

PACES FARM

ISSUE #1

Post

APRIL 2010

On the Web!

February 2010 marked the date of the official launch of our own community website! You can visit www.PacesFarm.com to keep up with the latest news and events.



Web and newsletter chairperson, Tiffany Westbrook has designed the site to be an easy-to-use resource for homeowners. The Board of Directors want the website to serve as a communication forum where neighbors can get updates on policies and access current HOA documents.

News and the annual events schedule can be found on the homepage. All HOA Committees have a link with information about what they do and related documents. Also, you can find Clubhouse rental info and forms, Covenants and Design Standards, and Modification Request forms online. This should make it simple to download, print and submit!

If you have any feedback concerning the site, please email tiffanywestbrook@comcast.net.

DON'T FORGET! Paces Farm Garage Sale April 16-17th

This is a bi-annual event open to all homeowners. FYI, covenants do *not* allow individual garage sales on other dates. Please contact Jennifer Ellis to participate at jennifer_ellis@genpt.com

YOUR LEADERSHIP TEAM finally working for us!

IN NOVEMBER OF 2009, Traton homes held our first election night for the neighborhood HOA leadership team. Ross Westbrook, Amy Thompson and Rob Gayle were elected to the newly formed Board of Directors and served over four months to transition our subdivision from Traton to HOA control. As a result, Paces Farm is officially independent to govern what goes on within our neighborhood.

In February 2010, Ashleigh Merchant took over the VP Board position. Thank you to Amy Thompson for volunteering her hard work during the transition.

So you can get to know our Board members better, here's some insight to their backgrounds. Ross Westbrook, HOA President, grew up in Dallas, GA and graduated from Georgia Tech in 1993. He began working in software sales, but has built a successful career as a commercial real estate broker since 2001. He is married to wife, Tiffany, and has a daughter, Mallory 5, and son, Sam 3 with another son due in June.

Ashleigh Merchant, VP, originally from Clearwater, Florida, attended the University of

Florida for undergrad, and also finished her law degree at UF in 2003. She is a criminal defense attorney at The Merchant Law Firm which she owns with husband, John. Ashleigh has two daughters, Elle 2^{1/2}, and Kate, three months.

Rob Gayle, Treasurer, is the COO for Williams Residential Management. Rob grew up in East Cobb and graduated in 1998 from Georgia Southern. He and wife Kasey have a daughter, Lynly Grace 4, and son, Bradford 1.

The Board of Directors job is to represent the best interests of our community. Please feel free to contact them with feedback to help make Paces Farm an even better place to live.



Managed with Confidence

During the HOA transition period, the Board of Directors contracted with a full service management company to handle the day-to-day administration of our neighborhood.

All-in-One Community Management, Inc. is locally owned and operated and manages over 25 subdivisions in the west Cobb and east Paulding areas. They will partner with Paces Farm to ensure our standards are kept up and the neighborhood is well-maintained.

Some of All-in-One's responsibilities include budget analysis, vendor payments, dues assessments, and record-keeping. They will also assist with covenant enforcement and

correspondence, property and contractor monitoring, and overall management communications with the Board.

All-in-One is your first point of contact for any HOA related questions, complaints, or issues. All requests for any changes or work to be done on your home or lot should be submitted to All-in-One. They will inform the Board about all details concerning requests, as they are the ultimate decision-maker for the quality of our community.

For more information, visit their website at www.allinonemgmt.com or call 678-363-6479.

Your friendly Neighborhood Committees.

WHAT THEY ARE DOING FOR YOU!

As part of our Homeowners Association, we are fortunate to have many volunteers who serve on various committees, actively helping to keep Paces Farm a quality place to reside. Please direct feedback to these leaders, and feel free to step-up and volunteer!

ARCHITECTURAL ADVISORY COMMITTEE (AAC)

Mike Parham, Jason Motter, David Tilley and Chris Lightner serve to help advise the Board on decisions concerning home or lot modifications, additions and changes. Their goal is to uphold the Covenants and Design Standards of the neighborhood as a whole.

CLUBHOUSE COMMITTEE

Rebecca Rosenberg is in charge of all Clubhouse rentals, maintenance and additions. Rental forms can be submitted to her for payment and scheduling.

POOL COMMITTEE

Our pool chairman, Mike Rossi, oversees the maintenance and quality of our pool and fireplace areas. He is working on pool improvements and safety. This summer, Mike is organizing a YMCA safety course for all families.

LANDSCAPING COMMITTEE

Scott Edens is responsible for ensuring the quality of our common area landscape is top notch, and is our point of contact for future improvements.



NEIGHBORHOOD WATCH

In case of suspicious activity within our neighborhood, please contact Holly Wild who is our Neighborhood Watch chairperson. She is also pursuing other safety resources for us through the West Cobb police precinct.

HOSPITALITY COMMITTEE

Heather Edens of Hospitality updates the phone list and welcomes new residents. She also coordinates meals or cards for births and deaths in the neighborhood. Please contact her with any needs you or a neighbor might have.

SOCIAL COMMITTEE

Britt White and Val Parham coordinate the social events in the neighborhood such as the Cinco de Mayo and Halloween parties. The subdivision-wide garage sale is also coming up on April 16-17! Check the website for all event details.

NEWSLETTER/WEB COMMITTEE

The website and bi-annual newsletter are maintained by Tiffany Westbrook. Both serve to update homeowners on events, HOA policies, and items of interest for residents of west Cobb. If you are interested in contributing content or articles, please contact Tiffany.

covenant reminders & helpful tips

WHEN YOU PURCHASED YOUR HOME, you agreed to uphold the Declaration of Covenants. Like many, you may not have actually read this document which sometimes can be hard to understand. Here's a list of the basics and some tips to help you keep your yard in tip-top shape!

- All changes or additions to your home exterior or lot must be approved by the Board in advance by submitting the forms on the website. This includes everything from painting your house the same color, to adding landscaping. Please do not be hesitant to make a request.
- All garbage cans must be kept out of sight, except on trash pickup day.
- All cars are required to be parked in the garage, unless you own more than three vehicles.
- Pinestraw or mulch should be replaced about twice per year.
- Lawns should be treated throughout the year to prevent weeds and mowed about every two weeks or less in warm months.
- To help keep fast-spreading Bermuda grass out of your pinestraw beds, spray Roundup on the creeping grass at bed edges, then come back a week later to easily pull up dead offshoots.
- Permanent visible yard decor is not permitted without approval.
- Decks, fences and playgrounds should be stained about every 2-3 years and color must be approved.

If you receive a letter concerning an issue with your home, please do not be offended as it's the job of All-in-One to help enforce our standards. Feel free to contact them to discuss plans to solve the issue. Thanks!

Mark Your Calendar
Cinco De Mayo Party
Sunday, May 2, 2010

In the Pool parking lot.
Look for the E-vite coming to your
email box soon!

STATUS OF LOTS

A commonly asked question by many Paces Farm residents is "What about those empty lots?" The seven remaining lots which were owned by the FDIC have now been purchased by former Traton executive, Dale Bercher of Bercher Homes. Construction on new homes should start by late April or May. Thanks to our HOA Transition Committee, Board of Directors and AAC, our Design Standards have been updated to ensure our neighborhood standards are preserved. The most recent Design Standards can be found at www.PacesFarm.com. Updates concerning the lots will be posted on the site as well.

POLICY UPDATES

The annual homeowners meeting was held on February 15th. Among other business covered, residents proxy-voted on several changes to the covenants. These included the HOA legal change to a POA entity, policy on cutting down and replacing trees, changing to a single trash vendor and easing requirements on basketball goals. As a combined whole, this motion was not approved. At residents' request, the Board plans to separate these items for voting on each individual issue at a date in the near future.



Tennis Anyone?

PACES FARM HAS ORGANIZED A MIXED DOUBLES ALTA C-LEVEL TENNIS TEAM. ALL ARE INVITED TO PARTICIPATE! PLEASE CONTACT KRISTA SPIVEY OR ROB GAYLE ASAP IF YOU ARE INTERESTED IN PLAYING.

In the Next Issue...

Did you know our neighborhood was formerly owned by the Pace family who farmed this land for decades? More about our history in the Fall issue of the Paces Farm Post!