



## News Bullets!

### **CAMDEN CALENDAR**

- May 8th: Community Yard Sale
- May 15th: Pool Bands Distributed
- May 15th: Annual Pool Party
- May 19th: HOA Meeting @ 7:30 p.m.

### **Camden Pointe ATLA Junior Girls Team – Spring 2010 (Singles Players)**

Sarah Duke, Heather Luedke, Avery Locklear, Lindsey Stowell



If your daughter is interested in joining the Camden Pointe Girls Jr. Tennis Team & meets the criteria listed below contact Teresa Stowell at 678-574-7445.



- Be under 14 of age, Born 1996 - 2002
- Maintain a positive attitude & demonstrate good sportsmanship at all times
- Be willing to take lessons and attend drills
- Have match experience

“The Camden Viewpoint” is published for the residents of Camden Pointe. The newsletter includes Articles of general interest from the HOA Board Members, Committees, and residents.

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

### **Advertisers**

**B & G Financial Mortgage**

**Depew**

**Eagle Pointe PS**

**Gymnastics Academy of  
Atlanta, Central**

**MAD Pressure Washing**

**Moving Forward  
Construction**

**Zehnder & Sons Lawn**

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.





Well, summer's here. Are you ready? Kids are about out of school and the beautiful newly-finished pool is about to open. Now's the time when we in Camden Pointe enjoy the outdoors and time with friends and family. With the weather so nice, it's easy to put things like evaluating finances on the back burner. I'll ask again, are you ready? How are your finances? Are you overpaying for your beautiful home in Camden Pointe? Rates are still at all-time lows. Now is the 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 / Partner**

*a Camden Pointe Resident*

225 Creekstone Ridge, Woodstock, GA 30188

Office (678) 741-2691

Cell (678) 516-4092

[joe@bngfinancial.com](mailto:joe@bngfinancial.com)

[www.bngfinancial.com](http://www.bngfinancial.com)

*Georgia Residential Mortgage Licensee #22032*

*Florida Mortgage Broker Business #0708420*



## **MAD Pressure Washing**

**Your mold removal and concrete  
cleaning specialist**

***Spring special any CW Driveway only \$90.00 thru May.***

***Decks and Driveways not included.***

**Phone: 770-855-1074**

**Free Estimates**



## Zehnder & Sons Lawn Service

*Mow, Trim, Blow, Edge*  
*Standard ¼ acre lots-\$35*



Contact: Phillip or Brett Zehnder

Home: 770-974-1491

Cell: 404-916-4255

E-mail- [5zehnders@bellsouth.net](mailto:5zehnders@bellsouth.net)

*A % of every job is donated to St. Jude's Children's Hospital*

**Your friendly neighborhood lawn service!**

*Camden Pointe Residents Since 2002*



# MFC

**REMODELS**

**FREE** estimates,  
**FREE** consultation.

**10%** off your total bill

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

**Call: 404-551-0102**

**MFCremodels.com**

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



## Eagle Pointe Church

### Weekday Preschool

5100 Old Stilesboro Rd NW  
Acworth, GA 30101  
(Right off Mars Hill Rd)

**Currently enrolling for full and half day educational childcare programs for children age 6 weeks - 4 years old. Call 770-966-1564 for availability.**

**Now registering for Georgia Pre-Kindergarten classes for 2010-2011 school year.**

**Summer Day Camps for ages 5 - 10**  
**“Travel the world” with our summer day camps.**  
**Each week we will experience another continent.**  
**Field trips, t-shirt, snacks and lunch provided.**  
**5 days, 3 days and 2 day camps available.**  
**Registration starts April 1st until classes fill.**

Call 770-966-1564 for information or visit [www.eaglepointe.org](http://www.eaglepointe.org)

# The Camden Viewpoint—May 2010

---

## 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	Avonda Hendricks	<a href="mailto:usetoteach@bellsouth.net">usetoteach@bellsouth.net</a>
Member—at—Large	Russ Webb	<a href="mailto:russwebb@comcast.net">russwebb@comcast.net</a>
Non Voting Member	Eric Swalberg	<a href="mailto:ericswalberg@att.net">ericswalberg@att.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:camdenptennis@aol.com">camdenptennis@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>



## From the HOA President—Joe Beckford

Our annual Camden Pointe HOA meeting was held on **Wednesday, March 21<sup>st</sup>**. Four homeowners attended as well as Joe Beckford, Tony Corroto, Brad Ellingson, Avonda Hendricks, Eric Swalberg, and Russ Webb of the Camden Pointe HOA Board of Directors and Denise Hinds of All-In-One Management. Topics discussed were the tennis courts, the budget, the pool party, HOA vs POA and the lakes.

### **Dues:**

2010 HOA dues were due on January 15<sup>th</sup>, and considered late by February 15<sup>th</sup>. As of our April meeting, the community was behind by about \$19,500 in revenue due to unpaid dues. This is certainly better than at this time last month, but still a really high number. We realize times are especially hard right now on most everyone, and yet most people still manage to pay their dues on time. If you are one of them, THANK YOU! If you still owe, please pay as quickly as possible. It's very convenient and dues can be paid online through the All-In-One website at <https://www.mysmartstreet.com/payment.aspx?a=179>.

There are 15 homeowners who are seriously delinquent who will be receiving final warning letters which is the action prior to a suit against the homeowner. If you are having difficulty paying your dues, please reach out to All-In-One.

### **Finances:**

One resident had several questions about budget expenditures so far this year. We so far have had unplanned maintenance expenses for the water lines to the clubhouse and bathrooms rupturing and a leak in the large clubhouse roof.

### **POA vs HOA:**

Due to several concerned homeowners, we discussed at length the process for Camden Pointe of moving from a Homeowner's Association (HOA) to a Property Owner's Association (POA). This is coming to light now more than ever probably due to the economy. We all know its expensive to maintain a home and property to the standards Camden Pointe has always enjoyed and that's not nearly as easy now as in the past. However, with so many homeowners neglecting their property, the neighborhood is beginning to show it and that is not good for maintaining our property values. Let's face it, for most of us, this home is our biggest asset and investment and it we have to do all we can to preserve our values. That said, you'll be hearing more about the Board's desire to move Camden Pointe to a POA which will help us better enforce the covenants we all agreed to live by when we bought our homes here.

### **Accomplishments:**

Met with affected homeowners and Cobb County DOT on sidewalk additions in Camden Pointe. The county is has agreed to the community's proposal to add 4-foot wide sidewalks on Kings Tree Pass which will be consistent with the rest of the neighborhood rather than the 5-ft sidewalks the County was originally proposing.

### **Tennis:**

The Board was presented with the fact that the upper two tennis courts' condition has gone from unpleasant to dangerous. Weighing all our options, the Board of Directors voted to tap the Capital Reserves to repair the upper courts this year with a newer crack repairing technology that should last for a few more years. Then the Board will review the performance of the repair and review the lower two courts for possible repair out of the 2011 budget.

## From the HOA President—Joe Beckford

### **Pool:**

- Work on the pool resurfacing project is nearly complete.
- **The Camden Pointe Pool Opening Party will be held on Saturday, May 15th from 4:00pm – 9:00pm.**
- The Board will hold interviews on Saturday, May 1st at 1:00pm in the small clubhouse for the summer pool gate checker position. It looks like we have some great ones to choose from.
- Pool bands for 2010 will be distributed to families in good standing at the pool party on May 15th. New pool bands are being ordered for the 2010 season. All homeowners in good standing will be receiving them before the pool opens. The bands will be required for use of the pool this summer season.

### **Lakes:**

The new lake maintenance company is coming soon to treat and clean up both lakes. We have received complaints from a neighbor who found a dead goose in the lake. The animal had been shot by a high-power pellet gun and the neighbor reported seeing another neighbor shooting at the wildlife around the lake. The Board of Directors condemns this harassment and encourages homeowners to call the police if they observe this type of action in our neighborhood.

### **Camden Pointe Yard Sale:**

Our yard sale will be held on Saturday, May 8<sup>th</sup>. The price to participate has dropped this year to \$5. If you wish to participate, please email Maggie Clark at [m\\_j\\_clark17@bellsouth.net](mailto:m_j_clark17@bellsouth.net) with your address and intent to participate. Then follow-up by putting your \$5 in an envelope in Maggie's mailbox at 2506 Debidue Court. If you wish to participate, Maggie needs your notice and money by noon on Friday, May 7<sup>th</sup>. Hopefully this will be a successful event for all!

Our next meeting will be held on Wednesday, May 19<sup>th</sup> at 7:30pm in the large clubhouse. Please come meet your Board, your neighbors, and help drive what's going on in your community.

### **Camden Pointe ATLA Thurs. Women's C-7 Division Winners Spring 2010**

**Front** – Jill Wasson, Teresa Stowell, Sue Murdock

**Back** – Shaula Nagel, Jeanne Olsen, Sofie LaLande, Amy Kachel, Stefanie McGill, Julie Nichols, Wendy Golec

**Missing** – Lyne Gregoire, MaryBeth Hall, Sue Houlihan



## May 15th - Annual Pool Party



Here we are with summer upon us and it's time to celebrate. In case you haven't yet noticed, the pool has been completely resurfaced and looks fantastic. We're very excited about a pool season you will love!

So we're kicking off the season with our pool opener party on **Saturday, May 15th** from 4pm - 9pm.

It'll be a great chance to get out and enjoy a great afternoon/ evening with neighbors and friends.

You will need a pool band for the party and for use at the pool the rest of the summer. We will be handing out the family's pool bands to homeowners in good standing on Saturday at the pool party. If you cannot make the party, please contact Tony Corroto at [tcorroto@comcast.net](mailto:tcorroto@comcast.net) to schedule a time to get your bands.

Your HOA Board of Directors will be serving up grilled hamburgers and hot dogs and providing the soft drinks. Usually we ask homeowners to bring either a side dish or dessert. We have seen a real decline in folks who attend the party actually bringing a dish and we are finding we are running out of food.

So please come, enjoy the community, and bring a dish!

- Camden Lake Parkway - bring a side dish
- All other streets - bring a dessert

Food will begin about 5pm.

We look forward to seeing everyone there as we welcome the new season!









## 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](http://depewsmiles.com)



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

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!*

### **ALTA 2010 A6 Winter Mixed Champions! Captained by Doug Page**

