

Happy Holidays 2012!

Slater Mill Homeowners Association



Mark Your Calendar! Annual HOA Meeting, Saturday, February 2, 2013 at 10:00 A.M. at the Hampton Inn, Douglasville, GA.

DOUGLAS COUNTY SCHOOL SYSTEM CALENDAR

Friday, December 21st: Last Day of School before Christmas Holidays

Tuesday, January 8th: First Day back in School for Douglas County Students

Holiday Decorations, please keep this in mind after the holiday season

The holiday season is here and many of us are putting up lights, yard decorations, wreaths, etc. As a friendly reminder holiday lighting/decorating is encouraged but removal within thirty (30) days of the respective holiday is required.

'Tis The Season

'Tis The Season.....for homes and vehicles to be burglarized. At your home, please ensure that all windows are locked; doors are secured, and keep curtains closed and a light on when you are not at home. Laptop computers, purses, wallets, cell phones, compact discs, gift-wrapped packages, cameras, and other valuables should be stored in your locked trunk, not in plain sight. During the holiday season, please pay extra attention to strangers in our community. Our Association is considered private property and trespassers are prohibited. Please report any suspicious activity to the Douglasville Police Department immediately. Let's look out for our neighbors and keep our community safe this holiday season.

How to Contact Grace Management and Subdivision services:

Our website for Slater Mill www.grace-management.com continues to gain new users and to provide news, information and updates on our community. A copy of the Homeowners Covenant's and governing documents can be found on the website for new residents. Check it out:

- Sign up for Slater Mill news by visiting www.hoabutler.com to register.
- Visit us on the web at www.grace-management.com
- 24/7 member services available at www.hoabutler.com

Nominations are being accepted for 2013 Board of Directors Election in February:

Want to help improve your community? Then this is your opportunity to make a difference and get involved in the decisions that affect your community. The Slater Mill HOA is accepting nominations to fill the following positions: President, Vice-President, Treasurer, and Secretary. Qualifications for prospective board members: Interest, Talent, Time and a Desire to serve the residents of Slater Mill on its governing board. If service on the Board is of interest to you, or if you know someone you believe would be a good candidate, talk to him/her about becoming a candidate. You may nominate yourself or someone else *who has agreed to be a candidate* by contacting Grace Management via email at info@grace-management.com or by visiting www.hoabutler.com and clicking on "Nomination Form."



Greetings from your HOA,

Let me begin by wishing everyone in Slater Mill a Happy Holiday Season. We have many new owners and residents this year and we welcome them all to our community. The end of the year is fast approaching and the Christmas Season is almost here, bringing to conclusion another wonderful year here at Slater Mill Subdivision. I truly hope everyone has enjoyed their time here as much as I have. As this is a brief message from me this time I hope and encourage you to come out to our annual meeting on **February 2, 2013 at 10:00 AM at the Hampton Inn, Douglasville.** My sincere wish is to see more HOA members become active and lend your voices to our community meetings. Yes, everyone attending a meeting has a voice. We need you, your opinions, concerns, praises and votes. The HOA is accepting nominations to fill several positions on the Board of Directors. Please consider volunteering to be a member of the Slater Mill Board of Directors. Details are included in our newsletter, continue reading to get involved! Lastly, please be safe during the Holidays. The Slater Mill HOA wishes you and your family a happy, healthy and prosperous 2013

Andrew Lark
Slater Mill HOA



The True Spirit of Christmas by Marajo Tenderass

Lots of people
Crowds everywhere
Rushing and pushing and shoving,
Going nowhere.
It's Christmas time again
Have to get all those things done
Hustle, bustle, quickly,
We must beat the sun.
Must get this and must get that
Maybe this nic, maybe that nak
When did it happen?
When did we lose track...
It's a race, yes it is
We are running, yes we are
But let's not forget
Before we get too far-
What is really, really important
Doesn't take much to figure out
Take time to love and love from
the heart.

2013 Homeowners Association Dues

It is Holiday time again and 2013 will be here soon. With that, the annual Homeowner Association dues assessment invoices will be mailed to each homeowner. HOA fees are accepted online through subdivision services and Grace Management at www.grace-management.com. Make your \$595.00 payment today!

Covenants are a Fact of Subdivision Life

As homeowners in the Slater Mill subdivision, whether we realize it or not, we agreed and accepted these covenants at the final closing. Community Associations number in the thousands in Metro Atlanta, and almost all impose covenants telling homeowners what they can and cannot do with the exterior of their home. Too many times homeowners don't take the time to read the covenants before buying, which can lead to costly surprises down the road. Some of the most common covenant violations are:

- ◊ Failure to routinely cut grass
- ◊ Failure to remove or kill weeds
- ◊ Keeping Trash cans or yard waste in front of house
- ◊ Leaving your garage door open when no one is in the garage
- ◊ Commercial Vehicles left in driveway

Perhaps it's a good time to reread the covenants. If you have any questions please feel free to contact Grace Management at www.grace-management.com.

Making Modifications to your Home?

Are you planning some changes for your home? Maybe a new deck? A new arbor? Cutting down some trees? If you are considering making changes by adding to or subtracting from the exterior of your home, which include your entire lot, you need to submit your plans with a 'Architecture Review Application' must be reviewed and approved by the HOA board **PRIOR** to the start of the project or change. Please refer to your HOA covenants for specifics. Remember, **forgiveness vs. permission** is not the best way to go. The HOA has the legal authority to make you return your property to its original state at your cost if you have not requested permission and been granted approval prior to commencing work. Association rules are not arbitrary or frivolous. The beauty of our community is of great importance to all of us. It affects not only the enjoyment of our property, but also the value of our investment. Thank you in advance for playing your part in keeping Slater Mill the best it can be.

Be a Good Neighbor continues to be a beautiful, desirable and peaceful place to live. Let's enjoy our beautiful community and be responsible neighbors with a few reminders:

- No overnight parking on streets.
- Keep the music down. If you are playing your music outside so loud that the guy two houses over is dancing to it, it is probably too loud.
- Parking commercial vehicles on the street. Please remember that a large vehicle on the street does block the road and cause poor visibility. Please move them as soon as you can to avoid an accident.
- **Slow Down! Speed limit is 20 MPH!** Everyone is so busy these days, so many things to do and not enough time in the day. We have a lot of children in this neighborhood and if one of them would be hit by a car, believe me it would be more than tragic, especially because it could be so easily prevented. We all need to be careful, slow down and watch out for the children in this neighborhood.

HAPPY NEW YEAR SLATER MILL, from your Board of Directors!

Grace Community Management
325 County Club Drive Suite C
Stockbridge, GA 30281



Homeowner's Name
Street Address
Douglasville, GA 30135