

Volume 1, Issue 1

February 2009-Special

Willow Brooke Subdivision
Dallas, GA 30132



WILLOW BROOKE OWNERS ASSOCIATION, INC.

Willow Brooke Review

Look at your New Community Website!

www.neighborhoodlink.com

Type in our 30132 zip code and click on Willow Brooke Subdivision. You will be able to find:

- Covenants (soon)
- Meeting Minutes
- Meeting notifications
- News letters
- Reminders
- Security warnings
- Homes in our subdivision for sale/rent
- Landscape Criteria
- Contact us information
- Event Calendar
- Links for Free items
- And much more!!

WELCOME

DeGrasse Family
115 Brooklyn Drive

THANK YOU!

To all the residents that attended our February 4th Budget review meeting!

Like our mission statement says-
"A Community Working Together!"

WILLOW BROOKE
Owners Association, Inc.
"A community working together"

P.O.Box 2212
Dallas, Georgia 30132
E-Mail: willowbrookehoa@yahoo.com
Website: www.neighborhoodlink.com/dallasga/wb/

IT IS DUES TIME AGAIN!

DUE MARCH 31, 2009

Please note your enclosure with the 2009 Budget and Payment form.

We are happy to announce once again the dues will not change from 2008 to 2009.

Amount of dues will be \$80.00.

As always donations and items are appreciated and welcome.

MEET YOUR 2009 DIRECTORS

- Eraina Perrin - President
- Sherry Carter - Vice President/Treasurer
- Kristina Saul- Secretary
- Grace Perry- Assistant Secretary
- *Open Position-Assistant Treasurer*



If your in the Subdivision

Watch for unfamiliar cars and people in our community. Look out for suspicious activity around the neighborhood. If your in the subdivision and you see something odd you can save the day!

Call 911 if you suspect a robbery or emergency!

Spring is almost here, it is time to clean out and clean up. Starting March 1st the Willow Brooke anonymous landscape committee will be monitoring the subdivision for covenant violations and Yard of the Month winners. This would be a good time to look around your home for any items that may need a little TLC.

“Below are the landscape criteria”

LOTS SHOULD BE FREE FROM:

Anything which contributes to nuisances, hazards, or unkempt appearances
Peeling paint, corrosion, mold, mildew, or wood rot
Accumulated trash or debris
Fallen, dead, dying, damaged, or diseased trees or shrubbery
Stagnant pools of water
Broken, inoperable, or severely damaged fences, gates, signs, fountains or other structures
Uncut or overgrown grass or weeds
Dead grass patches or weed patches
Severe erosion
Unkempt mulch beds with visible patches of dirt

IN ACCORDANCE WITH NEIGHBORHOOD COVENANTS, OWNER MAINTENANCE OBLIGATIONS INCLUDE, WITHOUT LIMITATION:

Prompt removal of all litter, trash, refuse, and waste
Lawn mowing on a regular basis
Tree and shrub pruning
Watering landscaped areas (*following county water restriction laws*)
Keeping improvements
Exterior lighting in good repair and working order
Keeping lawn and garden areas alive, free of weeds and ant hills and attractive
Keeping driveways in good repair, repair exterior damages to improvements

Please look at the current Covenants violation notice below, these items will need to be corrected to avoid any violation fees.

Violation notices will be mailed, unless you contact us at willowbrookehoa@yahoo.com requesting verbal notification.

Resident and guest vehicles are not allowed to park on the street or grass –**ARTICLE 7.4**

Trailers & lawn mowers to be stored behind fences or in garages -**ARTICLE 7.4 & 7.6**

Off road vehicles/ 4 wheelers- NOT ALLOWED ON ROADS OR IN FRONT OF PROPERTIES- **Paulding County Law - ARTICLE 7.4 & 7.6**

Guns - BB, pellet, any type –NOT ALLOWED -**ARTICLE 7.12**

Pet owners are responsible to pick up after and keep pet on owner’s property (we adhere to the GA leash law.) **ARTICLE 7.5 & 7.6**

Mail Box posts to be mold free, secure & standing. Supports to be painted white. Black box in good working and visual condition -**ARTICLE 7.16**

Rugs/blankets/towels hanging on deck & porch rails not permitted - **ARTICLE 7.6**

Trampolines in subdivision will adhere to **ARTICLE 7.6 & 7.17**

All front and side garden beds to be weeded and cleaned - **ARTICLE 5.2**

Mulch or Pine straw freshened- No dirt showing - **ARTICLE 5.2**

Dead trees and branches to be removed - fallen or standing - **ARTICLE 5.2**

Remove all molds or mildew from outside of home - **ARTICLE 5.2**

Grass free yards that can be seen from the street, grass must be replaced - **ARTICLE 5.2**

Remove all Christmas Décor in a timely manner **ARTICLE 7.6**

Flags and Basket ball goals outside of guidelines need to be removed or Architectural approval requested - **ARTICLE 7.17**

Only satellite dish antenna’s approved - no wire or string radio antennas. **ARTICLE 7.8**

Architectural approval is needed for ANY additions, flags, antennas, decks, patios, buildings or changes to property before work begins or item is erected - **ARTICLE 6**

Please do not disregard your neighbor, neighbor’s property and neighborhood - **ARTICLE 7.6**

VANDALISM WILL NOT BE TOLERATED - ARTICLE 7.6

NO RACING OR SPEEDING IN SUBDIVISION - ARTICLE 7.6