda Hendricks	usetoteach@bellsouth.net
Member-at-Large	Russ Webb	russwebb@comcast.net
Non Voting Member	Eric Swalberg	ericswalberg@att.net

2010 COMMITTEE CHAIRS

<u>COMMITTEE</u>	<u>NAME</u>	<u>EMAIL</u>
ACC	Horace Wiggs	hwiggs@bellsouth.net
Clubhouse	Tony Corroto	tcorroto@comcast.net
Communications	Joe Beckford	Joe.beckford@gmail.com
Emergency Preparedness	Gene DeWulf	gened12@bellsouth.net
Lake	Buzz Galbraith	buzzgalb@comcast.net
Landscape	Mike Nikin	Michael.nikin@bluelinxco.com
Playground	Avonda Hendricks	usetoteach@bellsouth.net
Pool	Tony Corroto	tcorroto@comcast.net
Tennis	John Clancy	camdenpttennis@aol.com
Website	Pam Polk	pamelapolk@bellsouth.net

Do you have an amenity question?

Please contact All-In-One Community Management customerservice@allinonemgmt.com OR you can fill out an online complaint form at <http://www.camdenpointe.com/onlineforms/form-complaint.htm>

From the HOA President—Joe Beckford

Our July Camden Pointe HOA meeting was held on Wednesday, July 21st. Two homeowners attended as well as Joe Beckford, Tony Corroto, and Eric Swalberg of the Camden Pointe HOA Board of Directors and Kena Murphy of All-In-One Management. Topics discussed were Financials, Pool, Tennis, POA Amendment, End of Season Pool Party, The Tennis Courts, and Landscaping

Pool:

Due to requests from several homeowners, we have now added a dedicated swim lane. This will allow for folks who wish to take advantage of the pool for lap swimming to be able to do so without congestion.

The Board of Directors will be hosting the end of year pool party on Saturday, August 21, 2010. **Party will be from 4pm to 9pm**

- HOA will provide grilled hamburgers, hot dogs, buns, condiments, and soft drinks
- Homeowners with even numbered addresses are asked to bring a dessert to share
- Homeowners with even numbered addresses are asked to bring a side dish to share
-

Communications:

- We will be offering two paper newsletters during 2010 beginning with Augusts' and then again at the end of the year.
- We are considering going to quarterly newsletters in 2011 depending on cost.

Financials:

We reviewed our insurance renewal fees that were 17% over our budgeted amount for clarification with All-In-One to help explain this increase in rates.

We discussed budget shortfalls in some areas and overages in others that will hopefully counterbalance each other by year end.

We reviewed some items that need to be considered in a 2011 budget e.g.

- A new Capital Reserve Study
- A fourth pump for the pool
- Pool depth markers on the pool deck

Clubhouse:

- The back door on the clubhouse has been damaged and needs to be replaced.
- The flashing on the roof needs to be repaired due to leaks. Both are warranty items from previous jobs.
- One of the urinals in the Men's room needs to be repaired.
- We're installing new lighting in the ladies room over the stalls.

Landscaping

We're looking at landscape improvements around the front lake to help with some of the bare spots in the turf.

Tennis:

The Board is working with the Tennis Committee to repair the cracks in the upper tennis courts between tennis seasons.

POA:

We have the draft Amendment to move Camden Pointe from a Homeowners Association to a Property Owners Association. There will be more information elsewhere in this newsletter and subsequent forums. Please also check the web site for future updates.

Vandalism:

We've asked All-In-One to follow-up with the company whose fliers damaged so many mailboxes in the neighborhood.

Our next meeting will be held on Wednesday, August 18th at 7:30pm in the large clubhouse. Please come meet your Board, your neighbors, and help drive what's going on in your community.



Orientation Wednesday, August 4th

6th Grade 9:00 AM
7th Grade 11:00 AM
8th Grade 1:00 PM

Unfortunately due to construction we will be unable to host Pizza with the Principal this year. We look forward to seeing you at Orientation.

Ackerman Security Systems

Special Offer for Camden Pointe

We Monitor All Systems

- No charge to switch
- No equipment to buy
- Free \$500 Insurance Deductible Program*
- Allowance for contractual obligation

One Call...We Do It All

- You own the system
- Voice Verification
- Fire • Access • Video
- Radio Back-up
- Whole House Audio
- Home Theater • Lighting

\$18^{.95}

Monthly Rate

LOCAL COMPANY OWNED
24 HOUR  MONITORING
Offer Expires in 30 Days



Peter Ian

770-903-3546



SINCE 1987

The sign of real security®

ACKERMAN Security Systems
ackermansecurity.com

Thousands have switched to Ackerman's Local Company Owned  Monitoring. Join us for Real Security



D Douglas Depew DMD MS PC

Brace yourself for an *Awesome Smile*

- Latest techniques and appliances used, including...
 - In-Ovation®** - High-tech metal and ceramic braces
 - Incognito™** - “Invisible” braces placed behind the teeth
 - Invisalign®** - Clear removable aligners
- “Brace Bus” transportation service
- Member of the American Association of Orthodontists



2748 Watts Dr. • Kennesaw, GA 30144
2161 Cedarcrest Rd. • Acworth, GA 30101

770-422-3939
depewsmiles.com



Now Enrolling

An investment in your child's future.

- ✓ Educational accreditation
- ✓ Dietician-approved meals and snacks provided
- ✓ Ongoing customized student assessment

Primrose School at Brookstone
5250 Stilesboro Road, Kennesaw, GA 30152
770.794.1652
www.primrosebrookstone.com

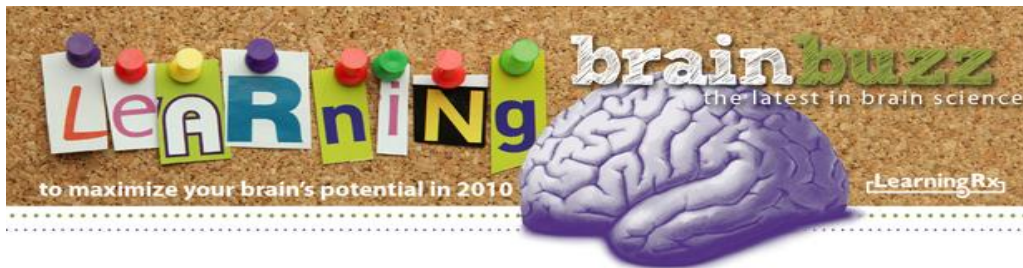
 **Primrose Schools**
The Leader in Educational Child Care®

Each Primrose School is privately owned and operated. Primrose Schools and The Leader in Educational Child Care are trademarks of Primrose School Franchising Company. ©2010 Primrose School Franchising Company. All rights reserved.

Cobb School Bus Routes Available Now

Parents of Cobb County students can view their children's school bus routes for 2010-2011. Routes are available by visiting <http://edulogwebs1.cobbk12.org/edulog/servlet/WebQueryRequestController> and are posted at each school. Transportation personnel are also available to assist families and answer questions through the District's Bus Hotline at **(678) 594-8000**.

In addition, transportation staff members will be on hand at each elementary school 'Sneek-A-Peek' day and middle school 'Meet and Greet' day to answer questions regarding student transportation. Check with your local school for event dates and times.



PLAY: Two Fun Brain Games! Memory Matrix and Lost in Migration



Need to remember where your garden tools, sand toys, and flower seeds are? Improve spatial recall skills with this fun game. Remember the pattern to build a bigger matrix. How many can YOU remember? [Play Memory Matrix](#)



And, pay close attention to these birds flying high in the bright blue sky. Point out only the direction that the center bird is flying. Can you do it without being distracted by the other birds? [Play Lost in Migration](#)



[Smart Mom's Toy Box:](#) *7 Simple Summer Brain Activities + 3 Slammin' Games*

What is summer without new, entertaining activities? Check out these 7 fun summer activities (and 3 fun games) to exercise your kids' brains, increase their creative thinking skills, and make all the neighbor kids want to join in the fun. It just goes to show you...brain training can happen all year long! [Check out 7 Summer Activities+ 3 Slammin' Games.](#)



[Ask the Expert:](#) How can we work on reading comprehension skills this summer...and make it fun?

Take advantage of the summer months. Learning doesn't have to be boring! You can find so many creative ways to interact with your kids, build reading comprehension skills, and prevent [summer brain drain](#). Find out how! [Read Ask the Expert](#)

[Brain Food:](#) Blueberry Coconut Macadamia Muffins

Imagine this: you wake up to the sound of birds chirping, the sun gently warming your face, a cup of coffee in one hand, and a fresh-out-of-the-oven blueberry coconut macadamia muffin. Yeah, we thought you'd like that. Low calorie. Low cholesterol. Low sodium. Promotes weight loss. And best of all? Fantastic energy and nutrients for your brain. [Blueberry coconut macadamia muffins](#)





Presorted Standard
U.S. Postage Paid
Permit No. 28
Acworth, GA

All-In-One Community Management
5200 Dallas Highway/ Suite 200/ #266
Powder Springs GA 30127

COBB COUNTY SCHOOL DISTRICT

The deadline for electronic submission for articles, photos, ads, etc is the 25th of each month. Please submit your newsletter content to Pam Polk at pamelapolk@bellsouth.net

Our advertising rates and ad agreement forms are on our website at www.camdenpointe.com You will need to mail your ad agreement and check to the address on the agreement form. Checks are to be made payable to "CP HOA". Thank you to the advertisers for their support!

School Starts Thursday August 5th

