



# BURNING ISSUES

March 2008

[www.allinonemgmt.com/communities.htm](http://www.allinonemgmt.com/communities.htm)

## Note From The President:

As our Burnt Hickory Lakes Neighborhood matures it becomes important for all homeowners to maintain their properties. Constant upkeep is required to keep the structures and yards looking good. Together, we can collectively insure our neighborhood continues to be a desirable place to live and competitive in the home sales market.

In 2005 the BHL Neighborhood Board hired All-in-One Management (AIO) to handle the routine business affairs of our neighborhood. One of their responsibilities is to insure that our Neighborhood Covenants/ACC Design Standards are followed. By having an outside entity enforce the Covenants/ACC Design Standards, it can be done on an impartial basis without pitting neighbor against neighbor. AIO is required to drive through the neighborhood on a monthly basis and report any discrepancies to the BHL Board. They also automatically send a "violation" letter to the homeowner. This is an informative letter only, to bring to your attention an issue at your residence that is outside the Covenants/ACC Design Standards so you can address it at your earliest convenience, hopefully before the next monthly inspection. It should not be taken as any type of "condemnation". I actually have received a few of these letters myself in the past few years!

**ONE IMPORTANT THING TO REMEMBER IS THAT ANY AND ALL EXTERNAL MODIFICATIONS TO YOUR HOME MUST HAVE WRITTEN APPROVAL.**

This includes but is not limited to, fences, house painting, shrubbery/tree installations and removals, roofing, flagpoles, statues, gazebos or other structures, flower boxes etc. If it is outside, it needs to be approved!

AIO is very good about getting back quickly to the

homeowner with approval when the modification falls under the BHL Covenants/ACC Design Standards. You can find the form to fill out for your modification on the AIO website. The only time that AIO will need to bring any modification request to the BHL/ACC Board's attention is if your modification is outside the rules listed in the Covenants/ACC Design Standards. This is done at our Monthly Board Meeting. If your modification is clearly against the BHL Covenants/ACC Design Standards it will be disapproved by the Board. If your modification is in a "gray area" the Board will evaluate each request case by case based on the intent of the BHL Covenants/ACC Design Standards, how the modification will affect your immediate neighbors and what type of precedent approval will set for other modifications. We must consider the whole concept of the ACC in assisting homeowners toward fair and reasonable solutions, while ensuring the architectural and aesthetic integrity of our neighborhood is upheld.

When I was in the military we had a saying, that it is easier to "receive forgiveness" than to "receive permission". I ask you not to use this approach as the Neighborhood Board and AIO's job is to insure that our rules and Covenants/ACC Design Standards are followed, and we take that job seriously, to equally protect all of our neighbors. Making modifications without obtaining approval can lead to hard feelings as you may be; forced to make costly changes to or remove a project after installation, or be levied fines, which no one wants.

As warm weather returns and you start considering your outdoors "honey-do" list, please respect your neighbors and make sure one of your first steps is filling out and submitting the BHL ACC Modification form for your project.

## Welcoming Committee



Tana Parker and Melissa Fabrizio are going to be working together to be the new friendly faces of Burnt Hickory Lakes. If you have moved in recently and did not receive a welcome packet, please call Melissa at 770-919-0408.

## Pool Committee and Chairperson

We are still in need of a new Pool Chairperson. These volunteers will coordinate with Splash, All-In-One Mgmt, and the board to ensure that everyone has a safe and enjoyable time at the pool this summer.



## BHL Book Club

Our next meeting will be Wednesday, February 20th at 7PM at the clubhouse. The discussion will be on: Pillars of the Earth by Ken Follet. Jeanne Thompson will be the hostess

The March meeting will be Wednesday, March 19th at 7PM at the clubhouse. The discussion will be on: Rebecca by Daphne du Maurier and Debbie Ebers will be the hostess.

## The BHL Annual Cookie Exchange

We had a great time exchanging cookies and gifts. Thanks Debbie and Janet!

**NOTE: 3 CERAMIC CHRISTMAS TREE PLATES WERE LEFT AT THE COOKIE EXCHANGE. PLEASE CONTACT JANET LYNCH TO PICK THEM UP. (770) 794-1878**

## Save The Date

**Easter Egg Hunt**

**Saturday March 15th at 3PM**

**Rain date: Saturday March 22nd**

A flyer with more details will be coming out soon.

## Wanted - Creative And Computer Savvy Person For BHL Website

A neighborhood website is a great tool to update our BHL community as well as provide a positive image to prospective homebuyers. We have such a great community; with wonderful amenities i.e. swim team, two competitive tennis teams, and basketball facilities. Our current website is outdated and is in need of someone to manage it. This would be a great experience for a high school student in preparation for college.

Surrounding communities such as Camden Pointe, Echo Mill and Brookstone all have HOA Websites that show off what the community has to offer, as well as give the homeowner pertinent information of upcoming events and community concerns. If you would like to get involved please e-mail Sue Raguse at [sueraguse@bellsouth.net](mailto:sueraguse@bellsouth.net)

## Possible Pool Restrictions

Rebecca Smith from Splash discussed the state of the BHL pool. She told board members that, because of Georgia's historic drought, current law dictates that pools are not to be open this summer. At this point, Cobb County is taking a wait and see attitude towards the drought. A decision by the county government should be made by March. Rebecca thinks that, even if pools remain open, it will be with concessions. She mentioned the possibility of a shorter swim season, non-use of our baby pool or pool slide. Regardless if pools are open for the public, they need to be maintained. Rebecca recommends that all homeowners write to their local representatives and express their desire that pools remain open. [www.cobbcounty.org](http://www.cobbcounty.org).

## Get Your Newsletter By Email

In an effort to be more environmentally conscious and to reduce the need and cost of printing newsletters, we would like to send you your copy of the BHL Newsletter by email. Your email address will be kept strictly confidential and will not be posted in the BHL directory or seen on any electronic mailings. It will only be used to send you the newsletter and for any "urgent" communication from the BHL Board. Please send the email address that you would like your newsletter sent to as well as your name and address to: [nnancynemo@aol.com](mailto:nnancynemo@aol.com)

## Need More Space?

One of the advantages of the BHL Community is your ability to rent out the BHL Clubhouse for parties and other functions. Any adult BHL Resident in good standing can rent out the Clubhouse for \$50/day plus a damage deposit. We do allow outside entities to rent the Clubhouse on a "Space Available" basis for \$100. Renters must insure that the Clubhouse is left in the same condition they got it in and insure they return the Clubhouse key to get their deposit back. If you are interested, please contact Andi Loucks at 770-426-9656.

## Men's Tennis Night

If you are a tennis player or just want to get out of the house and have a beer with the guys, please join us for Men's Tennis Night every Thursday Night at 7 pm (weather permitting) starting February 21, 2008. We hope to build up enough interest to eventually reestablish a Men's Tennis Team from the Neighborhood. Any questions, call Don Bisges 770-590-1872.

## BHL Neighborhood Directory

If you have any changes in your family information that you would like to have in the next issue of the BHL Neighborhood Directory, please e-mail them to Nancy O'Reilly at: [nnancynemo@aol.com](mailto:nnancynemo@aol.com)

Also, please e-mail any special services (babysitting, pet sitting, tutoring, etc.) and these will be include in the next BHL Directory.