



News Bulletts!



Kelley Merck Women's Sunday Spring ALTA team is looking for players. Level is Low B. Contact Kelley at 770-975-8723 or krmerck@bellsouth.net.

HELP WANTED!



As you have noticed in years past, Camden Pointe hosts an annual yard sale. Last year, we had a great volunteer in Maggie Clark to organize the event and we had lots of participation. Unfortunately this year Maggie will not be able to run the yard sale and is looking for a volunteer to

hand this off to. She has all the information needed and is willing to train the new volunteer in what to do. She's even offering to help, but just can't take the lead again this year.

Won't you help? If you can and are willing, please call **Maggie Clark** at **678-574-7572** and also send a note to All-In-One Management to let them know you'll be coordinating this year.

It would be a real loss for the neighborhood to have to cancel for lack of a coordinator. Thanks for considering.

Yard-Of-The-Month Contest coming back!

In an effort to further incentify 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.



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

Check out our
entire newsletter—

there is a lot of
community info
throughout it!

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



February is already upon us. Superbowl parties and Valentines wishes are on our minds again, but don't forget to keep that resolution for 2010 to get your finances in order. That starts with a mortgage check-up. Call me today for a free, personalized debt analysis. Now is the time to make sure you aren't paying a penny more in interest than you have to. Why not take advantage of the low rates available now? Now is the time. Even if you don't need to refinance, tell your friends what a great place and great deal Camden Pointe is right now and let me help you pick your neighbors. Call me today and let's get started.

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Joe Beckford, Owner / Partner

a Camden Pointe Resident

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TOWN HALL MEETING

Allatoona High School will have a Town Hall meeting on **Thursday, February 4 at 6:30 p.m.** in the school theater. The Town Hall meeting is an open forum type meeting where parents, teachers, administrators, and local business owners meet to discuss items of concern or pose questions to be answered. We are honored to have the chair of the school board, **Mrs. Lynnda Crowder-Eagle**, and our **Area 5 Assistant Superintendent, Mr. James Carter**, as our guests that night. Please make plans to attend on Thursday, February 4 at 6:30 p.m. in the theater. For more information, please contact the school at (770) 975-6503 .

Update on Upcoming County Line Road Improvement Project – Includes Sidewalks into Camden Pointe – From Cobb County DOT



The County Line Road project is a safety and operational improvement intended to widen the lanes to 12', improve the horizontal and vertical alignments, add left and right turn lanes as appropriate, add sidewalks where appropriate, and replace the deficient bridge and culvert. Click on the following link to view concepts of the improvements:

http://dot.cobbcountyga.gov/project-updates.htm#County_Line

Bids for the project will be received January 28th (next week). Actual construction will begin in late March or early April.

Total duration for the project is approximately 18 months. The project should be substantially complete by the end of summer 2011.

To encourage alternate transportation modes (i.e. walking), a decision was made to include sidewalk on Kings Tree Pass. The sidewalk will serve as a connector between the existing sidewalks in the subdivision and the new sidewalks that will be constructed on County Line Road. The existing 3' wide sidewalks are adequate for pedestrian traffic within the subdivision. Since the connecting sidewalk has the potential for concentrated use by residents walking to/ from County Line Road, the sidewalk needs to be a minimum of 5' wide, which also complies with the American with Disabilities Act.

While the decision to construct the connecting sidewalk can be appealed, our vast experience is that the sidewalk is warranted, and will be well supported by the majority of the residents in this section of the Camden Point neighborhood. If the sidewalk is not constructed, pedestrians would have to walk in the roadway, and conflict with traffic entering and exiting the neighborhood, or would walk on the grassed shoulder that is also the adjacent property owners' yard.

As a result of our negotiations with one of the two property owners affected by the construction of the sidewalk, a decision was made to reduce the impact to the two properties by retaining the existing roll-back curb and gutter, and constructing the sidewalk within the existing right-of-way. No easements will be necessary, and construction impacts will be minimal.

Please reply with any additional questions or concerns you may have.

Thanks, David A. Jackson, P.E.

The Camden Viewpointe—February 2010

There are Camden Pointe Teens who are reliable and interested in making some extra money!

Need a babysitter? Need any teen services????

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



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The advertisement features a dark red background with a blurred image of a paintbrush and a paint can. The text is in white and yellow, with the company name 'MFC REMODELS' in large, bold letters. The promotional offer is highlighted in yellow and white. The contact information is at the bottom in white and yellow.

CCSD NEWS

School improvement survey

Your participation in this survey is important to your school's improvement planning. Please respond to the survey items based on your perceptions about your student's school.

<http://www.surveymonkey.com/s/G3XGLQC>

The Camden Viewpoint—January 2010

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	Russ Web	TBA
Member—at—Large	Avonda Hendricks	usetoteach@bellsouth.net
Non Voting Member	Eric Swalberg	TBA

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	camdenptennis@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>

Our annual Camden Pointe HOA meeting was held on Wednesday, January 20th. Nine homeowners attended as well as Joe Beckford, Brad Ellingson, Avonda Hendricks, and Tracey Mlincsek of the Camden Pointe HOA Board of Directors and Denise Hindes of All-In-One Management. Unfortunately, the members present and proxies mailed in to All-In-One were not enough for a quorum, so there was no election held. During the meeting we recapped Camden Pointe accomplishments during 2009, discussed the budget, and took resident topics from the floor.

Camden Pointe Accomplishments/Upgrades/Repairs 2009

Unplanned maintenance items (large):

- **Replaced the entire failed HVAC unit in the large clubhouse.**
- **Replaced the failed two grinder sump pumps that pump the sewage from the clubhouses up the hill to meet the main sewer line on Fripp Overlook**
- **Replaced a failed pump for the pool**

Planned Upgrades/Repairs:

- **Rebuilt wooden banisters on large clubhouse**
- **Replaced all rotten wood on both clubhouses and repainted them inside and out**
- **Purchased new refrigerator and sofas for the large clubhouse**
- **Removed carpet in the small clubhouse and replaced with hardwood floors to match existing wood floors**
- **Removed carpet in the small clubhouse kitchen and replaced with ceramic tile**
- **Removed linoleum flooring in large clubhouse kitchen and replaced with ceramic tile**
- **Purchased some new pool furniture for expansion with the larger pool deck**
- **Refinished the putt-putt course**

2009 Budget Discussion

At the end of 2008, the Board devised the budget for 2009. Understanding major renovations were required of the amenities, we expected to use approximately \$19,700 dollars from the capital reserve fund for 2009. We exceeded that number and actually used approximately \$33,700. The budget shortfall was driven by two main areas:

(1) much higher-than-expected unplanned maintenance items (~\$9,250 more than expected) and (2) lower-than-expected dues collection (~\$5,150 in unpaid 2009 dues).

2010 Budget Discussion

At the end of 2009, but Board devised a budget for the 2010. We have made cost-saving measures for 2010 including the change of lake maintenance companies and schedule of visits from them. We are also looking into locking in our natural gas rate.

On the revenue side, we have increased 2010 dues, fees for late dues, and clubhouse rental fees. This year we will have to resurface our pool and are finalizing the bidding on that process now. With this major expenditure this year, the 2010 budget forecasts using about \$6,600 from the capital reserve.

Tennis

Darryl Millard of Camden Pointe presented the Board with the problem of severe cracks on the tennis courts, particularly the two upper courts. He has asked the Board address this problem as soon as possible and has begun to get quotes for repairs. Brad Ellingson, our Board Tennis liaison will work with John Clancy and Darryl to figure out the best solution for this issue considering implications on the budget.

Items from the Floor

- **One resident mentioned problems with solicitors. After a lot of discussion about what different folks do, the consensus was to call All-In-One management when solicitors leave brochures or other unwanted items on the house, in the driveway, or on/in the mailbox (see other article in this edition about mailbox items). All-In-One will then contact the business to let them know we have 392 unhappy homeowners about receiving such materials. They say they've seen success with this elsewhere, so let's try it.**
- **One resident suggested we review security options and possibly install cameras, etc. to cut down on vandalism. The Board took this back to consider for 2010, again considering budget constraints.**

Service Recognition

The Board recognized the service of its retiring Board Member, Tracey Mlincsek. Tracey has served Camden Pointe over the last three years and now steps down to allow for some new talent to join the Board. Thank you for your service, Tracey! The Board also recognized the service of Ginger Wallsinger for her above-and-beyond clubhouse cleanings.

Board Transition

As Tracey steps down this year and without the quorum needed for a vote, the Board appoints a new member to fill her spot. The Camden Pointe Board of Directors has now appointed Russ Webb to the Board. Please join us in welcoming Russ to the ranks of your volunteer Board of Directors! Also, Eric Swalberg will be joining the Camden Pointe Board of Directors as a 6th non-voting member. This will give Eric some time to get more involved in the community and familiar with the processes as he prepares to join the Board full-time whenever a permanent vacancy becomes available. Please join us in welcome Eric as well!

Our next meeting will be held on **Wednesday, February 17th at 7:30pm** in the large clubhouse. Please come meet your neighbors, find out what's going on in your community and make your voice heard.

~ Joe Beckford

Important—Please Read!



The attached note concerning putting flyers in residents' mailbox comes from the US Post Office web site. I was one of the Camden Pointe residents that received a flyer in my mailbox on Monday January 11 about leaving my trash out on Sunday (the weekend of the snow/ice storm). Waste Industries was unable to pick-up on the regular day, Friday, or Saturday due to icy roads.

Late on Saturday Waste Industries contacted all its customers by phone to tell them they would pick up on Monday. I admit that I and many other residents opted to leave the trash out on Sunday rather than putting it away as soon as I was informed of the pickup delay. I was, I admit, miffed by the tone of the flyer implying that I was a bad neighbor and I would be better served by switching to Liberty or Taxi trash service. I have been very satisfied with Waste Industries. I would have preferred to have had a face-to-face conversation with the person who made up the flyer. They could also have reported this incident to All-In-One Management rather than by violating postal regulations by putting flyers in mailboxes during the night. I will try to be a better neighbor in the future.

Attaching Flyers, Posters, etc. to a Mail Box

Can a flyer/envelope be put it in someone else's mailbox without being mailed? What if a stamp was placed on it?

Postage must go through the United States Postal Service and be delivered for it to be valid postage and therefore acceptable in the mail receptacle. A flyer cannot be placed in a mailbox after putting a stamp on it unless the item was actually mailed. According to Sect. 508.3.1.3 of the Domestic Mail Manual (DMM):

"No part of a mail receptacle may be used to deliver any matter not bearing postage, including items or matter placed upon, supported by, attached to, hung from, or inserted into a mail receptacle. Any mailable matter not bearing postage and found as described above is subject to the same postage as would be paid if it were carried by mail."

"Postage" is defined as: *Payment for a delivery service that is affixed or imprinted to a mailpiece, usually in the form of a postage stamp, permit imprint, or meter impression.*

Notes:

If you have a curbside mailbox or a mailbox on the outside of your house, Postal Service regulations govern what can and can not be placed in them. Generally speaking, only mail that has been sent through the USPS may be placed in these types of receptacles".

Cobb County School District 2010 Commencement Schedule

<u>Ceremony Date & Time</u>	<u>School</u>		<u>On-site Rehearsal Date & Time</u>	
Kennesaw State University Convocation Center				
Friday, May 21, 2010	4:00 p.m.	Walton	Thursday, May 20	2:30 p.m. - 4:15 p.m.
Friday, May 21, 2010	8:00 p.m.	Hillgrove	Thursday, May 20	9:00 a.m. - 10:45 a.m.
Saturday, May 22, 2010	11:00 a.m.	Harrison	Saturday, May 22	9:00 a.m. - 10:00 a.m.
Saturday, May 22, 2010	3:30 p.m.	Kennesaw Mountain	Thursday, May 20	12:00 p.m. - 1:45 p.m.
Saturday, May 22, 2010	7:30 p.m.	North Cobb	Friday, May 21	9:00 a.m. - 10:45 a.m.
Roswell Street Baptist Church				
Friday, May 21, 2010	6:30 p.m.	Pope	Thursday, May 20	9:00 a.m. - 10:45 a.m.
Saturday, May 22, 2010	9:00 a.m.	Wheeler	Thursday, May 20	12:00 p.m. - 1:45 p.m.
Saturday, May 22, 2010	12:30 p.m.	Kell	Thursday, May 20	2:30 p.m. - 4:15 p.m.
Saturday, May 22, 2010	4:00 p.m.	Lassiter	Friday, May 21	9:30 a.m. - 11:15 a.m.
Saturday, May 22, 2010	7:30 p.m.	Sprayberry	Friday, May 21	12:00 p.m. - 1:45 p.m.
Turner Chapel AME Church				
Friday, May 21, 2010	7:00 p.m.	Osborne	Thursday, May 20	10:00 a.m. - 11:45 a.m.
Saturday, May 22, 2010	9:30 a.m.	Campbell	Thursday, May 20	1:00 p.m. - 2:45 p.m.
Saturday, May 22, 2010	1:30 p.m.	Pebblebrook	Friday, May 21	9:30 a.m. - 11:15 a.m.
Saturday, May 22, 2010	5:30 p.m.	South Cobb	Friday, May 21	12:00 p.m. - 1:45 p.m.
Allatoona High School Gymnasium				
Saturday, May 22, 2010	9:00 a.m.	Allatoona	School Decision	
Cantrell Stadium (McEachern High School)				
Friday, May 21, 2010	7:00 p.m.	McEachern	School Decision	
Jeannie T. Anderson Theater				
Friday, May 21, 2010	1:00 p.m.	Oakwood	n/a	

Note: Please refer to information provided by individual schools regarding additional, school-based rehearsals.

Revised 1/12/2010

Piano Instruction



Thaila R. Walker

(770) 485-3609

(770) 880-9438 Mobile

whil4680@comcast.net

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Stand Up & Be Counted

What An Accurate Census Means For The Cobb County School District

Every year, the federal government can allocate awards of more than \$400 billion to states and communities based, in part, on census data. Census data affect school budgets, including the distribution of Title I funding and college tuition grant and loan programs. Community planners use census data to determine where to build new schools, develop public transportation and create new roads. Census data affect your voice in Congress as well as the redistricting of state legislatures, county and city councils and voting districts.

<http://2010.census.gov/2010census/why/index.php>

CCSD Is A Proud Partner of the 2010 Census

Please read these Waterfront Covenants

Section 14. Waterfront Land.

(a) On Lots adjacent to lakes, ponds, rivers, streams, creeks or other water bodies or courses:

(i) No boat canal shall be dug or excavated therein, except with the prior written approval of the Architectural Control Committee of plans and specifications for said digging or excavation.

(ii) No bulkheading, barge, docks, piling, float or other marine structure shall be erected adjacent thereto or thereupon, without the prior written approval of the Architectural Control Committee of plans and specifications for such Structure; and

(iii) No refuse of any kind shall be placed on or disposed of therefrom into the adjacent waters.

(iv) No fencing shall be placed within thirty (30) feet of the lake or pond except as may be placed on the Common Area with the prior written approval of the Architectural Control Committee.

(v) No accessory structure shall be placed within thirty (30) feet of the lake without the prior written approval of the Architectural Control Committee and no clearing or landscaping shall be allowed within thirty (30) feet of the lake without prior written approval of the Architectural Control Committee. This provisions shall not apply to improvements made by the Developer on the Property.

(b) On lakes, ponds, rivers, streams, creeks or other water bodies or courses comprising any part of the Common Property, (i) no boat shall be moored so as to obstruct navigation; (ii) no power boat shall be allowed; and (iii) no boat of length greater than fifteen (15) feet, except canoes, ; shall be launched or used. Additionally, no boat or canoe shall be allowed to remain in the water while the same is not in use.

Please read these Waterfront Covenants

(c) The lakes which are depicted on the Plats of the Development and which are part of the Common Property are and shall be maintained only as lakes and, to this end, the Association shall not cause or permit to be caused any act or acts to the contrary.

(d) On Lots which either abut or are located partially within the lake now located upon the Property, Declarant hereby expressly reserves unto Declarant and to the Association, the following rights and easements:

(i) A perpetual non-exclusive easement for the benefit of only such parties as are expressly named immediately above over that portion of the Property from time to time covered with the waters of such lake and also the embankment thereof within thirty (30) feet of such water line for ordinary and customary lake maintenance and/or landscaping.

(ii) A perpetual non-exclusive easement over that portion of the Property now or hereafter covered by the lake for purpose of soil erosion and sediment control:

from other portions of the Property, which shall include, without limitation, the right to allow runoff of sediment, dirt, rock and other materials to flow from other portions of the Property and to have no responsibility to Owners of the Lots abutting the lake for water clarity or siltation to the lake.

(iii) Nothing herein shall be deemed to give any rights for the use of Lots adjacent to lakes to individuals other than the Owners of such Lot, except for the rights specifically provided for herein.

(e) The Owners of a Lot adjacent to a lake, pond, river, Stream, creek or other water body or course expressly acknowledges, by acceptance of a deed thereto, that such Lot may be subject to different treatment by the Architectural Control Committee than other Lots in order to enhance the appearance of the entire Property.



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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!

Allatoona Jazz Band

