

# SPRINGLAKES NEWSLETTER

A Publication of the Springlakes Neighborhood Assn, Inc.

www.springlakes.org

August, 2009



## Annual Neighborhood Picnic FUN FOR ALL!!!

**Saturday, August 15, 2009**

**5 - 9 PM**

**At the clubhouse area**

Residents are invited to enjoy:

Music

Swimming

Canoe rides

Floating golf ball chipping contest (bring your favorite chipper)

Food

Moonwalk, and more



This is for residents only and is an "EAT IN" affair—no takeouts.

### Please do your part to keep our neighborhood streets safe:

- ⇒ When walking, face the traffic so that cars see you AND you can see cars.
- ⇒ Wear reflective clothing if it is dark.
- ⇒ GOLF CARTS: Recently, we have experienced a number of issues concerning golf carts on the roads. Please make sure that drivers of these golf carts are licensed, don't drive at night if lights are not on the vehicle, do not overload and do not drive recklessly. Parents—please assist with this issue.
- ⇒ Lighting: Cut back your tree or bush limbs if your street light has this growing around it. We need to keep the roadways lit. If you see dark pockets, contact the Association to report the area that is dark.



⇒ Do not speed on neighborhood streets. There are too many turns and pedestrians.

⇒ Remember, school buses will be starting again soon. **DRIVE CAUTIOUSLY!!!**

## **COVENANTS' CORNER**

Hello, from your Covenants Committee. We hope everyone is doing well. The committee has been very busy. "Thank You" to the residents who have responded to our letters and corrected their issues—your support is greatly appreciated. The effort and support of the covenants is what helps preserve the beautiful appearance of our neighborhood.

A few weeks ago, the Sunday Augusta Chronicle Today's section listed the top searched neighborhoods in the CSRA. The article listed Jones Creek as number one; Westlake was second and SPRINGLAKES was 3<sup>rd</sup> on this list. This makes a great statement about our neighborhood. Springlakes never would have achieved such a great rating if our neighborhood was not aesthetically pleasing. The neighborhood Board of Directors has worked hard to guide the neighborhood in the correct direction. These folks volunteer many hours each month ensuring all aspects of our neighborhood are monitored. We owe this group and our president, Chris Epps, our gratitude in their efforts in maintaining the high standards in our neighborhood.

The Covenants Committee thanks those residents who have provided input via emails concerning possible violations. Your interest and involvement in our neighborhood is greatly appreciated. Keep sending those emails. Please realize, if you don't see any improvement on the issue you identified, it has not been ignored. Some issues take longer to resolve than others. Please send a follow up email and ask about the status of the issue. We are happy to provide you with an update.

There are things we need to do to maintain and/or improve our number 3 rating. Our last newsletter discussed yard appearances. The committee has seen some improvements and we request that you continue your efforts on this issue. With the rain we have had, our yards are growing well. This is great for our plants but also requires additional effort to keep the yard looking good. Please monitor the grass or weeds growing over the curbs along the front of our homes. Some tenacious grass and weeds grow anywhere including in asphalt. Please continue your efforts to keep your curbs and the streets looking good.

A problem with a well established neighborhood is that our homes require maintenance and upkeep. Wood has a tendency to rot, paint may peel and shutters seem to fall apart. Please take a look at your home and make efforts to make repairs as needed. Your efforts will be appreciated. We understand that times are tough but we want to keep our neighborhood looking good. It is much easier for you to make your repairs than for us to send one of those dreaded letters.

Some residents may not know the rules about yard signs. A few residents have placed "No Trespassing" or "Beware of Dog" signs in their yards. Per the covenants, these signs are not permitted in our neighborhood. Please remove these signs if you have one.

The Covenants Committee has been dealing with a new issue. We have been informed of several residents with some extremely unsightly back yards. Many believe their back yard is private but when it impacts the neighbors ability to sell a house or just to have to have a junky back view next door is not very neighborly. Please make efforts to keep your backyards neat. You may not realize who can see into your backyard or the impact your yard has on the neighborhood.

The Covenants Committee is working to keep our property values high. We are here to protect your investment and keep your neighborhood as one of the best in the CSRA.

Please send an email with your thoughts or comments to ([jenninij@aol.com](mailto:jenninij@aol.com)). Your Covenants Committee is here for your benefit and to protect our property values. We are happy to answer any and all questions. Please contact us with any questions or comments.

## **Springlakes Community Association, Inc. Sale of Vacant Lots/Property**

Springlakes Community Association, Inc. (“Association”) is offering for sale three vacant lots and a 7.48 acre vacant parcel pursuant to a Resolution passed by the Association at the Special Meeting held on April 24, 2008. The Springlakes Board of Directors has decided to first offer these lots to the adjoining landowners, then to the entire neighborhood, and finally to the public in general.

The lots for sale are as follows:

Lots 53, 54 and 56, Block G, Section 11 of Springlakes Subdivision, as shown on a plat recorded in the office of the Clerk of Superior Court of Columbia County, Georgia, in Plat Cabinet A, Slide 365, Nos. 1, 2 & 3 to which plat reference is made for a more complete and accurate description of the metes, bounds, courses, distances and location of said lots. The street addresses of these three (3) lots are: 4166, 4164 and 4160 Knollcrest Circle North, respectively.

All that lot or parcel of land in Columbia County, Georgia, shown and designated as 7.48 acres on a plat dated September 21, 1998, prepared for Horizon Land & Development, Inc. by Cranston, Robertson & Whitehurst, P.C., recorded in Plat Cabinet D, Slide 140, No. 4, in said Clerk’s office to which plat reference is made for a more complete and accurate description of the metes, bounds, distances, courses and location of said land. This land has frontage of 26.02 feet on Cofield Road.

Residents are now being given the opportunity to purchase all or any of these parcels. The Board of Directors will evaluate *all offers made before September 1 on the enclosed offer form. If one or more of the offers are acceptable in the sole discretion of the Board of Directors, the Board of Directors will provide the prospective purchaser with a contract within ten days of the offer being accepted by the Board. The contract must be executed within 10 days of receipt of the same or the property will be offered, in the Board of Director’s sole discretion, to either the other residents of Springlakes’ or the second highest bidder.*

If you have a sincere interest in purchasing this property or if you have any questions, contact the Association at (706) 855-7987 and leave a message or you can email your questions to [associationmanager@springlakes.org](mailto:associationmanager@springlakes.org). You will receive a response within 48 business hours.

**OFFER TO PURCHASE**

**PROPERTY:** \_\_\_\_\_

**PRICE AND TERMS:** Buyer hereby agrees to pay for said property the sum \_\_\_\_\_ Dollars (\$\_\_\_\_\_).

Buyer agrees that Buyer will pay cash at closing and will pay all costs of securing any financing and to perform all acts necessary to expedite such financing.

If this offer is accepted, Seller, Springlakes Community Association, Inc., shall deliver a purchase agreement before the expiration of this offer as stated below.

This transaction is to be closed at the office of Hull, Towill, Norman, Barrett & Salley, P.C., or at such place as may be agreed in writing by Buyer and Seller, on or before such date set forth in the Purchase Agreement.

**APPROVAL:** The undersigned Buyer(s) has read, fully understands and approves the foregoing offer and acknowledges possession of a signed copy.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2009,

\_\_\_\_\_  
Buyer

Print Name: \_\_\_\_\_

\_\_\_\_\_  
Buyer's Address

\_\_\_\_\_  
Buyer's Phone Number

**ACCEPTANCE**

The undersigned Seller has read, fully understands and verifies the above information as being correct and accepts the foregoing offer; agreeing to sell the herein described property on the terms and conditions herein specified and acknowledges and as more specifically set forth in the accompanying Purchase Agreement.

\_\_\_\_\_  
Springlakes Community Association, Inc.

Date: \_\_\_\_\_



## Welcome New Residents

Scott and Renee' Bell (706) 364-9690	4161 Quail Springs Circle	Mandy, James, and Victoria
Anne Messenger (706) 922-3444	159 Cofield Road	Morgan and Grant
Mike and Niki Gill (706) 814-7825	4135 Knollcrest Circle	Isabella and Regan
Jeff and Lisa Mitchell	4213 Quail Springs Circle	
Jay and Susie Waldman (706) 854-0152	239 Kestwick Drive West	



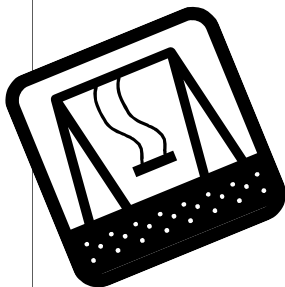
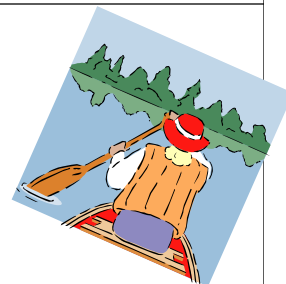
## Hats off to our 'Curb Appeal Winners!!'



- 136 Reed Creek Road .....Mike & Becky Sharpton
- 146 Springlakes Drive .....Jim & Barbara Plumley
- 4110 McBride Court .....Rawl & Julie Timmerman

If you think a yard should be recognized for its' curb appeal, please let the Yard Recognition Committee know by contacting them at [curbappeal@springlakes.org](mailto:curbappeal@springlakes.org).

## Park and Lake Use



We have had more activity at the park and lake area this year and much of this has been use by non-residents. We want to remind you of the following:

The Springlakes park, lake and pond are for use by Springlakes residents only. Guests must be accompanied by a resident.

The park and the lake are to be used during daylight hours only. No golf carts or pets are allowed in the park area.

If you see suspicious activity or suspect use by folks living outside of our neighborhood, you may contact the Sheriff's Dispatch line at 706-541-2800 and they will send someone to check the situation out. The Board has given permission for the Sheriff's Department to issue citations for inappropriate use of these 'common grounds'.

Your association dues pay for the upkeep of this property and it's intended use is for the enjoyment of our residents.

## OTHER ANNOUNCEMENTS.....

If you would like to purchase an ad for either the newsletter or directory, please refer to the Springlakes website for the purchase form.

Newsletter prices—\$35 per ad (business card size only). Proceeds to Swim Team.

Directory prices—range from \$50 up to \$500 depending on the size and location.

Directory ad deadlines for the upcoming directory are September 15, 2009.

The Winetasting Social is scheduled for Friday, September 18 and Friday, October 16 at 7:00 pm. It's a very low key, social gathering open to all adult residents. All attending are requested to bring a bottle of wine and a canapé to share. Call Joel and Rita Anderson at (706)855-1870 if you have any questions.

### CRIME WATCH

There have been a couple of car break-ins during the day in the clubhouse parking lot. PLEASE make sure you do not leave valuables in your vehicle or in plain sight and remember to lock your doors.

Also, be aware of what your children are doing and review basic safety rules frequently. We have had a couple of incidents with BB guns and/or air rifles.

Do not hesitate if you see suspicious activity in the neighborhood—call Columbia County Dispatch at (706) 541-2800.

### CLUBHOUSE

The decking at the clubhouse should be repaired by the time you receive this newsletter. Also the 2010 calendar is ready for reservation bookings.



### SPRINGLAKES SWIM TEAM

Congratulations Springlakes Stingrays. We finished the Season with 3 wins and 2 very close losses. All swimmers had a great season. Thank you to all the parents that helped out. We couldn't have done it without you..



### SOCIAL

Rhonda Dowdy has accepted the position of Social Chairperson. Look for Rhonda at the Neighborhood Picnic on 8/15/09. She has been busy planning the event for us. We would again like to thank Kristi Baker for her 10 years of service as Social Chair. We appreciate all she did for our neighborhood.



**Springlakes Community Association, Inc.  
Application for Teenage Trash Helper**

The Board of Directors wants to give Springlakes teens between the ages of 14 -18 the opportunity to assist our neighborhood in carrying out the trash cans to curbside two times a week. If interested in this position, please bring this completed form to the Neighborhood Picnic on August 15, 2009. A drawing for this position will be held on that day at 8:30pm in the Clubhouse.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Date of Birth \_\_\_\_\_

Age \_\_\_\_\_ (as of 9/1/09)

***Position Description:***

1. Responsible for taking out the trash at the Springlakes Clubhouse twice a week so that the Garbage Collection Agency can pick it up at curbside. This is to be done the evenings prior to pickup (currently Sunday and Wednesday evenings).
  2. Responsible for returning the trash cans to the trash can receptacle area after the Garbage Collection Agency has picked it up. This needs to be done the same day the trash is picked up.(currently Monday and Thursdays).
  3. Any trash that has fallen outside of the cans needs to be placed in the trash cans prior to carrying them to curbside. This area will need to be hosed down periodically.
  4. Trash in the cans in front of the clubhouse may need to be dumped and placed in one of the receptacles that are going curbside.
  5. If garbage fails to be taken out or work not done satisfactorily, one warning will be issued. If an incident occurs after the second time, this contract will be terminated and an alternate person will be hired.
  6. Problems need to be reported to either the Association Manager or the Clubhouse Manager.
- Contract will run from 9/1/09 – 8/31/10. The person will be paid \$30/ month Sept – May and \$50/month June – August.

I have read the above position description and agree that if I am selected, I will take this job seriously and will be responsible for the duties outlined above.

\_\_\_\_\_  
Teenager signature

\_\_\_\_\_  
Date

*As the parent of the above teenager, I understand the responsibility that this job entails and agree that my child can participate in the drawing for this position. If my child is selected, I will help assure that the above tasks are completed as outlined above.*

\_\_\_\_\_  
Parent signature

\_\_\_\_\_  
Date

If you are not selected for this position but would like to be considered for other odd jobs that may arise in the next year, please initial here \_\_\_\_\_.

Here are some dates to  
circle on your calendars.  
Watch for more info...



August 15 – Neighborhood Picnic  
October 3 – Fall Yard Sale  
October 10 – Fall Cleanup Day  
October 17 – Spooky to be Hungry Drive  
December 13 – Children’s Christmas Party



Thank You  
Dr. Brantley from  
Pediatric Dental Specialists !!

Your donation of Beach Towels for Door Prizes  
for the  
“Springlakes Stingray Mania”  
were greatly appreciated

Take Advantage of Our  
“Local” Knowledge  
**Brenda & Terry Bland**  
REALTORS  
Office: 706-868-6913  
1-800-325-8030  
Brenda Cell: 706-373-6855  
Terry Cell: 706-394-8211  
brendabland@remax.net  
Web Site: [www.brendabland.net](http://www.brendabland.net)

**THESE ADS BENEFIT THE SPRINGLAKES SWIM TEAM. SEE  
[WWW.SPRINGLAKES.ORG](http://WWW.SPRINGLAKES.ORG) FOR MORE  
INFORMATION.**