

PACES FARM

ISSUE #5

Post

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WWW.PACESFARM.COM

Finally Complete!

Last home sells despite poor economy



After almost six years of building and selling homes, the Paces Farm neighborhood is complete. From the Edens home closing in May 2006, to the Malcho family in February 2012, and over seventy other families in between, the *New Homes For Sale* sign has finally been removed!

At its start, the development plan would have allowed Traton Homes to build and sell all 78 homes in the originally projected three-year time frame, and at 2006 prices. But the economy, unfortunately, had other plans. The 2008-2009 collapse of the housing-bubble forced Traton to reduce prices and ultimately pull-out of Paces Farm. Ironically, this actually put us in a better position than the majority of neighborhoods whose growth sputtered.

Most local subdivisions befell unfortunate outcomes such as overgrown and undeveloped lots, PVC pipes protruding from the ground, half-completed homes, and abandoned foundations. Due to a lack of financing, similar upscale unfinished neighborhoods had to settle for vinyl siding, faux brick/stone, bank-owned for sale signs, two-car garages, and a potpourri of home styles and plans.

Yes, the original plan of Traton building and selling 78 homes would have been ideal but it is also likely that Traton would have significantly altered the home quality and styles to drop prices.

Fortunately, Paces Farm has risen above these economic challenges. This is due largely in part to the HOA Board and Dale Bercher of Bercher Homes. Immediately upon taking control of the neighborhood from Traton, the Board moved quickly to amend the Design Standards to protect the style and size of homes. In turn, Dale Bercher was willing to work within those guidelines for the construction of the final set of homes.

The final result is a neighborhood of similar home styles, consistency in craftsmanship, manicured lawns, well-maintained exteriors, pride of ownership, an active resale market, and a 100% completed neighborhood. We can all be proud of the result we call home!

New Board FOR 2012

The Board of Directors is very much looking forward to serving each of you over the coming year, and wanted to take a moment of your time to introduce ourselves. We encourage you to reach out to any of us if you have any questions or concerns, or if you have thoughts or suggestions for improving our neighborhood. The fastest way to reach us is via e-mail at:

Chris Lightner—cplightner78@gmail.com
John Merchant—johnbmerchant@gmail.com
Matt Hachman—matthewhachman@yahoo.com

It is also worth mentioning that we are coming off of a great year in 2011, and the Board would like to thank all of the past and present committee members, and the previous board members, Ross Westbrook and Rob Gayle, for all of their hard work and dedication. If you would like to become involved in 2012, please do not hesitate to contact a member of the present Board.

First Annual
Easter Egg Hunt
Saturday, April 7 at 11:00AM

Pool parking lot.
Kids' activities & fun!



MAYFLY IN MARCH



What's that swarming around the front porch? It's not a male mosquito but a Mayfly. They are hatching out of our freshwater creeks and nearby ponds early this year. Although they are harmless, they enjoy congregating around the lights of our homes. Good news is they only live for a few days and the bulk of them will be gone soon—just in time for mosquito season!

Privacy at Paces Farm

Recently, several homeowners have been receiving solicitations from Beacham & Company for real estate brokerage business. These solicitations included emails and paper fliers sent directly to homeowners. In response, the Board of Directors has notified those involved at Beacham and they have agreed to suspend further solicitations of this nature.

Since it appears as though Beacham & Company received a copy of our neighborhood

email list from at least one homeowner, we wanted to ensure everyone that the Board's policy is to maintain the confidentiality of the contact information for our homeowners. All-In-One is held to and abides by this same standard. As such, we wanted to simply request that each of you do the same, so as to protect not only your personal information, but that of your neighbors, from solicitations of this kind. We appreciate everyone's cooperation in this regard.



**Sixth Annual
Cinco De Mayo Party**
Saturday, May 5 at 5:00PM
Pool parking lot. E-vite coming soon
with more details.

new at "the farm"

With the recent completion of construction in Paces Farm, and the closings on several home resales, we have some new neighbors that are due for introductions. Please welcome Dave and Danielle Danas with daughters Abby (6) and Katy (4), Mindy and Ashton McKinney and son Conner (1), Don and Karen Lowery with daughters Madison (4) and Taylor (8 mo.), and Tom and Jennifer Malcho who also gave birth of their first son James shortly after they moved in. Also, three baby sisters joined families in Paces Farm: baby London was born to Rich and Megan Gaston, baby Jamie to Julius and Aleks Berry, and baby Cate to Colin Tomson and Angela Kane. 2012 will continue the baby trend as the May, McGee and Baute families will also be adding to their families. Congratulations!

Neighbor SPOTLIGHT

DAVE DANAS — BEAR'S BOARDS
BEARINSMYRNA@YAHOO.COM

Cornhole match anyone? Gaining popularity in Georgia, the game of cornhole is quickly becoming a back yard staple. Along the lines of horseshoes, the game involves tossing corn-filled bags into a hole on a slanted board and can be quite challenging. But finding regulation-size cornhole boards locally is almost impossible, unless your name is Bear. Dave "Bear" Danas has put his carpentry skills to work creating custom-built cornhole sets. Usually hand-painted with your favorite team logo, these top-quality boards are constructed right here in Paces Farm. Check out photos of his most recent sets on Facebook. Dave and his wife Danielle have two children, Abby and Katy.



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

WHO IS All-In-One?

ROLES AND RESPONSIBILITIES OF ALL-IN-ONE MANAGEMENT
AND YOUR HOA BOARD OF DIRECTORS

Several homeowners have asked the Board about the relative roles and responsibilities of All-In-One Management and your Board, and there may be some confusion about what the Board does. With the recent addition of several new homeowners, we thought it was a good time to remind everyone what All-In-One does, and perhaps more importantly, what we, as the Board, do not do.

For those of you who may not know, All-In-One is an outside company that assists our homeowners' association with various tasks.

What Does All-In-One Do? Among other things, All-In-One:

- handles the day-to-day administration of our neighborhood;
- performs budget analysis for the Board;
- coordinates payments to third-party vendors;
- calculates homeowner dues and assessments;
- maintains and keeps important neighborhood records;
- assists in the enforcement of our neighborhood covenants;
- receives and transmits to the Architectural Committee and Board, homeowner requests for landscape and other modifications (see www.pacesfarm.com/acc.html for more details);
- conducts a monthly neighborhood "check" to ensure our community-wide Design Standards are being followed; and

- corresponds with homeowners concerning violations of our Design Standards, a copy of which may be found at www.pacesfarm.com/forms/PFdesignstandards.pdf.

What Doesn't the Board Do? The Board does not:

- inspect homes to identify violations of the covenants;
- keep a list of homeowners who have received violation notices;
- recommend to All-In-One that any particular homeowner receive a violation notice; or
- draft violation notices to homeowners.

As your Board, our primary responsibilities are to oversee the work of the various neighborhood committees, make final approval decisions for modification requests and neighborhood expenditures, and speak on behalf of the homeowners' association when necessary. In an effort to keep you updated, we plan to periodically send short letters that will give more details concerning topics and questions that are raised more frequently. In the meantime, however, if you have any questions or concerns, we strongly encourage each of you to contact one of us, as we are happy to answer any questions you may have.

— CHRIS LIGHTNER, PACES FARM BOARD

**SPRING
GARAGE SALE**
Friday and Saturday
April 27 & 28, 2012
8AM - 3PM. All are welcome to
participate! Please e-mail
brittwhite@yahoo.com

Google groups

WITH SPRING IN FULL SWING, many homeowners are beginning to schedule maintenance on their properties. As a result, there has become a need for quality vendor referrals among Paces Farm residents. To address this need, Holly Hachman has established a new "google group" called *Paces Farm Neighbors*. This is an online bulletin board where residents can post recommendations and information about local contractors. It allows us to share information in a public forum and ask for referrals from trusted neighbors. Please note a few disclaimers:

- The google group is not in any way an endorsement of the Board of Directors, the HOA, or All-In-One Management.
- What you post can be seen by all so please keep it friendly and impersonal.
- You can refer great contractors or just pass ideas back and forth.

- This does not change any processes in place or communication with the Board or the HOA. ACC forms still need to be completed and sent in to All-In-One in advance for requests for any work to be done on the exterior of your house or yard, including all painting, staining, or new landscaping.
- Holly (group administrator,) the Board, the HOA, or the posting parties are not responsible for vendor background checks, insurance, licenses, etc. Please do your own research before hiring.

All homeowners should have received an e-mail invitation to join the private group. We hope you will take advantage of this forum! E-mail hollyhachman@bellsouth.net with questions.



PACES FARM
HOMEOWNERS ASSOCIATION, INC.

Pool Opening Soon

The Paces Farm pool will open on Saturday, May 19, 2012. We encourage all residents to go to www.pacesfarm.com to read the updated pool rules. Swim instructor and resident waivers can also be downloaded if your family is planning swim lessons for this summer!