

# THE TOWNE CRIER

FALL 2019 October • November • December

TOWNE LAKE  
HILLS *South*

Providence Place  
Township Place  
Centennial Place

Dear Towne Lake Hills South Neighbor,

*I hope everyone enjoyed the years pool season. With the obnoxiously hot temperature it seemed to be the place to be. Hopefully the temperature will change soon since it is "fall y'all." That is a great time to enjoy the other amenities like the tennis courts and playground.*

*Your Board of Directors is currently in the budget review process for 2020. As part of that process we are thoroughly reviewing our operating budget, as well as our reserve fund. This way we can properly plan spending and prioritize projects to keep our amenities in top notch condition to make sure that Towne Lake Hills South remains one of the most desired places to live in Towne Lake.*

*On that note, keep an eye on lower tennis courts. They will be getting a much needed facelift.. We know this is one of our biggest selling points and, it should be looking brand new again! The Board is in the process of procuring bids and choosing the best vendor to complete the project.*

*By the way, did you know that our neighborhood is run solely by volunteers? If you are interested in helping in some capacity, we need you! Are you interested in planning the community garage sales, working with the Architectural Control Committee on modification requests and approvals, or helping the board get the word out about Amendments or Annual Meetings? Many hands make light work and we can find a place for you. Reach out to a Board member or Sixes Management and we will help you get involved.*

*Wishing each of you the happiest of holidays as we head into the most wonderful time of the year!*

Kind Regards,  
Cherise Osborne, President, Towne Lake Hills South HOA

## JULY YARD of the MONTH WINNERS!



PROVIDENCE PLACE  
1058 Legacy Walk



TOWNSHIP PLACE  
213 Windship Lane



CENTENNIAL PLACE  
3007 Lexington Way

**CONGRATULATIONS!**

# Fall Landscaping Checklist

**This is prime time to prep your yard for the next growing season. Cooling temperatures slow above ground growth, and moister soil encourages strong root development. Removing spent stems, dead branches, and heavy leaf cover protects plants' overall health. In Fall, prepare your home and yard for cooler temperatures, falling leaves and more hours spent indoors!**

**Aerate the Lawn** - If rainfall pools on the grass, it's time to aerate compressed soil so water and nutrients can reach the roots. A garden fork can do the job on a small yard, but for larger lawns use a walk-behind aerator that pulls out 2½-to 3-inch-deep soil plugs, which will break down naturally by spring.

**Feed Your Grass** - Cutting back on fertilizer in late summer prevents perennials from wasting energy on leaf production. Grass roots keep growing until the ground gets down to around 40 degrees, so this is a good time to feed them. Apply a high-phosphorus (12-25-12) mix to lawns in fall to encourage roots, so turf greens up earlier in spring.

**Mow a Final Time** - Trim turf down to 1¼ inches for the last cut of the season. Disease has a harder time with shorter grass, and fallen leaves blow across the lawn because they have nothing to latch on to. Don't go too low, as grass makes most of its food in the upper blade.

**Plant New Shrubs** - Planting shrubs in early fall gives the plants a head start at establishing roots in the season's cool, moist soil. The basics: Dig a hole (twice the diameter and to a depth of 2 inches less than the full height of the root ball); position the shrub in the hole (make sure the top of the root ball remains at, not below, ground level); fill in with soil; water to settle soil; add more soil to top of root ball (don't pack soil down with foot); mulch.

**Trim Dead Limbs** - Lifeless branches can succumb to winter snow and winds, endangering you and your home. You can protect small ornamental trees from further damage by cutting cracked, loose, and diseased limbs close to (but not flush with) the trunk; leave the wounds exposed to heal.

**Cut Back Perennials** - A little work now results in healthier spring beds: Evict tired annuals. Trim spent perennial foliage down to the ground; this sends energy to the roots, for next season. Every three years, divide crowded tuberous plants, like irises and daylilies: More space means more flowers.

**Mulch Young Plants** - Give new beds a layer of mulch. Till decomposed layers of organic mulch into the soil, then apply a fresh 2- to 4-inch layer (more will smother roots) to keep new plantings warm and to control water runoff and soil erosion.

**Apply Pre-Emergent to Lawn** - Pre-emergent herbicides must be applied before weeds emerge to have any real effect, since they work by preventing weed seeds from germinating in the first place. If you wait until after the weeds emerge, the herbicide won't have any effect. Timing is critical. A common misconception about the ideal time for pre-emergent herbicides is that application should coincide with certain events, such as daffodils or forsythias in bloom. In nearly every area of the country, the weeds will have already emerged by that time. To determine the best time of year to apply pre-emergents, note when the weeds begin to sprout this year and count back two or three weeks. For Georgia, a good rule of thumb is to apply pre-emergent on March 15 and October 15 annually.



# Neighborly Notes

Gather your items and get ready  
for the community

## GARAGE SALE

Friday, October 4th &  
Saturday, October 5th  
8am - 2pm

Signs will be posted at the front entrance a week prior.



### Neighborhood Classifieds are back!

Are you a pet sitter? Babysitter? Tutor?

Send an email with your information  
to [newsletter@tlhsouth.com](mailto:newsletter@tlhsouth.com)  
to advertise in The Towne Crier!



### CHECK US OUT ON THE WEB!

If you have not had a chance to visit our website, please do so. This is the best way to keep up-to-date with what's happening. We have been compiling a document library (including downloadable ACC request forms, Pool Rules and Regulations, pool party request form, Pavilion rental forms, etc.), plus, we post upcoming activities. More enhancements are on the way!



# Happy Holidays

## Quick Reference

### TLHS HOA BOARD OF DIRECTORS

**President** - Cherise Osborne  
[cosborne@tlhsouth.com](mailto:cosborne@tlhsouth.com)

**Vice President** - Alberto Vera  
[avera@tlhsouth.com](mailto:avera@tlhsouth.com)

**Secretary** - Robert Norman  
[rnorman@tlhsouth.com](mailto:rnorman@tlhsouth.com)

**Treasurer** - Doris Dziron  
[ddziron@tlhsouth.com](mailto:ddziron@tlhsouth.com)

**Director** - Marquaita Jordan  
[mjordan@tlhsouth.com](mailto:mjordan@tlhsouth.com)

### SIXES MANAGEMENT GROUP

#### Portfolio Property Manager

Cristi Heck, CAM  
[cristi.heck@sixesmanagement.com](mailto:cristi.heck@sixesmanagement.com)  
770-575-0943

### ONLINE & SOCIAL MEDIA

#### Community website:

[tlhsouth.com](http://tlhsouth.com)

#### Facebook:

[facebook.com/townelakehillsouth/](https://facebook.com/townelakehillsouth/)

### REMINDER...

**TLHS HOA board meetings** are held on the 1st Tuesday of each month @ 6pm at the Property Management office. (Please call the office to verify)

**All residents are welcome!**

# Neighborly Notes

## Update Your Email!

Homeowners, please send your email address and/or updated contact information to **info@sixesmanagement.com** to stay up to date with newsletters and current information.



## Mailboxes...

This is a great time to spruce up your mailbox! Mailboxes should be painted with black satin paint and the numbers in silver (hint: a paint pen works well on the numbers). Don't forget to paint the flag red. Replacement parts can be ordered from **Global Home Products** by emailing **ghp.csr@gmail.com** or calling **770-409-8292**.



## Join FLAGS for KIDS!

This unique Towne Lake Optimist Club's Flags for Kids subscription service provides a U.S. flag placed in the ground at residences for six flag days: Presidents, Memorial, Flag, Independence, Labor and Veterans Days. Flags are typically placed a day or two before the commemorative date and are retrieved a day or two afterward. The fee is just \$40 a year for all six flags. See site [www.townelakeoptimists.com](http://www.townelakeoptimists.com) for enrollment form, to be mailed with a check or contact Bob Richie, Providence Place resident and member of the Optimist Club at [brichie@comcast.net](mailto:brichie@comcast.net) or 404-202-6061. Proceeds support programs for children of Cherokee County, like Christmas Shop-With-a-Cop, Goshen Valley Boys Ranch, Teach 1 to Lead 1 for juveniles in legal trouble, Boy Scout Troop 6410, Champion of Choices, and national golf & oratorical competitions for high school seniors.

## STREET SIGNS

Please **DO NOT** tape anything to our **street signs**. The community spent several thousands dollars replacing our signs. When homeowners tape information to the signs it peels off the paint. Anyone who decides to use tape will incur the cost of repairing or replacing the post or sign.

**PLEASE REMEMBER  
THE COMMUNITY  
SPEED LIMIT AND  
DRIVE SAFELY!**



*Planning an exterior modification or update to your home?* See page 9.



**SKATEBOARDING  
IS NOT ALLOWED IN  
COMMON AREAS!**

## Please Pick it Up!

Walking your dog keeps them, and you, happy and healthy. **Please be a considerate neighbor and pick-up after your pet.** That keeps everyone happy!



# CLASSIFIEDS

## AT YOUR SERVICE

### Advertise in your neighborhood classifieds!

Send an email with your information to [newsletter@tlhsouth.com](mailto:newsletter@tlhsouth.com).

Deadline for the July newsletter is June 1st.



### MAILBOX PAINTING

**Max's Mailbox Painting - \$25** - Towne Lake Hills South resident, Max, will paint your mailbox according to community guidelines. Call or text him at **770-853-9470** to set up an appointment. Endorsed by Sixes Management Group HOA.

### BABY SITTING

**Selena Collins**, 17, drives, WHS student. Experienced, Safesitter Certified. Senior Level in Girl Scouts. Reliable, Dependable. Has goals to be an elementary school teacher. **678.576.5429**

**Kaitlyn Collins**, 16, drives, WHS student. Experienced, Safesitter certified, Lifeguard, CPR/First Aid Certified. Ambassador Level in Girl Scouts, reliable, dependable. **678.576.5429**

### PET SITTING

**Selena Collins**, 17, drives, WHS student. Senior Level in Girl Scouts. Reliable, Dependable. **678.576.5429**

**Kaitlyn Collins**, 16, drives, WHS student. Ambassador Level in Girl Scouts, reliable, dependable. Wants to be a Veterinarian. **678.576.5429**

### REAL ESTATE

**Lisa Schudel**, can help you buy, sell, or invest in Real Estate. LMT, Realtor, The Premier Group, Keller Williams. **678-361-2580**

*These ads are available to the residents of THLS community who are in good standing and do not have outstanding covenant violations. Availability is on a first-come, first-serve basis and is subject to space limitations. Advertising in future issues could be subject to additional fees. The Towne Crier and its staff are not responsible for the accuracy or content of the advertisements. We retain the right to edit or exclude any and all ads. Inclusion of these ads does not indicate endorsement by The Towne Crier, TLH South Association, or Sixes Property Management.*



The TLHS tennis courts are for resident use only, and tennis is the only sport permitted on the courts. Full court rules are posted on the upper and lower courts. Questions or concerns regarding courts and court use can be addressed to the Tennis Chairperson, Kara Kiefer, at [kkiefer08@gmail.com](mailto:kkiefer08@gmail.com).

## Court Reservations

TLHS tennis courts can be reserved for team or individual league play only (ALTA, USTA, KSwiss, T-2, etc). Reservations are only accepted for TLHS residents who are in good standing.

### To reserve courts:

Visit: [www.holdmycourt.com/reserve2/tlhs](http://www.holdmycourt.com/reserve2/tlhs)

Click on: **Sign in or Register** (upper left of page)

Click on: **New Registration**

You will receive your login credentials via email. Once registered, you will be able to reserve the courts. Reserved time will be shaded in "blue."

**Matches:** Approved teams may reserve The TLHS Upper Courts and one lower court for home matches. One court must remain open for resident use. Reserved time will include the beginning warm-up period.

**Practices:** Approved teams may reserve the TLHS Upper Courts for one practice session per week during the current season of play. While two courts can be used, common sense and courtesy are requested when other residents wish to use the courts at the same time.

**Residents:** At this time, we do not accept resident court reservations for a friendly match with your friends. Courts are available on a first come, first served basis when teams are not using them for league games or practice.

## Coaches

Coaching may only be provided for TLHS Residents or Sanctioned TLHS Teams.

## Additions to Existing Rosters

Every effort needs to be made to include any interested TLHS resident who wishes to join a team. TLHS residents take priority over non-residents when adding members to teams. Considerations include current roster size and level of play.



APPLICATION FOR APPROVAL OF MODIFICATION



Homeowners Association
Application for Approval of Modification

- Please read the instructions before completing this application
• Return completed form below to:

Towne Lake Hills South Homeowners Association
c/o Sixes Management Group
1007 Towne Lake Hills East
Woodstock, GA 30189
(770) 591-1444 facsimile
modifications@sixesmanagement.com

Member in Good Standing: YES / NO
Date Received
Site Inspection
Approved
Conditional Approval
Denied
Log Number

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

Property Owner Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Estimated Start Date for Work: \_\_\_\_\_ Estimated Completion Date for Work: \_\_\_\_\_

Type of Modification Being Requested

MINOR Modifications (circle one):

For Minor Modifications, please see #1 in attached Instructions for Modifications

Play Equipment Painting (exterior) Roof Statuary Landscaping Tree Removal Other: \_\_\_\_\_

MODERATE Modifications (circle one):

For Moderate Modifications, please see #2 in attached Instructions for Modifications

Deck/Screened Porch Retaining Wall Gazebo/Out Building Fence Stairs Other: \_\_\_\_\_

MAJOR Modifications (circle one):

For Major Modifications, please see #2 in attached Instructions for Modifications

Room Addition Swimming Pool Other: \_\_\_\_\_

The Towne Lake Hills South HOA Architectural Control Committee and Association representatives are authorized to enter onto my lot in connection with the review and/or approval of the requested modification and completed project. By submitting this application, Applicant covenants that all representatives of Applicant, including, but not limited to, Applicant's architect, engineer, contractors, subcontractors, and their agents and employees, shall be made aware of, by the Applicant, and shall comply with applicable Association and ACC requirements, including the Declaration and of these procedures and guidelines. I understand that any deviation from plans approved by the ACC shall be in violation of the Declaration and subject to removal at my expense upon direction from the Association, in addition to other sanctions.

I have discussed this modification with my neighbors who will be directly impacted by the proposed modification.

Homeowner Signature: \_\_\_\_\_

## Instructions for Request for Modification

- Requests will be answered within ten (10) days unless investigation or additional information is required. Involved or non-routine requests may take up to forty-five (45) days for a response.
  - All approved work must be started within 90 days and completed within one year or the Request for Modification must be resubmitted for approval.
  - All Applicants are responsible for any required State or County permits or variances
1. For **MINOR Modifications** submit the following if applicable:
    - a. Description of the planned addition or change with any drawings or product brochures that are applicable
    - b. Painting requests must complete the Paint Modification Information Form below
    - c. Tree removal requests should state the number, approximate size, and type of tree(s) (pine, hardwood, etc). Tree removal requests require Neighbor signatures.
  2. For **MODERATE or MAJOR Modifications** submit **TWO** copies of the following if applicable:
    - a. A site plan, to scale, illustrating the exact location of modification being requested in relation to your property lines. The preferred document is a State of Georgia registered survey plat clearly showing property lines, existing improvements, and proposed modification(s). Please show exact location of dimensions of modification(s) being requested in relation to your property lines. Existing fences, decks, walkways, driveways, etc., should also be indicated.
    - b. A brief description of the modification, drawings, exterior elevations, floor plan, detail of material to be used, pictures, catalog pages, brochures, or color samples **MUST** be included,
    - c. It is recommended that homeowners check with Cherokee County to obtain necessary permits and building code information. More information may be found at:
      - Cherokee County Building Department:
      - <http://www.cherokeega.com/Building-Inspections/>
      - (678) 493-6225
    - d. Please print legibly in black ink
    - e. Give your complete name
    - f. Give the address, e-mail, or fax number to which your response should be sent
    - g. Complete the entire application; please note the section regarding discussion with neighbors. Sign and date the form and forward to Towne Lake Hills HOA c/o Sixes Management Group
    - h. Neighbor signatures are required for all Moderate and Major Modifications. Signatures indicate notification only, not approval of project. In the event neighbor signatures are not able to be obtained, please note the name and address of neighbor in question.



## Paint Modification Information Form

Complete the Modification Request form and include the following information along with the application. Paint chips must be submitted for each color. Please provide the committee with the address of a nearby home with the exact color(s) requested, if you are making a significant change to the exterior colors. If not, the committee may request larger samples of the color painted on the house.

Please indicate the color you are requesting to paint for all of the following features on the exterior of the home:

Stucco (# of sides): \_\_\_\_\_

Stucco Trim Features: \_\_\_\_\_

Keystones (must match house or trim): \_\_\_\_\_

Siding (# of sides): \_\_\_\_\_

Trim (i.e. Fascia, brick mould): \_\_\_\_\_

Window Sashes: \_\_\_\_\_

Window Trim: \_\_\_\_\_

Gutters and downspouts: \_\_\_\_\_

Shutters: \_\_\_\_\_

Entry door: \_\_\_\_\_

Garage Doors (body color): \_\_\_\_\_

Railings: \_\_\_\_\_

Columns: \_\_\_\_\_

Metal Roofing: \_\_\_\_\_

Attach paint chips here: