



## News Bullets!

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### Annual Dues now due in January

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.



### January 2010 ALTA Calendar is on Page 10!

Also on page 10 is our list of Winners for the Annual Holiday Lights Contest!

### Camden Pointe Sewer Project Delay

The Camden Pointe Sewer Repair Project has been delayed due to the recent flood issues and the wetlands that will be affected by this project. The project was tentatively slated to start this December, however as it stands, the Water System will try to push the project back until the end of summer 2010 to minimize the disturbance and inconvenience.

This project will primarily affect the residents on Camden Lake Circle.

### 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.



### **WELCOME!**

We welcome Buzz Galbraith as our new Lake Chairperson!

Thank you for volunteering. Please see page 11 for more information!

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



Well, we've made it through a rough year in the economy and I for one am greatly looking forward to next year. The holidays are behind us and new opportunities lie ahead. The stock market rallied at the end of December causing rates to rise a little from their levels before. The government is stepping out of the mortgage-backed securities business which will almost assuredly mean higher rates next year. Why not take advantage of the low rates available now? 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.

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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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Cell (678) 516-4092

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<http://twitter.com/CobbSchools>

## Calvary Children's Home Update

I'm so pleased to share that over 40 gifts were donated for Christmas at the Calvary Children's Home today. The girls of the Camden Pointe Junior Tennis Team would like to thank everyone for generously supporting their efforts to help other kids. Four members of the tennis team spent 3 hours wrapping gifts this afternoon. Then, we delivered them.

Upon getting out of our vehicle, we were welcomed by 2 teenagers offering to help us unload before we ever entered the reception building. When we entered the front door, a lovely Christmas tree was in the middle of the room with no presents under it. We were greeted by Sherry and C.J. who could not believe their eyes when they saw just how many gifts the girls were bringing. C.J. has lived at the Calvary Children's Home since he was 8 yrs. old. He is now married, has a baby, and his family resides in one of the homes on campus with 5 kids they care for and support.

Did you know that the Calvary Children's Home receives zero funding from the state? Their entire existence is funded 100% by donations through the year. Sherry explained that this time of the year is a favorite for them because so much is given. Donations are received throughout the year, however, most are given at this time.

C.J. shared a bit about his experience growing up there and we learned that they recently purchase a home across the street for college students to live as they transition from the "home" to adult living. There are 31 kids at Calvary now with 3 college students. We received a holiday photo of the kids while there and it was so sweet to see girls point to a child on the photo and then tell Sherry and C.J. how they think a certain gift they had wrapped would be so perfect for each child! The girls learned a lot today and I believe they became more aware of how very fortunate they are... My heart was warmed as we exited the house and I heard the girls immediately speak about how good that felt and how cool it was to be able to listen to C.J.'s story about his own life as a child at the Children's Calvary Home. I think it's safe to say that today's experience for these four girls was the beginning of a tradition of giving...

Thanks so much to you and the residents, friends and families of Camden Pointe.

Teresa Stowell  
678-574-7445

### C.J. and the Camden Pointe Junior Tennis Team





Check out our HOA President, Joe Beckford, at [www.cobbk12.org](http://www.cobbk12.org) as he speaks about being a part of Pickett's Mill Watch D.O.G.S program!

### 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](mailto:pamelapolk@bellsouth.net)

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# The Camden Viewpoint—January 2010

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## 2010 HOA BOARD MEMBERS

<u>BOARD POSITION</u>	<u>NAME</u>	<u>EMAIL</u>
President	Joe Beckford	<a href="mailto:Joe.beckford@gmail.com">Joe.beckford@gmail.com</a>
Vice-President	Tony Corroto	<a href="mailto:tcorroto@comcast.net">tcorroto@comcast.net</a>
Treasurer	Brad Ellingson	<a href="mailto:bjellingson@comcast.net">bjellingson@comcast.net</a>
Secretary	Tracey Mlincsek	<a href="mailto:Traceym60@aol.com">Traceym60@aol.com</a>
Member—at—Large	Avonda Hendricks	<a href="mailto:usetoteach@bellsouth.net">usetoteach@bellsouth.net</a>

## 2010 COMMITTEE CHAIRS

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

### **Do you have an amenity question?**

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

Our December meeting was held Wednesday, the 16<sup>th</sup>. Two homeowners attended as well as Tony Corroto and Brad Ellingson of the Camden Pointe HOA Board and Ruann Bunker of All-In-One Management. The meeting was rather short due to the light turnout.

The main issue discussed at this abbreviated meeting was the retention pond area in the Woolwich section of the neighborhood. The area is quite overgrown and we have received reports of rodents taking refuge there. All-In-One contacted Cobb County last month about ownership and maintenance of the area. When the county finally replied, they advised us they do in fact own that area and are responsible for maintaining it. Now some residents in the Woolwich area have asked that it merely be thinned out rather than a potentially major clearing by the county. We will work with the residents of the Woolwich section and the county to try to reach a mutually agreeable solution to the need for a cleanup.

Our annual meeting will take place on Wednesday, January 20<sup>th</sup> at 7:30p in the Large Clubhouse. Please make every effort to attend. If you are unable to attend the meeting, please vote and return the proxy you received with your HOA dues notice to All-In-One Community Management. It is very important so that we will have a quorum for the meeting.

Next month's summary will recap the activities/accomplishments of 2009. Here's wishing you all a very happy, healthy, and prosperous new year!



THE UNIVERSITY OF GEORGIA

## GEORGIA TRAFFIC INJURY PREVENTION INSTITUTE

*The Governor's Office of Highway Safety*

### ***"Georgia Teens Ride with P.R.I.D.E."***

*(Parents Reducing Incidents of Driver Error)*

***February 2<sup>nd</sup> and October 12<sup>th</sup>***

***from 6:30 - 8:30 PM***

***April 2<sup>nd</sup>, June 12<sup>th</sup> and August 14<sup>th</sup> 2010***

***from 9:00 - 11:00 AM***

***Acworth Police Department***

#### Overview of Parent/Teen Driver Course

- Part I: "Teen Drivers & Motor Vehicle Crashes"
- Part II: "Understanding the Licensing Process and the Georgia Teen Driving Law"
- Part III: "Coaching Your New Driver" (for parents)  
OR  
"Getting the Keys to the Wheels and Keeping Them"  
(for teenage drivers)
- Part IV: "Agreement to Ride with P.R.I.D.E."

**Is your teenager's life worth two hours of your time?**

**Register today!**

*Note: This is a **FREE**, two-hour course designed to help parents and their new teen drivers, ages 14-16, learn what they need to do during the 40 hours of supervised practice driving time (20 hours of supervised practice driving time is required, if the teen successfully completes driver's education).*

*This is a program that addresses driver attitude, knowledge and behavior, rather than a technical hands-on driver training course.*

*While completion of this course **may** reduce insurance rates, it does **not** count toward the required 40 hours of supervised driving practice.*

**Visit [www.ridesafegeorgia.org](http://www.ridesafegeorgia.org) Call 678-413-4281 or 1-800-342-9819 for more information.**

# Mardi Gras Celebration



## Silent Auction and Dinner

### Benefiting

Allatoona High School Baseball

Please join us at **Allatoona High School on January 30th , 2010 from 6:00pm to 9:00pm** for a little Mardi Gras magic. The night will be packed with fun and excitement. For just \$10 a ticket you'll enjoy; entertainment by Chesley Stephens, an amazing Cajun dinner along with some more traditional fare for the kids, a chance to meet with local independent coaches / trainers, and our special guest speaker,

**Cecil Fielder, former NY Yankee (World Series Champ) & Detroit Tiger Slugger.**

Open market and tons of auction items ranged to fit any budget....we will even have 3 pre-owned autos from Courtesy Ford to bid on. Cash, Check, or Credit Cards accepted. For complete details and list of auction items please visit [www.allatoonabaseball.com](http://www.allatoonabaseball.com).

What could be better... good food, good fun, and supporting a great program!

## Go Bucs!

**Lin, Avery, Summer, Alex - Girls Tennis Team Gift delivery**





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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—January 2010

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### Welcome to our New Lake Chairperson!

I just wanted to let everyone know that I look forward to taking on the job as Lake Chairperson. My wife and I have lived in Camden Pointe since 1996 and like the community very much. I am now retired and will have time to devote to this.

I think that it is vital to preserve the lake both from an environmental standpoint but also as an enjoyable resource for the residents of Camden Pointe. If anyone has any questions or suggestions please contact me: [buzzgalb@comcast.net](mailto:buzzgalb@comcast.net). If anyone would like to work on a lake committee please let me know that also. I don't have any major plans at this point as I am reviewing all the correspondence and regulations on the lake. Thanks for your support.

Buzz Galbraith

### January 2010 ALTA Calendar

1-Jan	Friday	Office closed-New Year's Day holiday Roster registration begins - all spring leagues
2-Jan	Saturday	Sr. Mixed Teams - Winter play begins
3-Jan	Sunday	Mixed Doubles - Winter play begins Jr. Challenge Ladder - 2nd session begins
11-Jan	Monday	Executive Committee meeting Net News deadline
18-Jan	Monday	ALTA Board of Director's meeting Spring roster deadline - Junior leagues
20-Jan	Wednesday	Spring roster deadline - Thursday Women Spring roster deadline - Sr. Men & Women Day leagues
21-Jan	Thursday	Spring roster deadline - Men Spring roster deadline-Wheelchair
25-Jan	Monday	Spring roster deadline - Sunday Women



The Judges Have Spoken and the winners of the winners of the Camden Pointe Holiday Light Contest Are:

- Best Front Door - 2432 Camden Lake View - Stuart & Paula Parenteau
- Best Back Yard - 5159 Camden Lake Parkway - Russ & Tracey Webb
- Most Spirited - 5623 Woolwich Lane - Nancy & Jim Verrecchia
- Most Traditional - 5625 Woolwich Lane - Lisa Berg
- Best Overall - 5155 Camden Lake Parkway - Scott & Susan Rosemond
- People's Choice - 5178 Camden Lake Parkway - Rick & Tina Bake

The Board will be getting with each of the winners to award their Camden Pointe Scrip Gift Cards. Congratulations to our winners and thanks for decorating to make Camden Pointe come alive for the holidays!



D Douglas Depew DMD MS PC

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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](mailto:pamelapolk@bellsouth.net)*

*Our advertising rates and ad agreement forms are on our website at [www.camdenpointe.com](http://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!*

## Girl's Tennis Team: Calvary Gift Wrapping Party!

