

The monthly newsletter for Country Walk Homeowners Association, Powder Springs GA



Country Walk Newsletter

-- May 2018 --

Mark Your Calendar

- May 1: Deadline for graduation sign name submissions
- May 12: Pool opens
- May 12 Opening Day Pool Party 10a-2p.m.
- May 14: Torpedoes swim practice starts
- May 20: HOA Yearly Meeting/Board Election 3pm-5pm
- May 28: Deadline for Torpedoes signup

HOA Annual Election, Sunday, May 20

- The Country Walk HOA annual meeting and election for the board of directors will take place on Sunday, May 20, 2018, from 3:00-5:00 p.m., at the pavilion.

A total of four board positions are up for election, and as of the March 26

nomination deadline, there are four nominees for these positions: Christina Gordon, Frank Korkowski, Bob Howard, and Dan Phillips. Christina, Frank, Bob, and Dan currently serve on the board. Additional nominations may be made from the floor at the annual meeting.



Dan Phillips

New Amenities Manager -- Dan Phillips

The neighborhood would like to thank Roxanne Kirkland for all of her work and time serving as our Amenities Manager. After 5+ years of serving as Country Walk's Amenities Manager, she has decided to step down from that position. We thank her dedication and commitment to serving Country Walk!

Dan Phillips has been selected to serve as the new Amenities Manager. Dan has been a longtime resident of Country Walk and is excited to get to know more of the neighbors and continue to serve the neighborhood.

Country Walk Pool Opening Day Celebration May 12

Kick off opening day at the pool with hot dogs, chips, beverages, sweets and frozen pops Saturday May 12 from 10 a.m. to 2 p.m. with your Country Walk neighbors. There will be fun games for the kids throughout the day. Food will be served starting at 12p.

Please join us for a great day of food, fun, and an opportunity to meet and get to know your neighbors.

Any questions can be directed to Connie Phillips, Social Committee Chair, at phillips7713@bellsouth.net or with a private message through NextDoor.

We hope to see you there!

ACC inspection emphasis for May

The ACC inspection emphasis in May is sod, grass, mowing, edging and weeds as we move into growing season.

Here's a review on ACC standards for lawn and yard maintenance:

Edging/Borders

- No obvious edging or border is permitted without approval by the ACC
- Black edging must be installed properly with only the top edge showing
- Plastic edging and low edging fences are not permitted
- A single layer of block edging stone is permitted around planting areas. Edging stones/block stones must be dug into the ground and leveled so that they do not fall over or get knocked out of place.

Islands

- Islands/planting areas may be covered only with pine straw, cedar mulch, pine mulch, pine bark, bark mulch, natural wood chips or cypress chips
- Cover materials shall be refreshed as needed
- Islands/planting areas shall be weeded regularly and be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, pine cones, weeds and trash

Lawns

- Lawns shall be maintained and edged regularly
- Lawns shall not exceed 4 inches in height
- Lawns shall be kept debris free. Debris includes, but is not limited to, grass clippings, leaves, pine cones, weeds and trash
- Lawns should be fertilized and re-seeded annually to maintain aesthetic appeal and prevent weed growth over the street
- Trees in the front yard should be kept pruned so that they do not hang over the house, over the sidewalk, over the street, or over a neighbor's house
- Trees and bushes must not encroach the sidewalks

Lawns: Shady Front Yards

- Grass should be grown where possible
- Grass should be grown where there is sufficient sunlight. Different varieties of grass should be considered for lower levels of sunlight
- Mulch should be used where plants cannot grow. Mulch used must follow ACC guidelines as listed below under "mulch"
- Shrubbery in the front of the house should be trimmed on a regular basis

Mulch

- Approved mulches are pine straw, pine bark, bark mulch, cedar mulch and wood chips
- No rocks or grass clippings are permitted in the front yard
- Colored mulch requires ACC approval
- Rubber mulch is not permitted.

Maintenance

Each homeowner shall keep and maintain each lot and structure in good condition and repair including but not limited to:

- Power washing dirt and mildew, painting, repair of rotten or broken boards, or any other appropriate external care of all structures.
- The seeding, watering and mowing/edging of all lawns
- The pruning and trimming of all trees, hedges and shrubbery
- The maintenance shall extend from the boundaries of the lot to the curb

Painting

- The approved paint color book is available by contacting the ACC or AIO management company at 678-363-6479
- The ACC must approve all paint colors. A modification form with paint chips must be submitted to the ACC committee prior to painting. This procedure applies even if repainting the existing approved colors.

Potted Plants

- Decorative planters may be placed on the front porch. Planters shall have healthy plants growing in them
- Empty planters shall be stored where they are not visible from the street
- Plants potted in large buckets or containers other than decorative planters shall not be visible from the street

Trees

- Prior to removing any tree, homeowners must contact the City of Powder Springs Arborist at 770-943-1666 to obtain a letter of approval from the City
- Trees that are broken damaged or that fall during a storm are to be cleaned up immediately
- Trees that are diseased or determined to be dangerous by the City Arborist should be removed promptly
- Homeowners do not need to wait for ACC committee approval to remove a hazardous tree
- For the above submit a modification form along with the letter from the arborist for

record keeping purposes only.

- ACC approval is required to remove any other non-hazardous tree. Submit a modification form stating the reason the tree needs to be removed along with a copy of the letter of approval from the City Arborist.
- Stumps must be chipped/removed when trees are cut down

Wood Piles

- Wood piles shall be maintained in the rear of the house and shall not be visible from the street

June ACC Emphasis Preview

The ACC will be focusing on powerwashing driveways, sidewalks and houses, along with houses that need to be painted.

Planning to improve your home? Here's the process.

If you are planning new landscaping, house painting or any other modifications to your home, here's a review of how to go about requesting a review/approval of your plans:

- Fill out the ACC Modification Request form which you will find at countrywalk.org under the Architectural tab, modification, PDF Documents modification request. Attach all required diagrams, sample chips, photos, design plans, etc
 - Mail the completed form and attachments to: All In One Management, 5200 Dallas Highway, Suite 200/#266, Powder Springs, GA 30127
 - OR Email the form and attachments to: modrequests@allinonemgmt.com
 - OR you may drop off the form and attachments at the AIO office: 110 Evans Mill Drive, Suite 702, Dallas, GA 30157
 - The request will be reviewed by the ACC as soon as possible and will be approved or denied with an explanation. Please allow up to 30 days to obtain a response.
 - The Country Walk approved paint color scheme book can be checked out by contacting AIO at 678-363-6479 or contacting an ACC committee member
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COUNTRY WALK 22

A five-year plan to refresh
and revitalize the amenities

CW 22 Update

Phase 2 of Country Walk 22 is now approximately 90% complete. The landscaping at the Shipp Road entrance is more open and improved and the Country Walk sign is being remodeled and modernized. The sign has gotten approval from The City of Powder Springs. The sign is currently being worked on and will incorporate both the brick from the old sign as well as the new stone material used on the columns of the pavilion in our amenities area.

The charcoal grills in the pavilion will be replaced with new Weber propane grills. The grills will be available for use by homeowners by reservation. Each use will require the homeowner reserving the grill to provide their own propane tank.

Next up on the CW22 year 2 plan is replacement of some of the broken street signs. The new signposts have stronger walls and deeper anchors than the current signs. Stop signs will be bigger, and all signs will meet applicable state, county, and city codes for reflectivity.

More details of Phase 2 can be found at www.countrywalk.org.

Country Walk Swim team returns: Sign up now!

After a 10-year absence, the beloved Country Walk swim team is splashing onto the scene again!

So far 45 swimmers have signed up for the team with six others ready to pay. The Country

Walk Tornadoes will accept new registrations at the May 12 opening of the pool. Stop by the Tornadoes table for more information. The first meet will be May 29.

The first home swim meet is June 12 and second home swim meet is June 19. Both meets will be held from 4-10 p.m. The pool will be closed during home meets. Swim practice begins May 14.

Children ages 5-18, as of May 31, 2018, are eligible. Children from CW will have priority placement, and additional children living outside the neighborhood will be permitted to sign up. CW residents who have grandchildren may sign them up to participate.

Long time CW resident "Coach" Doug Michalke has agreed to return as Head Swim Coach. Shannon Foote has agreed to be team coordinator.

If you are interested in adding your child(ren) to the list of prospective swimmers, please send an email to Coach Doug at dougmichalke@yahoo.com or Shannon at shannoncf.01@gmail.com. *Please note that May 28 is the last date to add your name to the team roster.*

While many details are still being hammered out, here is what we tentatively expect:

- The CW Torpedoes have been assigned to a division with five other West Cobb County teams. Each team will participate in five weekly swim meets in May and June. Two meets will be at "home" and three "away" at other neighborhood pools.
- Swimmers will be expected to attend swim team practices weekday mornings (usually 8-9 a.m. for 11's and up; 9-10 a.m. for 10 & unders).
- The registration fee per swimmer is usually around \$100 for the first child and a reduced cost for additional children in the family. This registration fee will cover WGSSA registration, coaches' salaries, ribbons, and awards.
- Swimmers will also need to purchase a two-year team swimsuit and goggles from a local swim equipment vendor. The cost is generally around \$35 for boys' suits and \$50 for girls' suits.
- Parents of team members will be expected to serve as volunteers. Parents are needed to serve as starters, announcers, timers/judges, concession workers, ribbon writers/scorers, and deck assistants. Help will also be needed with set up, clean up, parking, and planning a year end party/awards ceremony.
- Families of swimmers must be up-to-date with HOA dues in order to participate on the swim team, according to the CW rules.

Paint discount for Country Walk homeowners

A discount account was set up for all homeowners of Country Walk with Sherwin Williams. This account provides homeowners discounts on paint and most of the paint supplies sold at your local stores. The purchase must be paid for at the time of purchase as it is not a charge account. All you need to take advantage of the discount is identify yourself as a homeowner in Country Walk Subdivision and provide the account number if needed. The account number is 268787447. The discount is between 15-25% off depending on the quality of paint bought and the amount of paint bought. Better quality and/or more paint will yield a higher discount. Sherwin Williams determines the discount amount at time of purchase.

Lawn care for the gardening impaired

April and May are "prime time" months for lawn maintenance. Now is the time to overseed and fertilize your lawn, but remember to get rid of the weeds first! If the weeds have already gotten ahead of you, try using the liquid weedkillers that you spray on your lawn with a garden hose--those seem to work faster and more thoroughly than the dry-pellet weedkiller when weeds are actively growing. Remember to allow at least 6 weeks between the time you apply crabgrass preventer and the time you spread more seed. Otherwise, you'll be killing off the grass you're trying to grow.

If you are following the 4-step Scotts lawn care program mentioned in last year's newsletter, now is the time for Step 1. See <https://www.scotts.com/en-us/library/lawn-food/how-start-scotts-4-step-program>.

If you want more specific recommendations, Scotts now has a handy online tool that tells you what kind of lawn care products you should be using based on how your lawn looks. You click on various scales until the pictures you see look the most like your lawn, and then it tells you what to buy and when to use it. See <https://www.scotts.com/en-us/my-lawn>.

The Pennington lawn care calendar recommends using a lawn starter product for new lawns or for overseeding, and lawn fertilizer for established lawns. Lime may be needed to control moss, which seems to be especially problematic this year.

How to reach HOA board members and committee chairs

Do you have questions about meeting dates, an idea for a social activity, an article for the newsletter, or want to get more information before proposing an ACC modification? The all-volunteer board and committee chairs of the Country Walk HOA invite you to communicate your questions, comments, and concerns to them via email. Board members oversee the operation of the HOA and the work of all of its vendors, and are elected by the homeowner association members. Committee members serve in specific roles and are appointed by the board.

If you don't know which board or committee member to contact, email info@countrywalk.org. Emails sent to this address will reach the entire board. Alternatively, you may prefer to email a particular board member or committee member individually, using the email addresses below. Some board members also serve on committees, so they are listed twice.

CWHOA Board Members

Title	Name	Email
President	Mike Matias	mike@countrywalk.org
Vice President	Tom Hall	tom@countrywalk.org
Secretary	Christina Gordon	christina@countrywalk.org
Treasurer	Kathy Johnson	kathy@countrywalk.org
At-large	Frank Korkowski	frank@countrywalk.org
At-large	James Marriette	james@countrywalk.org
At-large	Shelia Marshall	shelia@countrywalk.org
At-large	Dan Phillips	dan@countrywalk.org
At-large	Bob Howard	bob@countrywalk.org

CWHOA Committees

Title	Name	Email
ACC	Frank Korkowski	(Chair)
	Kathy Johnson	(Member)
	Shelia Marshall	(Member)
	Bob Howard	(Member)
	Merrie Higgins	(Member)
	Linda Patterson	(Member)
	Kay Peterson	(Member)
Amenities Manager	Dan Phillips	
Communication	Marge Tamas	(Chair)
	Bob Howard	

Landscaping	Dan Phillips	dan@countrywalk.org
Maintenance	Tom Hall	tom@countrywalk.org
Nominating	Kay Peterson	kaypeterson54@gmail.com
Security	Frank Korkowski	frank@countrywalk.org
Social	Connie Phillips	phillips7713@bellsouth.net
Welcome	Kay Peterson	kaypeterson54@gmail.com

No HOA Emails? Check your spam folder

If you are not receiving the emails from Country Walk HOA or the Social Committee it could be that either the email is in your spam/junk folder or your email filter is stopping the Country Walk emails from being accepted. Please ensure that info@countrywalk.org is an approved email. This should allow the emails to reach your inbox.



