

THE TOWNE LAKE HILLS CRIER

SPRING 2020

April • May • June

TOWNE LAKE
HILLS *South*

Providence Place
Township Place
Centennial Place

Dear Towne Lake Hills South Neighbor,

I hope everyone is doing well in this crazy time. I know we are all hoping this will pass soon and we can get on with our lives as we knew them. To any of our residents that are on the frontlines I am sure everyone in the neighborhood would like to give you a "HUGE THANK YOU!"

I want to welcome all new homeowners into the community! Please feel free to reach out if you have any questions.

With the spring months upon us and summer just around the corner, it is critical that we consider the freshening of our homes and prepare our yards for the upcoming season. Now is the time to start inspecting our roofs, siding, fences, porches, and windows for weathered paint, stain, and moss growth. Please remember, before you begin any major exterior modifications, an ACC Request form must be submitted.

Going forward the board will continue to take the right steps to ensure we preserve property values, maintain all common areas, and increase community involvement. By working together, we can achieve these objectives and enjoy a greater community to share.

I would like to thank all the members still serving our wonderful community. All board and committee members are volunteers and are not compensated for their time or services. They are homeowners, just like you, who work together for the interest of the community. We welcome any others that would like to join us.

*Best Regards and Stay Safe,
Cherise Osborne, President, Towne Lake Hills South HOA*

Fun
in the
Sun!

POOL SEASON
Opens: Saturday, May 9th*
Closes: Sunday, September 27th

HOURS
10am to 9pm daily

ADULT LAP SWIM
7am to 10am daily

Please see the pool rules on page 7.



*POOL OPENING CONTINGENT
ON THE COUNTY SAFEGUARDS
DUE TO THE COVID-19 VIRUS.



YARD of the MONTH CONTEST

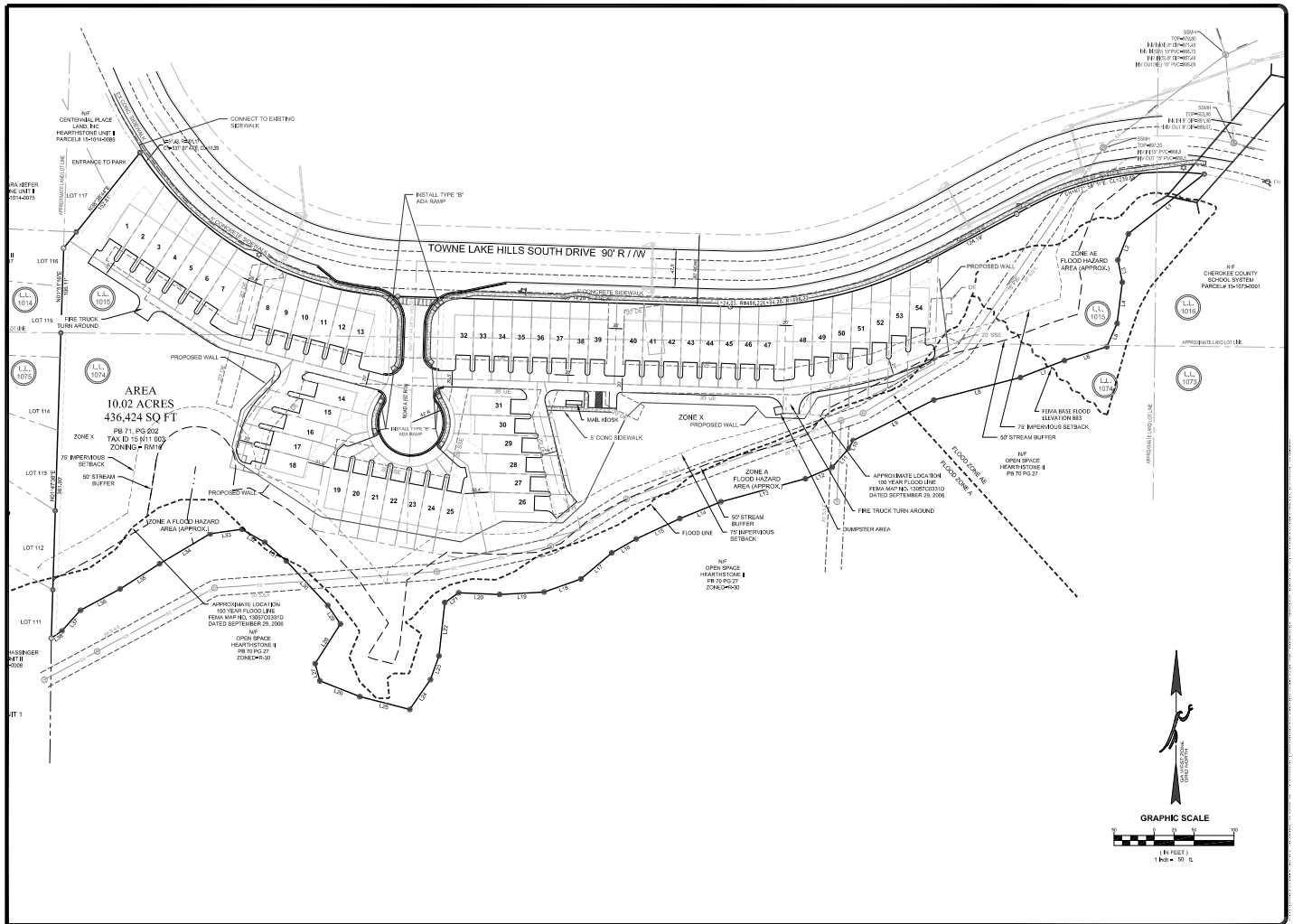
Get ready for the YARD OF THE MONTH! The committee will choose one winner from each subdivision, during the months of May, June, July and August. A sign will be posted in the winning yard for one month.

New Townhomes Being Built

Dear Homeowners,

As most of you know, there are townhomes being built just past the Centennial entrance on the right. Below is a map showing the plat and plans. We have had a number of homeowners asking what's going on, so hopefully this will answer a few questions. Click on the link below for more information.

[Towne Lake Hill Townhomes](#)



Neighborly Notes

GARAGE SALE NEWS...

Due to the current state of the COVID-19 virus, we are postponing the Spring garage sale. We will plan on having the garage sale in the Fall.



PLEASE NOTE...

Monthly HOA board meetings will now be held at 6:00 pm. Meetings will be tentative for the next couple of months due to social distancing and the board may choose to meet via zoom or teleconference. Homeowners should call the office to verify.

ATTENTION 2020 GRADUATES!

If you would like to be recognized in our July newsletter, please email your name, school you are graduating from, and your future plans to, newsletter@tlhsouth.com. Deadline is June 1st.



Quick Reference

TLHS HOA BOARD OF DIRECTORS

President - Cherise Osborne
cosborne@tlhsouth.com

Vice President - Kathy Barlitt
kbarlitt@tlhsouth.com

Secretary - Jon D'Agata
jdagata@tlhsouth.com

Treasurer - Doris Dzirson
ddzirson@tlhsouth.com

Director - Marquaita Jordan
mjordan@tlhsouth.com

SIXES MANAGEMENT GROUP

Portfolio Property Manager

Cristi Heck, CAM
cristi.heck@sixesmanagement.com
770-575-0943

ONLINE & SOCIAL MEDIA

Community website:
tlhsouth.com

Facebook:
facebook.com/townelakehillsouth/

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!

Neighborhood Classifieds are back!

Are you a pet sitter? Babysitter? Tutor?

Send an email with your information to newsletter@tlhsouth.com to advertise in The Towne Crier!



REMINDER...

TLHS HOA board meetings are held on the 1st Tuesday of each month @ 6:00 pm 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...

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**.

**See our Classified section if you'd like to hire someone to paint your mailbox for you!*



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 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 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.

Deadline for the April newsletter is March 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 / DAYCARE

Selena Collins, 18, Student at KSU. CPR/First Aid Certified and able to drive to you. Currently also works at a local daycare provider. Girl Scout volunteer. References available upon request. Please text as she may not be able to answer. **404-775-2217** (cell phone).

Kaitlyn Collins, 17, Senior at WHS. CPR/First Aid trained/certified, and able to drive. Currently a trainer at a local riding barn. Registered Girl Scout, Safesitter Certified. References available upon request. Please text as she may not be able to answer the phone. **678-296-8469** (cell phone).

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.

PET SITTING

Selena and **Kaitlyn Collins**, Both love animals! See contact information above in babysitting. References available upon request.

REAL ESTATE

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



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 sixes@sixesmanagement.com.

We are looking for a new Tennis Committee Chairperson. Contact sixes@sixesmanagement.com if you are interested!

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

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.



For all homeowners who are current with association dues their swipe card will be activated to access the pool area. You may be requested to show your card at the pool to the lifeguard or any resident to confirm your residency. Please keep the swipe card in your house for easy access by all family members that will be visiting the pool. Members without swipe cards will be asked to return with their card. If lost or misplaced, a replacement card can be purchased for \$25.00 by contacting Sixes Property Management at 770-575-0943.

Season: May 9, 2020- September 27, 2020

Hours: See detailed schedule on next page.

*Lap Swim Only: 7:00 a.m. – 10:00 a.m., 7 days a week during pool season
(Contact Sixes Management for access to lap swim.)*

**Please check specific lifeguard schedule for hours of operation.
It changes each week as we lead up to school getting out.**

Pool Reminders

Please review these expectations with all members of your household so that everyone may have a safe and enjoyable pool season.

- 1 No glass or sharp objects are allowed in the pool area.
- 2 Unattended swimming (swimming alone) is prohibited for your safety.
- 3 All persons using the pool do so at their own risk.
- 4 No running, pushing, or boisterous activity in or around the pool.
- 5 Diving is not permitted in any areas of the pool. Diving is defined by jumping head first in any fashion into the pool.
- 6 The pool (anywhere inside the fenced pool area) is a non-smoking facility.
- 7 Medically necessary guide dogs are the only animals permitted in pool area.
- 8 Children under the age of 12 are not allowed in the pool area unless accompanied by an adult over 18 years of age.
- 9 Guests must be accompanied by their hosting Homeowner; each residence is limited to 4 guests.
- 10 Children in diapers must wear swim diapers and rubber pants while in the pool.
- 11 No food inside the pool fence.
- 12 No loud music.
- 13 Pool slide – Only one person at a time and no backwards or face down sliding allowed.
- 14 Pool Furniture is not allowed to be moved outside of pool area.

Also, please be cautious when opening/closing the gate and do not allow non-residents to enter the amenity areas. We also ask that you refrain from providing gate cards to non-homeowners and non-paying homeowners for the benefit of all members of the association.



POOL IS SWIM AT OWN RISK OUTSIDE OF THE HOURS NOTED BELOW

Lifeguard Schedule

May 9– May 17

Monday-Friday Closed
Saturday-Sunday 10:00 am – 8:00 pm

May 18 – May 22

Monday-Friday 4:00 pm – 8:00 pm

May 23 – August 2

Monday-Friday 10:00 am – 9:00 pm
Saturday-Sunday 10:00 am – 9:00 pm

August 3 – September 7

Monday-Friday 4:00 pm – 9:00 pm
Saturday-Sunday 10:00 am – 9:00 pm
Labor Day 10:00 am – 9:00 pm

September 8 – September 20

Monday-Friday 4:00 pm – 8:00 pm
Saturday-Sunday 10:00 am – 8:00 pm

September 21 – September 27

Daily 10:00 am – 8:00 pm

Please check specific lifeguard schedule for hours of operation.
It changes each week as we lead up to school getting out.

IN CASE OF EMERGENCY DIAL 911

All other inquiries:

Sixes Property Management: (770) 575-0943



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: