

PACES FARM

ISSUE #2

Post

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WWW.PACESFARM.COM

Paces Farm: End of an Era

IN 2005, TRATON HOMES purchased lots to begin building the Paces Farm subdivision in west Cobb. But before this acquisition, there was a rich family history of where we now live, known as the Pace family farm.



Hoyt D. Anderson and his wife, Debbie Pace Anderson, owned the 63 acres adjacent to West Sandtown. The land had been in Debbie's family for 54 years. Her father was the youngest of the 11 children of Clifford Pace. Uncles Hubert and Hoyle Pace had bought the raw land in 1951 from the Robinson family.



Hoyle and Hazel Pace

The Paces lived in the brown brick house that still sits just south of the entrance to the neighborhood. Debbie lived in one of the other rental homes that sat under the giant oak trees that canopy the West Sandtown fenceline. That home is also where her great-grandparents had met.

"We were all very close," Debbie says when talking about her family ties. "Hoyle and his first wife Hazel helped raise me." Hoyle later married Ovalene before he died in 2002. Many of the family also lived on either side of Villa Rica Road, which is where the Andersons still reside today.

"Our family operated a dairy in the red barn off Villa Rica just near Barrett Parkway for almost 20 years," says Debbie. "We also owned the farm across Barrett Parkway where Lakefield Manor was later built."

Phase 1 of Paces Farm is where Hoyle and Hubert raised cattle. Debbie remembers a beautiful pasture and barn that sat close to the Hoyle Farm Drive and Ovalene Lane intersection. Hay was also bailed in rear of the property.

In addition, there were three chicken houses that were located in the Phase 2 part of the subdivision near the Mud Creek tributaries. Debbie does not recall any bad flooding like we experienced last fall, but does remember an ice storm that collapsed one of the chicken houses. "We had to move 10,000 baby chickens to the other shelter in frigid weather," she recalls.

The property has a lot of vivid memories for Debbie and when choosing to develop it, she wanted to stay true to its heritage and beauty. It



was important that as many of the giant oak trees be saved as well as the county-protected woods and creek. "I didn't want it to be clear cut," she commented. "We even named the streets to remember my Pace family members."

Today, many new families can call the Pace family farm their home. And where the oaks have grown around some of Hubert's barbed-wire cattle fences, we can still see glimpses of the farm's days gone by.

Mark Your Calendar
Halloween Pizza Party, 5 PM
Sunday, October 31, 2010

In the Pool parking lot. HOA sponsored.
Look for the E-vite coming soon!

got great ideas for Paces Farm?

Got some ideas for improvements you think are needed to make our neighborhood an even better place to live? Please email your input to customerservice@allinonemanagement.com by November 2010 to be considered for next year's budget. If you'd like to become more involved in decision-making and activities for the benefit of our community, please contact the board to serve on a Paces Farm committee. Thank you for your help!

POA PASSED what does it mean?

In September, 2010, Paces Farm officially became a POA (Property Owners Association.) Over 67% of the neighborhood supported the amendment, which was required for passage. The Board feels this is the best path for our neighborhood going forward.

But what exactly does a POA do for Paces Farm? The POA gives the Board and Homeowners better control in enforcing covenants and saving costs. Here are some specific benefits:

- Ensures that both buyers and sellers of a house are liable for dues owed.
- The Association can charge late fees and interest for unpaid dues.
- The Association can recover collection agency and attorney fees from homeowners
- Renters must also comply with all the Paces Farm covenants and rules.
- If a homeowner is delinquent, the Association can suspend their right to use the common areas and amenities.
- In essence, the POA Act gives us the framework of covenants and restrictions and the powers to enforce them more strength.

Thanks to everyone for your support!

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nearby picks for fall family fun

THE AUTUMN WEATHER IN GEORGIA brings many families outdoors for a variety of fall activities. There are some great kid-friendly venues that are worth the short drive from Marietta. Plan a weekend this month to enjoy one of the choices below:

ELIJAH APPLE FESTIVAL

The 39th Annual Georgia Apple Festival will be held October 9-10 and October 16-17 and includes over 300 vendors with handmade, hand-crafted items, a parade and antique car show. Visit www.georgiaapplefestival.org for times and directions.

HILLCREST ORCHARDS

Open weekends in October for their Apple Pickin' Jubilee, Hillcrest is a family favorite and perfect for fall photo opps. Located in East Ellijay, they offer a variety of activities including pick your own apples, giant slide, pig races, petting farm, clogging, tractor rides, apple store and more. Visit www.hillcrestorchards.net for location and details.

CARLTON FARMS CORN MAZE

Go visit the Carlton Farms 10th annual corn maze in Rockmart. The corn maze field consists of 5 acres with over 2 miles of trail and is "haunted" on select evenings. At the farm you can also experience the kids hay bale maze, hayride, hay jump, animal petting barn, corn cannon and catfish pond. Open all Fridays through Sundays until November 13th. See website for exact times at www.carltonfarm.com

PUMPKIN PATCH FARMS

Saturdays and Sundays in October, your family can find the perfect pumpkin at Pumpkin Patch Farms. They offer a huge selection of gourds, indian corn, straw, corn stalks, gifts, and more. Kids can enjoy a hayride along Oothcalooga Creek, animal barnyard, hay maze, stick horse races, pedal tractors, pumpkin ring toss, and face painting. Located in Adairsville, check out www.pumpkinpatchfarm.net for more information.

TANGLEWOOD FARM

Located in Canton, Tanglewood is a 10-acre Wild West Town with more than 100 miniature farm animals! In addition to petting and feeding the animals, kids can enjoy pony rides, hay rides, seasonal arts and crafts, and panning for gold and arrowheads. Open Wednesday-Sundays all year. See www.tanglewoodfarmminiatures.com for more info.



WHAT'S NEW @ THE CLUBHOUSE?

The Board and Committees have been working hard to improve the neighborhood amenities, specifically the clubhouse.

Currently, we are in the process of wiring the clubhouse for cable TV, internet and phones. The plan is to install a TV above the fireplace and provide wi-fi for the pool and clubhouse area. Please thank Matt McDow for a generous contribution toward the TV fund.

We also have plans for playground benches, replacement of landscaping and future landscape lighting.

Planning an event? Clubhouse rental policies and forms can be found at www.pacesfarm.com under clubhouse.

Neighbor SPOTLIGHT

**ALLAN SICAT, CO-OWNER & PRESIDENT
CAROUSEL DESIGNS (WWW.BABYBEDDING.COM)**
Paces Farm resident, Al Sicat and his business partner took over Carousel Designs in 2007. The company is a custom manufacturer of baby bedding with a focus on direct-to-consumer e-commerce. Expectant mothers can design their bedding by swapping out fabrics to create a one-of-a-kind look for their nursery using the online tool. All bedding is made at the Carousel manufacturing facility about 16 miles from Paces Farm. Al and his wife Leah have two children; daughter, Sarah, age 3 and newborn son, Ryan.

To help us all to get to know our neighbors, the Paces Farm Post will highlight one resident's personal business in each bi-annual issue. Feel free to email tiffanywestbrook@comcast.net if you'd like us to share more information about what you do!

WINTER TENNIS
Come join the Paces Farm Mixed Doubles Tennis Team
C-level play starts Sundays in January. Team roster is due this month so please contact Mike at myparham@bellsouth.net or Al at sicat22@prodigy.net to play!

Something is in the Water! MANY NEW ARRIVALS IN PACES FARM

Little did we know when we decided to purchase a home in Paces Farm, that the neighborhood would be a children's haven. Many new babies have been brought home to Paces Farm over the last five years and 2010 is no exception.

Paces Farm is home to more than 100 kids who soon may outnumber the adults. The Still Elementary school bus is almost solely filled with the children from our subdivision. Our half-acre lot and woods have given our kids plenty of space to play and there is no shortage of friends outside on any given afternoon. And lately, the family of Paces Farm children is increasing even more!

There have been ten babies added to Paces Farm families since December of 2009. Our precious tiny additions include little Kate Merchant, McKenzie White, Alexis Gaston, Ella Motter, Abby McDow, Sydney Holland, RJ Westbrook, Thomas Egan, Ryan Sicat and Shepard McGee.

And the baby trend isn't ending anytime soon. The Fleming, May, Scruggs and Lightner families are expecting as well. Something is definitely in the water in Paces Farm!

Thanks to our wonderful hospitality chair, Heather Edens, many of these families were welcomed with meals cooked by fellow neighbors soon after their babies were born.

This was a huge blessing for our family as well, and we are thankful to be living in such a generous community.

We look forward to meeting all these new adorable faces and hearing children's laughter at the pool for many more years to come!



Love to blog?

Then the Paces Farm Post needs you! We are looking for residents to contribute articles for upcoming issues. Please contact tiffanywestbrook@comcast.net if you are interested in writing, or have ideas for content. Thank you!
www.pacesfarm.com



PACES FARM
HOMEOWNERS ASSOCIATION, INC.