



News Bulletins!

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



Finally, it looks like we will have 1 opening on the CP HOA Board of Directors and we'd love to have more candidates than positions. Unfortunately, that is not the case. Right now, if you would be interested in joining the search committee (or the Board), please contact me and/or All-In-One Community Management at customerservice@allinonemgmt.com

Annual Dues now due in January



Also, please remember from the last newsletter that 2010 Annual dues will be due one monthly earlier than in the past. Dues will be due on January 15, 2010, and will be considered late after February 15, 2010.

On November 1st the rental rates have increased. Effective January 1st 2010

Small Clubhouse: Fee goes from \$30 per rental to \$50 per rental
Large Clubhouse: Fee goes from \$75 per rental to \$100 per rental

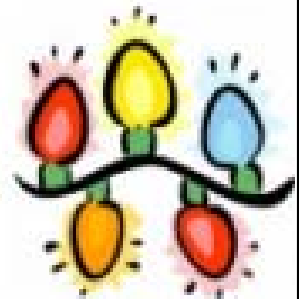
The large and small clubhouses are available for any Camden Pointe homeowner in good standing to utilize for any occasion. No reservations by non-residents will be honored. Reservations are not considered confirmed until appropriate payment and contract are on file with the management company.

Yard-Of-The-Month Contest coming back!

In an effort to further incentivize folks to better the overall look of the neighborhood, the Board voted to bring back the yard-of-the-month contest in 2010. For the months of April 2010 through November 2010, we will sponsor the contest. We will enlist an objective third-party for the judging each month. The winning recipient will receive a yard sign for the month, the home's picture in the newsletter and a Camden Cash Scrip Gift Card.



DECORATE YOUR HOUSE THIS YEAR!!!!



Come one, come all to the greatest playgroup of all! Our neighborhood playgroup 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



Wow! Thanksgiving has come and gone and now it's the mad dash to Christmas and Hanukkah. Are you ready? We're coming up on the end of the year. Have you been good and kept your credit healthy? If so, don't you deserve the present of a lower monthly mortgage payment? Rates are seriously low right now. Not since World War II have we had home loan rates down where they are now. Why not take advantage? Now is the time. If you don't need to refinance, tell your friends what a great place and great deal Camden Pointe is right now and pick your neighbors. 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 / Partner

a Camden Pointe Resident

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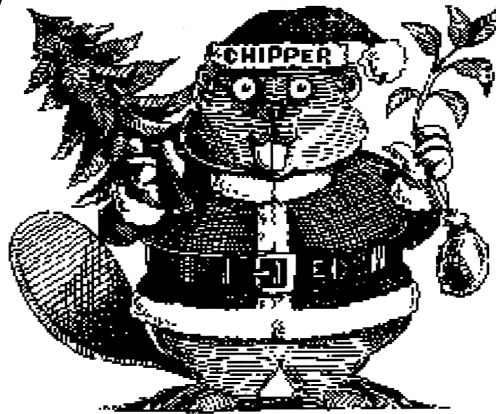


Holiday Lights Contest is Coming!



Information will be forthcoming via web site and email regarding our annual holiday lights contest! Lets really get into the holiday spirit this year!

Bring One for the Chipper!



Did you know that your old Christmas trees can be recycled? Recycling trees creates mulch, fuel, wildlife habitats and other useful material. You can't take your trees to the landfill, so why not help "Keep Cobb Beautiful," by recycling your old tree this holiday season. Keep Cobb Beautiful will sponsor free recycling drop-offs.

Trees will **ONLY** be accepted Saturday, January 9, 2010 at selected Home Depot Locations, throughout Cobb County.

Cobb County Parks and Recreation specified locations will accept drop-offs from December 26, 2009 through January 9, 2010.

For more information, please contact Keep Cobb Beautiful at 770-528-1135 or visit us online at <http://kcb.cobbcountyga.gov/chipper.htm>.

HOME DEPOTS *

(TREES ACCEPTED ONLY ON JANUARY 9, 2010)

3355 COBB PKWY	ACWORTH	30101	770-917-8425
3999 AUSTELL ROAD	AUSTELL	30106	770-941-9600
2350 DALLAS HWY	MARIETTA	30064	770-792-6858
4101 ROSWELL ROAD, NE	MARIETTA	30062	770-977-9700
449 ROBERTS CT., NW	KENNESAW	30144	770-424-1309
3605 SANDY PLAINS ROAD	MARIETTA	30066	770-971-2470
1062 RICHARD SAILORS PKWY	POWDER SPRINGS	30127	770-222-3619
1655 SHILOH ROAD	KENNESAW	30144	770-421-1245

OTHER RECYCLING DROP-OFF SITES

LIONS PARK*
620 LIONS CLUB DR.
MABLETON, GA 30126

FULLERS PARK
3499 ROBINSON RD
MARIETTA, GA 30067

SEWELL PARK*
2085 LOWER ROSWELL RD
MARIETTA, GA 30067

LOST MOUNTAIN PARK*
4845 DALLAS HWY
POWDER SPGS, GA 30127

NOONDAY CREEK PARK
489 HAWKINS STORE RD
KENNESAW, GA 30144

HARRISON PARK
2650 SHALLOWFORD RD
MARIETTA, GA 30066



Davey Trees at 770-451-7911, as well as the Cobb Parks chipper locations will have free mulch available to citizens after January 9th.

***Seedlings given away on January 9, while supplies last.**



Cobb County...Expect the Best!



Check out our HOA President, Joe Beckford, at the Cobb County Web Site as he speaks about being a part of Pickett's Mill Watch D.O.G.S program!
www.cobbbk12.org

Need a babysitter? Need any 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

President

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FOR FREE ESTIMATE

Your time is more important!

FALL SAVINGS
\$15 OFF FIRST CLEANING

Gift Certificates Available

Now is a GREAT TIME to get your house cleaned before the holiday rush starts!

The Camden Viewpoint—December 2009

2009 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	Tracey Mlincsek	Traceym60@aol.com
Member—at—Large	Avonda Hendricks	usetoteach@bellsouth.net

2009 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
Landscape	Mike Nikin	Michael.nikin@bluelinxco.com
Lake	Buzz Galbraith	buzzgalb@comcast.net
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—Page 1

Our November meeting was held Wednesday, the 18th. Three homeowners attended as well as Joe Beckford, Tony Corroto, Brad Ellingson, Avonda Hendricks and Tracey Mlincsek of the Camden Pointe HOA Board and Ruann Bunker of All-In-One Management. The meeting touched on the status of some outstanding maintenance issues and of included discussion around the budget.

Vandalism:

During the first week of the month, we suffered some vandalism in the men's restroom at the pool. Those responsible removed the filters on the faucets on the sinks and spread feces on the floors and walls.

Additionally, someone has destroyed the soap dispensers at the sinks. As I'm sure anyone reading this would agree, this is way beyond unacceptable. Vandalism costs us all money and degrades our neighborhood. The Board asks that you please report immediately to the police any suspicious activity you might observe around the amenity areas or anywhere else in the neighborhood.

ACC:

We had 19 requests submitted to the ACC over the last month. The ACC approved 13 of them and has 6 pending more information. If you've submitted a request, please supply as much information as you can to get quick approval.

Update on maintenance items:

- There is some water damage and mold on the ceiling in the large clubhouse from a leak we're having repaired.
- The hot water heater supplying the large clubhouse and restrooms is malfunctioning again, so we are quickly having that repaired.
- We've asked All-In-One to have the damaged soda machine removed from the pool area and potentially replaced with one by a more responsive servicer.
- We are looking into clearing the overgrown detention pond on the Woolwich side of the neighborhood. There's some debate whether the county is responsible for clean-up or the neighborhood is. Of course in an attempt to save money, we're exhausting all avenues to enlist county funds.

Update on upgrade items:

We're taking our last bids for repair of the dip in the parking lot of the small clubhouse and replacing the carpet in the small clubhouse and tiling both the small and large clubhouse floors.

Lake:

Good News... Buzz Galbraith has stepped up and volunteered as our new Lakes Committee Chairperson. Buzz has some great ideas of how to make our Lakes a more active and beautiful amenity for the neighborhood. We're very happy to have his help and look forward to an active Lakes Committee in the coming year. The Board also voted to change Lake Maintenance companies and move to a quarterly service to save money and provide the same or better level of health in the lakes.

Holiday Decorating:

Russ Webb has graciously volunteered to take on decorating Camden Pointe for the holidays. Thanks so much for stepping up to help make our neighborhood beautiful!

Also, once again Camden Pointe will be sponsoring a decorating contest. Also, like last year, we will have Camden Cash Scrip Gift Cards for the winner in each category. We'll send out an email blast to the neighborhood advising the date of the judging. Let's really get into the spirit this season!

Yard-Of-The-Month Contest coming back!

In an effort to further give incentive to folks to better the overall look of the neighborhood, the Board voted to bring back the yard-of-the-month contest in 2010. For the months of April 2010 through November 2010, we will sponsor the contest. We will enlist an objective third-party for the judging each month. The winning recipient will receive a yard sign for the month, the home's picture in the newsletter and a Camden Cash Scrip Gift Card.

From the HOA President—Joe Beckford—Page 2

Pool:

We are review bids for the resurfacing of the pool and are evaluating our pool maintenance contract for 2010.

The Board voted at the meeting to issue new pool wrist bands for 2010. In order to receive your pool bands and the updated code for next year, each home must be in good standing. Next year, we will have a pool-band issue day before the pool opens and provide the updated wrist bands to families in good standing. At least one member of a family will be required to have the band with them while enjoying the pool. Folks will be asked to either produce the band or leave the pool. From 2010 going forward, we will issue different pool bands each year again to families in good standing.

Annual Dues:

In last month's newsletter, I reviewed the major expenses we've had over the last year and those we face for the coming year with the pool refinishing. The expenses have placed a large drain on our capital reserve and will continue to do so in 2010. So in order to improve our balance sheet and ensure our fiscal health going forward, the Board approved two measures effective beginning 2010.

1. 2010 Annual Homeowner Dues will increase 5% from the current level of \$440 to \$462 per year. This averages out to \$1.83/month increase in annual dues. While none of us like paying more, the reality is Camden Pointe is still a tremendous value for the money and the neighborhood needs it. We surveyed surrounding neighborhoods with similarly priced homes and similar amenities and couldn't find one under \$500 per year. Also, look for an article from Brad Ellingson, our controller in this newsletter on how you will have the opportunity to recoup some of the dues by participating in the Camden Cash Scrip Program.

2. Late fees will increase to a fee of 10% of the annual dues, or \$46.20. Additionally, interest will accrue at a 6% annual rate compounded monthly. This was necessary as an effort to cut down on the huge amount of homeowner's who pay their dues late each year and put additional strain on the budget.

Also, please remember from the last newsletter that 2010 Annual dues will be due one month earlier than in the past. Dues will be due on January 15, 2010, and will be considered late after February 15, 2010.

Your dues notice will be mailed out by All-In-One Community Management in December along with the budget for 2010 and your proxy statement. Remember, we have one Board Member coming off the Board at the end of the year, so we have an opening.

As a note of caution that was raised by a resident at the meeting. Your dues notice will come in the mail from All-In-One Community Management. You may send back a check or go to their website directly and pay online. This resident received an official-looking email requesting dues be paid now. If you see something like this, it is a bogus phishing attempt to gain your personal information. All-In-One does not deliver email billing notices, so please be on guard for identity theft.

Finally, it looks like we will have 1 opening on the CP HOA Board of Directors and we'd love to have more candidates than positions. Unfortunately, that is not the case. Right now, if you would be interested in joining the search committee (or the Board), please contact me and/or All-In-One Community Management at customerservice@allinonemgmt.com

Our final HOA meeting of the year will be held Wednesday, December 16th at 7:30p in the large clubhouse. Please bring your ideas, concerns, questions, and offers of help. We hope to see you there!

Board of Education Approves Three-Year Balanced Calendar

http://www.cobbk12.org/centraloffice/communications/news/2009/20091111_BalancedCalendar.aspx

The Cobb County Board of Education approved a balanced calendar for the 2010-2011, 2011-2012 and 2012-2013 school years during its Nov. 11, 2009 meeting. Each school year will begin the first week of August and end the Friday prior to Memorial Day in May. The 180-day balanced calendar includes one-week mid-term breaks for students and teachers in September and February and a full week of Thanksgiving holidays. The first semester of each school year will conclude before the winter holidays in December.

Cobb ITBS Scores Top National Averages

http://www.cobb.k12.ga.us/centraloffice/communications/news/2009/20091120_ITBS.aspx

Cobb County students performed well above the national average on the Iowa Tests of Basic Skills, according to recently released results. The ITBS is administered in September to students in grades 3, 5 and 7. Cobb third graders had an average composite score of 68th percentile, equal to or better than 68 percent of all other third grade students who participated in the ITBS nationwide. Composite scores for fifth graders ranked in the 66th percentile nationally, while seventh graders scored in the 62nd percent.

The Georgia High School Association (GHSA) came out on November 25, 2009 with a "final" re-classification of high schools for athletic activities for the period 2010 - 2014. Allatoona H.S. was moved from an AAAA classification to an AAA classification.

Why this matters: Allatoona H.S. is the only public H.S. in Cobb, Paulding and Cherokee Counties in the AAA classification, all of the rest are in AAAA or the largest, AAAAA. This means longer travel distance to play teams in their region as the closest team distance wise seems to be Cartersville, more expenses for fuel costs etc., no natural rivalries as no close-by AAA teams, more difficult for parents, students and relatives of athletes to get to games from work and school, more travel time = less school and study time, and more expenses overall for the athletic program which will eventually be passed on to the parents and taxpayers.

There are numerous AAAA classification schools in Cobb, Paulding and Cherokee Counties to participate against if Allatoona stayed in this classification. It looks like GHSA made their determination on Allatoona's current enrollment, estimated at 1391, which will change as a full senior class come in to play.

If anyone has more information please pass on, because this has long term effects even on students who are in middle school at the present time. I am trying to find the proper contact points on this matter as this issue is very time sensitive.

Ken Golec
akgsweeps@yahoo.com

Advertisers-Thank You!

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Camden Pointe Scrip News—VERY IMPORTANT



"After going through the budgeting process for 2010, it was evident to the Board members that an increase in our community annual dues would have to occur for next year. Because we had to use some of our capital reserves in 2009, and anticipate having to dip into our reserves next year, primarily do to resurfacing our pool walls, we felt it necessary to approve a 5% increase for next year. This will be the third increase in about 12-13 years (as far as our records show), and equates to around a 1% increase per year over this period. We still have one of the lowest annual dues for a subdivision our size in this area.

While we are very aware of the economic situation that we all face at present, and realize that it is a tough economy for most all of us, the board is offering an opportunity to offset this increase of \$22 by using scrip cards for those neighbors that would like to save \$.

The intent would be for those homeowners that want an opportunity to save \$ to use this program. The program gives back a discount on cards purchased. All you have to do is to purchase gift cards at places that you already are making purchases. The program can earn enough cash for families that want to use the program to offset the \$22 increase in your annual dues.

Please contact Brad Ellingson if you are interested in learning more about this cost saving opportunity."

The Camden Viewpoint—December 2009

Has anyone seen a red "Giant Boulder SE Bike - Size 14"? It was last seen at the Brookstone basketball court on McLain Rd. on Saturday, Nov. 21st. If you have found it, please call Kim at 770-426-1624. Thank you! (submitted by Julie Johnston/5557 Saluda Ct)





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THE CAMDEN VIEWPOINTE!

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!

Atlanta Breast Cancer Awareness Walk!

