



### Special Interest Articles:

- Pond Flooding

## **Flood of the Century Hits Neighborhood**

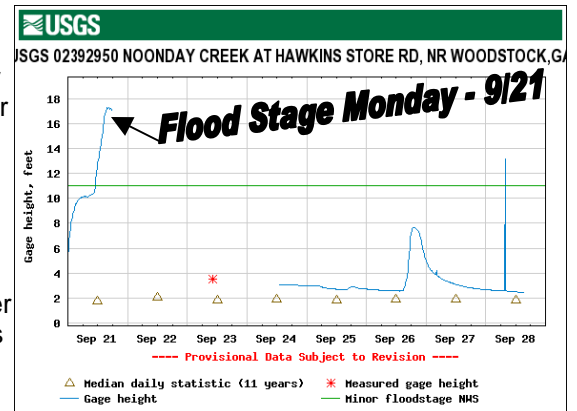
By Kai Tiffany

The U.S. Geological Survey rates the September 21st flooding in Metro Atlanta as "epic" and said the 500-year flood destroyed 20 water flow gauges in streams and rivers around the area. On Sept. 21, one of those gauges measured the greatest water flow ever recorded for Sweetwater Creek near Austell - 28,000 cubic feet per second! That, friends, is a LOT of water!

<http://ga.water.usgs.gov/flooding-sept09.html>

On the chart below, note that normal water height for Noonday Creek at Hawkins Store is 3-4 feet. Flood stage is at 11-feet and on Sept. 21 the recording instrument was

destroyed when the water level reached 17-feet (6-feet above flood stage).



### Individual Highlights:

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## **Neighbors Affected By the Flood**

Four of our homes were in the path of the flood waters coming from upstream on both sides of the railroad tracks on Monday, September 21<sup>st</sup>. All the homes are on Thornbrook Lane. The Wades at #4050, the Gonzales family at #4052,

Kay McFarland at #4054, and Pat Sousa at #4056 all suffered water damage to their homes and belongings. Please offer any assistance that you think you can provide to help alleviate their distress.

## ***Mark Your Calendars***

### Thornbrook Community Calendar Dates:

**October 17, Saturday, 9-3, Garage Sale Day \*\***  
**October 24, Saturday, 9-Noon, "Paint the Fences" Day\*\***  
**October 31, Saturday, 4:30 – 6:00 Halloween Party \*\***  
**December 12, Saturday - Chanukah**  
**December 13, Sunday, 6:30-7:30 Luminary Night \*\***  
**December 25, Friday – Christmas**  
**January 1, Friday – New Years 2010**

**\*\* See articles below for more details**

Photos by Lori Edwards:



Photos by Lori Edwards



*Remember when...*

The top of the spillway (under the gazebo) is 6'0" above the gazebo deck, which was 6" under the flood waters!



More Photos by Lori Edwards at Noonday Park



# Neighborhood eyesores can slow home sales

Submitted by Katherine Bohannon

ATC article Sunday 8/9/09

**Sellers, real estate agents can take action to clean properties.**

By **Melissa Kossler Dutton**  
Associated Press

When Vicky Black's one-story home in Port Richey, Fla., was on the market; prospective buyers told her they liked it. Unfortunately, they made negative comments about her neighbor's home, which has a stone lawn and little curb appeal.

"They said I was the gem of the neighborhood, and it was too bad I had eyesores around me," recalled Black, who took her house off the market last year.

The appearance of nearby homes absolutely affects homeowners' ability to sell, said Pat Vredevoogd Combs, former president of the National Association of Realtors.

"One house that's an eyesore affects everybody," said Combs, a real estate agent in Grand Rapids, Mich.

It's a problem that has grown with the nation's foreclosure rate, she said. Many foreclosed properties go into disrepair. Problems range from uncut grass to broken windows to trash in the yard.

Combs recommends that sellers and real estate agents take action toward cleaning up unsightly properties. She has en-

**"One house that's an eyesore affects everybody."**

**Pat Vredevoogd Combs**  
Real estate agent,  
Grand Rapids, Mich.

couraged clients to phone neighbors and ask them to address the problem or, in the case of a foreclosure, to take care of it themselves.

"The agent could help if need be," she said. "It's better if it's owner to owner."

She recommends handling neighbors delicately.

"You do have to defuse the fact that you're attacking them," she said. "You can't go right at them with, 'You dirty bums, how come you're so messy?'"

She suggests telling delinquent neighbors that a real estate agent or potential buyer complained. It's also a good idea to have a solution and to offer to help with the fix, Combs said.

If homeowners are uncomfortable contacting their neighbors, real estate agent Greg Perry is happy to do it. He's had varying degrees of success. Some neighbors have seen the value of improving their property, oth-

ers haven't, said Perry, who sells homes in Kirkland, Wash.

"You run into all kinds of people," he said. "There are belligerent people in life, and there are accommodating people in life."

"A lot of agents need to think a little bit outside of the box," Perry said. "I'm always willing to help my seller out, and sometimes that means actually arranging for the neighbor's cleanup. I've done it on my own dime."

Approaching the neighboring homeowner is the most appropriate first step, said Carl Smart, president of the American Association of Code Enforcement.

"A friendly call from a neighbor is often very much appreciated" over a complaint to the local code enforcement office, said Smart, an executive assistant in the Fort Worth, Texas, city manager's office. "Sometimes, it's not so pleasant. At least you tried before moving forward with code officials."

If a phone call fails to resolve concerns, he recommends contacting the local code enforcement office or neighborhood association. Representatives of those organizations will know whether the issue violates local codes, Smart said. Often people are disappointed to learn that their neighbor is not breaking any rules, he said.

Nor does filing a complaint guarantee an instant remedy, he said. While some homeowners do immediately address the issues, others may appeal the complaint or take their time fixing the problem.

He recommends asking the homeowner before doing any work yourself. "If they accept, everything is fine," he said.

Otherwise, it's trespassing, he said.

"I know it's happening," he said. "It's kind of a neighborly approach. It's very much akin to a neighborhood cleanup."

## 2010 Dues Stay Level

The Board of Directors has approved the current level of dues for the 2010 Fiscal Year. The \$495.00 dues will be due on February 15, 2010, but you may pay them either in full or in partial payments before then. Payments after February 15<sup>th</sup> will accrue interest, but we will send you monthly statements/reminders of your balance due. This may be a way for you to budget your payments over time. Please send your remittances to PO Box 671362, Marietta, GA 30066. Pool and Tennis keys for 2010 can be distributed only to fully paid-up members of the Association.



## Halloween Party

**Saturday, October 31<sup>st</sup> – 4:00 to 5:30 PM – Lazy Creek Court**

The Annual Halloween Party will be held this year on Halloween, Saturday, October 31<sup>st</sup> in the Lazy Creek Circle cul-de-sac (our thanks to the wonderful neighbors on the circle!) from 4:00PM to 5:30PM. Children, 12 and under, and adults are encouraged to come in costume to enjoy games, coloring, and a few surprises. There will be a costume parade. Please come out to view the procession starting about 5:00PM.

The Halloween Committee will distribute a flier with more details and asking for your help in providing the refreshments for the children. Please return the bottom portion to the committee as soon as possible. Pizza and drinks will be provided.

**LOOK** for the flier later in October. Should you have any questions please contact Stephanie Kelsey at 770-693-7290.

### POOL KEYS – PLEASE RETURN

PLEASE PUT YOUR POOL KEY IN AN ENVELOPE AND DROP IT IN A BOARD MEMBER'S MAILBOX BY OCTOBER 15<sup>TH</sup>. TENNIS KEYS WILL BE DUE TO BE TURNED IN TO THE BOARD BY FEBRUARY 15<sup>TH</sup>. YOU MAY REQUEST A TENNIS KEY FOR 2010 WITH YOUR 2010 DUES PAYMENT.



## Luminary Party

**Sunday, December 13<sup>th</sup> – 6:30 to 7:30 PM**

The Thornbrook Social Committee invites all homeowners to a wonderfully enchanting evening of lights, sounds, and even silence as, once again, all are invited to set out luminaries along our streets for the enjoyment of all as we stroll along and enjoy each other's company. Once again, hot apple cider, cookies, and holiday treats are provided (as are the luminaries). Look for a flier closer to the date, but mark your calendar.





## Another Holiday Thornbrook Tradition...

Each year volunteers in **Thornbrook** help the **Salvation Army** provide filled stockings for the less fortunate children in and around Marietta. Through no fault of their own, these children would go through the holiday season without any gifts and those special days of Chanukah or Christmas would be “just another day” in their lives. But we have a chance to bring a little joy and hope to those children, so we hope that when a Thornbrook volunteer asks for your help this year, you will open your heart and prepare a stocking for the Salvation Army to distribute.

Please call **Pat Chadwick (770) 823-9231** for your stocking to fill. They will need to be returned to Pat on or before **Friday, December 4<sup>th</sup>**.

## Yard of the Month – July & August & September

Congratulations to some of our Yard of the Month recipients for 2009. Take a look at how nicely we all can keep our yards neat and attractive. These homeowners should be congratulated for their efforts, for giving us all something beautiful to look at, and for helping keep our property values climbing by making our community attractive to all who visit us. Plus they each received \$25 Gift Certificates for Lowe’s Home Improvement Centers.



## Putting your Home Up For Sale ?



First of all, we are going to miss you. Secondly, while you are sprucing up your home to sell, please provide copies of our covenants and bylaws to your realtor as soon as you list your property. If you have lost your copies, please contact: Steve Kubala, Secretary, Thornbrook HOA, PO Box 671362, Marietta, GA 30066 or email him at [ThornbrookHOA@Yahoo!com](mailto:ThornbrookHOA@Yahoo!) for a copy of each (there is a \$5.00 fee for copies and the closing letter).

Also you will need a “Closing Letter” from the Thornbrook Homeowners Association prior to your closing, which states that your dues, assessments, and fines to the Association are fully paid. Your closing attorney will need to request the letter from the Secretary, Steve Kubala, via EMAIL 3-5 days prior to the closing. Do not wait until the day of the closing to request it because you will have to postpone the closing without the Closing Letter.

## Thornbrook HOA

PO Box 671362  
Marietta, GA 30066

E-MAIL:  
[ThornbrookHOA@Yahoo.com](mailto:ThornbrookHOA@Yahoo.com)

### 2009-2010 Board

Pres: Mike Glenn  
V.P. Kathy Marcellus  
Sect: Steve Kubala  
Treas: Don Dodge  
At Lrg: Gus Gonzalez

Editor: Don Dodge

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### *Suggestions?*

*Please note that the board can not respond to anonymous suggestions. Please sign your letters, notes & emails.*

## THORNBROOK HOA

PO Box 671362  
Marietta, GA 30066

## **Parking On Our Streets**

Your Board continues to receive complaints about cars being parked on both sides of Christacy Way. Please--***please!!!***--exercise a little common sense when parking along the side. If there's a car parked on the opposite side of where you plan to park, do the considerate--and sensible--thing, and please park far enough away to allow school buses, garbage trucks, emergency vehicles, especially Fire Trucks and Ambulances, and others sufficient room to negotiate the road space. Folks, Please be SENSIBLE!!!

Cars are not to be parked along the curb or in a cul-de-sac "as a matter of course" and should be in driveways or garages. If you must keep an extra car, please keep it in the pool-tennis parking lot or off-site in a storage facility.

We have had so many complaints, that we will begin issuing warnings and can impose a \$25/day fine (as a very last resort) for each violation of your covenants.

## **GARAGE SALE News – 10/10/09 9am-3pm**

The Garage Sale Day for this fall is October 10, 2009 from 9-3. The Association will not be advertising the event in the local newspapers or the internet due to the wishes of so many of the participants who complained about having to pay a fee to advertise as a community. Please feel free to advertise on your own.

## ***Any Flood Debris?***

Cobb County's Department of Transportation will coordinate pick up of flood debris from properties in unincorporated Cobb County. For a 30 day period between September 29 and October 26 residents can request and be provided a container/dumpster which can be filled by the resident with flood damaged materials such as furniture, carpeting and sheet rock. The cut off for such requests will be October 26 allowing seven days for those residents to complete their debris removal. Vegetative debris and concrete are not to be placed in the container. Dumpsters will be automatically removed after seven days. Requesting residents must agree that the container be placed on private property so as not to impact traffic in the roadway. Dumpster requests should be directed to 770-528-3666.

## **HELP!**

If you have received this in your mailbox, it means that you do not have an email address on file with the HOA. Please help us keep our costs down and improve our communications by receiving your Newsletters via email instead of snail mail. Email us at: [ThornbrookHOA@yahoo.com](mailto:ThornbrookHOA@yahoo.com)