

Fall 2007

Edmund Park Press

Newsletter of the Edmund Park Homeowners Association

Upcoming Events

OCT 31

Edmund Park
Costume Parade
& Trick-or-Treating

NOVEMBER 12

Ladies Night In!

DECEMBER

Edmund Park
Holiday Party

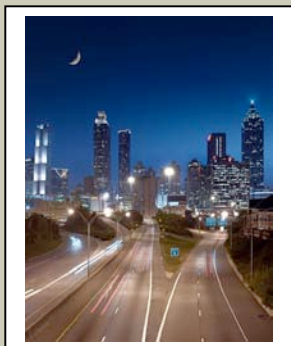
FEB or MAR

Edmund Park
Annual HOA
Meeting & Budget
Vote

Details Inside!

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Our First Newsletter

The Edmund Park Board members are pleased to announce the launch of a bi-annual newsletter. We hope that this effort will foster greater neighborhood connectivity and make residents more aware of important issues, events, and announcements. The newsletter will focus on.....

- Board Meeting Notes
- Covenant/Rule Reminders
- Landscaping Tips
- Social Events
- Neighborhood Area Events
- Meeting Announcements

- Edmund Park Resident Announcements & Input

We are interested in having neighbors submit content to share with the neighborhood that would benefit everyone in Edmund Park, so consider offering a contribution. Contact Board Secretary Kevin McClain at kmac_13@yahoo.com for submission questions.

The Board plans to publish the newsletter twice a year (Spring & Fall), with the potential for more frequent publishings if support and content demands it.

The Edmund Park Landscape

Recently the State of Georgia announced a ban on all outside watering. As such, the irrigation systems on the neighborhood islands have been shut off. We have also instructed our landscaper not to plant winter flowers in the islands given the fact that we cannot guarantee these plants will survive the water ban - and, of course, we'd like to avoid an unnecessary expense. We will be freshening up the pine straw and woodchips in the islands.

Several homes in the neighborhood may not be aware of the standards that should be kept in accordance with the EPHOA covenants. As the years have passed, this function of the Board has been largely left dormant. As the landscape elements of Edmund Park

mature, the Board is committed to better upholding these standards. The Board recently completed a review of landscape conditions in the neighborhood and decided to compile a landscape guide for homeowners. It addresses some of the common and recurring landscape issues, including:

- ⇒ Poor Bed Upkeep
- ⇒ Weeds
- ⇒ Tree and Shrub Maintenance
- ⇒ Grass Cutting
- ⇒ Dead Plantings

Please review this guide (Pg 2) and survey your property to make sure you are in alignment with its suggestions.

Edmund Park Landscape Guide



Given the challenging real estate market, we can avoid making an already tough market tougher by keeping yards neat, fresh, and attractive. In the end, every resident benefits from an attractive neighborhood landscape.

Almost all Edmund Park residents keep their property in good shape, and this is not an issue for a majority of the neighborhood. That said, a good number of residents have expressed to Board members the need for greater landscape accountability. In the past, residents have usually been sent notices to address their yard in only the worst of cases. This *worst case* approach is not what our covenants dictate, and the Board plans to be more proactive in assuring that everyone meets minimum landscape standards.

The Board does not enjoy sending neighbors notices to address their property – as such, we would like to inform residents of some basic guidelines to follow. This will help to maintain the standards we all agreed to when we bought homes in a neighborhood with a HOA.

Please review these simple suggestions and help keep Edmund Park an attractive, desirable place to live.

1. Spring and Fall Cleaning - As a rule of thumb, residents should plan a major clean-up and preparation of their property at least twice a year: spring (March/April) & fall (Oct/Nov). Residents should rake leaves, pull weeds, put down fresh pine straw/mulch/woodchips, remove dead plants, prune/clip shrubs and trees, and cut and trim grass in all areas of their property. While in many cases residents should do these things more often, residents should plan a major effort in the yard during these two periods at the very least.

2. Planting-beds need to be looked after all year around. Most bed materials (pine straw, mulch, chips) need to be freshened more often than once a year. Also, weeds tend to grow all year around in this climate, so they need to be addressed all year around.

3. Residents should mow and trim their grass regularly, especially during the summer. Additionally, lawn weed growth can lead to problems for your neighbor. As weeds sprout their seeds, especially in the spring, wind and water transport the seeds very easily to neighboring yards. In the past two years, several residents have noticed an explosion in weed migration. Please pull or spray weeds to help keep all of our yards in better shape.

4. Shrubs and bushes need to be pruned and trimmed throughout the year. Several properties have shrubs and trees that are obstructing sidewalks and streets. Please remove low-hanging limbs. If your shrubs have grown over the sidewalk, you should trim the shrub back to the sidewalk edge or remove the planting all together.

5. Dead plants should be pulled, including those in window boxes, when it is clear that the plants are *not coming back*.

6. Animal waste should be cleared from your yard frequently. In turn, residents that find their pet unexpectedly making a deposit in another resident's yard, should remove the waste immediately. Please remove your pet's waste from the neighborhood islands, as well. Our landscapers do not get paid for this service.

The Board will be more diligent enforcing our covenants, and we ask that residents be more mindful of their property conditions. Soon, the Board will draft a similar guide addressing issues associated with our maturing neighborhood and homes. We hope you understand our intention here is to be proactive and avoid future issues. Please help to preserve our neighborhood's charm and continue to make Edmund Park a great place to live.

Board Notes

In recent meetings, the Board addressed the following:

- Edmund Park will have a new website to help keep residents informed of neighborhood events, provide EPHOA forms and documents, and keep an active resident directory. The previous neighborhood website was cumbersome and required special email registration. Each household will determine information they would like shared on the website before the site goes live.
- Several trees growing in the detention area behind homes on Markan Drive are interfering with the proper function of the facility. The builder inappropriately

planted these trees to increase marketability at the cost of the detention facility's proper operation. The Board will contact these residents to discuss the pruning that our neighborhood landscaper will need to complete.

- The Board voted to establish a 12 MPH speed limit on Edmund Park Drive, which is a private road. This is an attempt to deal with speeding and safety issues that have existed and been documented for years. Two signs will be positioned on Edmund Park Drive to display the speed limit. The design and style of these signs are similar to the architecture of the neighborhood mailboxes. While

the signs are meant to convey important information, an effort is being made to preserve the aesthetic quality of the neighborhood.

- The Edmund Park Drive drainage problem is still being investigated. Repairs may have to be made to prevent an eventual sinkhole. This is the responsibility of the HOA (private road), not DeKalb County.
- All residents but one have paid their annual dues.
- The next Board meeting will be in December: we will begin preparing for the 2008 Annual Meeting and Budget Vote, which will take place in either February or March.

Edmund Park Social Scene

OCT 31 – Halloween

Are you trick-or-treating in the Edmund Park? Please join us for what is sure to become a neighborhood tradition... The 2nd Annual Edmund Park Halloween Parade and Trick-Or-Treat! Last year the parade sort of kicked off the trick-or-treating, and everyone had a great time. Pizza and refreshments will be made available at 5:45 in the upper Edmund Park Drive circle/island, and the parade will start around 6:15. If interested, please RSVP Vicki Walton at

s-v-walton@comcast.net

Hope to see everyone there!

NOV 12 – Ladies Night In

Edmund Park's Monthly "Ladies Night In" will begin in the month of November.

This is an opportunity to mix and mingle with the ladies of Edmund Park. Sara McClain will be hosting the initial Ladies Night In on November 12th. Look for an email containing the details this upcoming week.

Holiday Party

Edmund Park will once again be hosting a winter holiday party. We are tentatively looking at December 7, 8, or 15, strongly leaning toward Saturday the 15th. Kevin and Sara McClain will host the event at 1283 Edmund Park Drive. Once the date is set, we'll send out invitations to everyone. We know that it is tough to make all the parties during that time of the year, but we do hope that all of Edmund Park can find time to come by and share some cheer.

A special "thanks" to Kevin and Sara McClain for graciously offering to host the Edmund Park Holiday Party for the second year in a row!



On the Horizon

Some neighborhood events to look for this winter and spring.

Planned

- Annual HOA meeting & budget approval in February or March

Possible

- Neighborhood Yard Sale in April
- Progressive Dinner next spring

Coming Soon!
Edmund Park
Online

@
**www.edmundpark.
net**

Edmund Park's New Website

Edmund Park will debut our new website in December: www.edmundpark.net

We will post a resident directory (each resident will determine the personal information posted for their directory listing), EPHOA forms and documents, newsletter archives, and various announcements and reminders.

Previous use of a *Yahoo Groups* site caused too many problems: required creation of a Yahoo account; too many private email conversations made public; and problems with password protection. Our goal for this site's structure is to keep residents better in touch with what's going on in Edmund Park with fewer aggravations.

Welcome to the Neighborhood!

Please welcome these new residents to Edmund Park:

Doug Kertscher
1354 E Rock Springs Rd

Darin Dalton
1333 Edmund Park Dr

Sameer and Payal Kapoor
1337 Edmund Park Dr

John Reid
1267 Edmund Park Dr

We are aware that there may be other new residents to the neighborhood that are not mentioned here. If that's you, please contact EPHOA Secretary Kevin McClain to receive your welcome packet and your contact information, including an email address for neighborhood announcements.

Kevin McClain

kmac_13@yahoo.com

1283 Edmund Park Drive

Contacting the EPHOA

Got an idea for the newsletter or have a question, please feel free to contact these neighbors serving the EPHOA. Once our new website is active, you can reach board members through the following email addresses:

Mike Ryan – President
president@edmundpark.net

Doug Hodge – Treasurer
tresurer@edmundpark.net

Kevin McClain - Secretary
secretary@edmundpark.net

Sara McClain – Social Events
social@edmundpark.net

In the meantime, send all inquiries to:

Kevin McClain
kmac_13@yahoo.com

