

SHENANDOAH COVENANT INFO



Marquis Management, Inc. (770) 599-6630 / COVENANT VIOLATIONS
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Of Special Interest

- * Neighborhood Watch
- * Association Fees
- * Covenant Violations
- * Neighborhood News and Household Tips

MAILBOXES

MAKE SURE YOUR MAILBOX IS IN GOOD REPAIR AND HAS A PROPER NUMBER!

ASSOCIATION FINES ARE PENDING AND NOTICE FROM THE POSTAL SYSTEM ARE POSSIBLE.



REMEMBER....

- * Two garage sales per year are allowed
- * Dogs must be on leashes. And remember to pick up!
- * Speed Limits: 25 mph Keep the neighborhood safe!
- * Watch for children and pets in the street. Be aware of their presence.
- * Vehicles parking along the street must park in the direction with traffic. Do not park across the street from another vehicle. Emergency vehicles can not pass.

COVENANT and CODE

ENFORCEMENT:

Since our newsletter in October, 2011 many of Shenandoah's rules infractions have been corrected and we want to thank you for your diligence.

On a monthly basis, we drive the properties, make notes of continuing problems and contact those owners.

We are currently at the point that owners will be notified of daily fines. Most are simple infractions that only take a little cooperation and willingness to follow the Association's rules. In some cases, renters live in the home and abuse the neighborhood rules to cause these problems. Each owner needs to police his/her property and help us enforce the rules.

It is not a matter of someone trying to tell you how to live, but again, these infractions impact property values for everyone.

If you have any of the following conditions at your home, now is the time for you to correct them.

** Autos on the lawn are never allowed. Park in the carport / garage or on the drive.

** Window treatments must be white or off white only. Blinds should be in good condition, not broken, crumpled

** Window air conditioners are not allowed

** Boats / trailers can not be parked in the front of the house, or off a concrete pad

** Debris and garbage stored in the front, carport, yard must be cleaned up and removed

** If you have a garage door, keep it closed if you store lots of things there

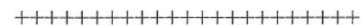
** Watch your placement and condition of garbage cans. They can look so dreadful! Not "front door" items.

** Clean up your children's toys regularly. If they are strewn over the yard, it looks negative for everyone.

HOUSEHOLD TIPS

All our homes need a little extra attention this time of year:

- ** Clean your gutters... most look very bad and this condition encourages water to enter your walls and cause interior damage.
- ** If leaves are not cleaned up off the lawn, there will never be a hope for grass to grow this Spring.
- ** Take a look at siding, chimney, wood damages... these needed repairs can become so much more costly left to deteriorate.
- ** Do you need to be gathering prices for painting in the Spring? Exposed wood only leads to deterioration.



Do You Have Services To Offer?

- ++ Do you babysit?
- ++ Do you prepare simple income taxes?
- ++ Are you willing to drive someone to the doctor or grocery store?
- ++ Can you help with simple computer problems?

These and other services can help a neighbor and bring in a few extra dollars. If you are interested in advertising in our newsletter, please contact Mary@MarquisMgt.com.

NEIGHBORHOOD
WATCH:

SCA needs your help! Crime occurs in every neighborhood during these bad economic times and neighbors have problems. It could be your house that is broken into or egged. If we all "WATCH" we can control crime in our neighborhoods. We would like to make a real effort to let criminals know that neighbors within SCA are vigilant and are watching what is happening around them.

We recommend that you immediately call the police if you see strangers around a home, autos or exterior items tampered with, damages being done.

In some cases, owners have had to install cameras to insure they see what is going on around them and we would encourage anyone who is habitually offended to take such actions. To be able to prove who the criminals are is most helpful in a court of law.

Be a good neighbor and help others. We all need extra eyes these days.

**Advertize your
company:**

Do you own
your own
business?

Would you like
some
inexpensive
advertizing?

If you would
like to place a
short ad in our
next newsletter,
contact Marquis
Management.

For as little as
\$ 25 you could
place a small ad
to let your
neighbors know
you.

Sometimes
people "just
don't know who
to call". It
would be great
exposure to a
great
community!

+++++

SHENANDOAH ASSOCIATION FEES.....

Included with this newsletter you will find your Shenandoah Community Association invoice. Now is the time to pay your Association fees. In order to maintain the common areas and keep Shenandoah Community Associations a positive, viable part of Coweta County, it takes your fees. New fencing and other community improvements were made during 2011 and recently a new landscaping company joined us to help insure that everyone's property values remain as positive as possible in this negative real estate market.

Some of you have either chosen not to pay your fees or have had to fall behind somewhat. These cases will be routinely turned over to the attorneys. Filing fees of \$ 255.00 will become the responsibility of the delinquent owner.

Recently, owners with balances were offered the chance to catch up their balances and receive a 20% discount on the previous balance. The Board wanted to prove they were willing to work with you. Some took advantage of the offer and came to good standing. We still have some work to do.

If you have a past due balance, make payment arrangements to bring your account current. If your account goes to legal suit, you will incur additional costs, attorney's fees, interest, etc. Now is the time to act!

Note: Members who are in good standing with the community can be reviewed on the SCA website.

SCA EMAIL DATABASE:

We want to gather as many email addresses as possible. Future newsletters and other mailings can be sent to owners via email and save the community very much in mailing costs (copies and postage) each year. In today's world many of us are on the computer daily, handling business and reading emails. You could easily receive notifications from the Association.

More importantly, in cases of crime or other emergencies, we could easily send out a bulletin to notify you of what we know. Other communities have used notification systems such as this very successfully.

If Marquis Management does not have your email, please send a short note to Mary@MarquisMgt.com so that you can be included.