



Eagle Watch HOA
3045 Clubhouse Dr.
Woodstock, GA 30189

Office Hours:
Monday-Friday
2:00 PM - 6:00 PM
1st & 3rd Saturday
9:00AM - 1:00PM

Management
Kenneth Hair
Phone: (770) 517-2980
Fax: (770) 517-2981
ewatch@accessmgt.com

Access Management Group
Phone (770) 777-6890
Fax (770) 777-6916

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COMMUNITY ASSOCIATION MANAGER REPORT by Kenneth Hair

Security Alert

We are now entering the holiday season. Please, if possible, keep your cars in the garage. Keep all house and car doors locked. Please do not leave valuables in your vehicles. Trim back shrubs around windows and use outdoor lighting where possible. Inform your neighbors when you will be out of town and make sure someone in the community can get in touch with you if necessary. Call 9-1-1 immediately at any sign of suspicious activity.

2012 Assessment

The Board of Directors held the 2012 budget meeting and set the assessments for 2012 at \$723.50. For the first time in many years, the Towne Lake Residential Owners Association ("TLROA") increased their assessment from \$39.60 to \$43.50. Eagle Watch increased its assessment from \$668 to \$680. The first payment of 2011 in the amount of \$383.50 will be due January 15, 2011. The final payment for 2011 of \$340.00 will be due April 1, 2011.

Thank you to the Finance Committee for their hard work in preparing the 2012 budget. Thank you to all committee chairs and members for their hard work preparing each committee budget.

If you find yourself in a situation in which you have difficulty making your assessment payment on time, please contact me immediately. If you can commit to a reasonable payment plan, the association can work with you. Please do not ignore unpaid assessments.

It is the Association's responsibility to collect assessments from each and every homeowner. Failure to pay the assessments results in a 10% late fee after the late date. If left unpaid, the delinquent account is turned over to a collection attorney. The collection attorney immediately assesses the account a \$350+ collection fee that must be paid by the homeowner and files a lien in the county records against the property of the homeowner. If these collection efforts are unsuccessful, the collection attorney will file a lawsuit to collect the past due assessments. Depending on the type of lawsuit filed and the court the lawsuit is filed in, filing a lawsuit automatically adds anywhere from \$600 to \$1,500 in legal fees. The lawsuit also provides the Association the ability to foreclose on the property to collect past due assessments.

When a judgment is received, more attorney fees are accrued in an attempt to collect on the judgment. A debt of a few hundred dollars can quickly turn into several thousands of dollars if not addressed immediately when an issue arises.

The Association does not want to create expenses for a homeowner due to collection costs nor does the Association desire to foreclose a lien on a property. The Association only wants to collect the assessments that are due from each owner. Please contact me so a reasonable payment plan can be entered if you find yourself in this situation.

Modifications

All modifications to the property require ACC approval. The ACC meets the second and fourth Thursday of each month, so plan your modifications accordingly. The ACC only meets once in November and December due to the holidays. [Please click here for the Modification Approval Form.](#)

Lost & Found Pets

Lost or found a pet? Townelaker, a publication of Around About Community Magazine, provides an excellent lost and found clearinghouse. If you ever have a lost or found pet, please visit <http://townelaker.com/community-2/lost-found-pets/>.

DOGS, DOGS, DOGS!

Eagle Watch is a family community. In family communities, many people own pets. A pet can be an integral member of a family. Pets can contribute to the health, happiness and well being of family members; however, being responsible for your pet is extremely important when living in a community.

I receive many calls revolving around dogs. Call subjects include: My neighbor's dog barks constantly; my neighbor allows their dog to run loose; other residents walk their dogs allowing the dogs to defecate in my yard - then they do not clean up the mess.

Any dog that barks excessively, no matter the time of day, is a nuisance. Cherokee County ordinances require a pet owner to ensure a dog's barking does not become a nuisance. Please be sure all efforts are made to keep the peace with your neighbors when it comes to dog barking.

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COMMUNITY ASSOCIATION MANAGER REPORT *continued*

Another rising complaint is owners allowing their dogs to defecate and/or urinate on others' property. Cherokee County ordinances require dogs to be on a leash at all times when being walked. Further, any time a dog defecates anywhere other than the dog owner's property, the dog owner is required to pick up after the pet. Please note that neglecting to clean up after your dog is a violation of Cherokee County ordinances and could result in fines. Further, please do not allow your dog to urinate on another homeowner's lawn. Please consider your neighbors when walking your dog.

The most important step to resolving issues such as these is communication. Talk to your neighbors. Often, they may not even realize it is a problem. If communication does not resolve the issue, contact Animal Control. Animal Control is the appropriate authority to handle all dog related concerns. Animal Control can be reached at (678) 493-6200.

Eagle Watch Website

All documents are available on the Eagle Watch website, www.eaglewatchcommunity.com. You will also find a helpful FAQ (Frequently Asked Questions) section on the website.

Wildlife

Part of living in North Georgia, in a community next to a lake, is wildlife. There are coyotes and foxes living in the community. These animals are part of the natural habitat. These animals, especially the coyotes, will take small household pets such as cats. Please keep your pets indoors or a safe location.

PLEASE DO NOT FEED THE DEER.

This is detrimental to the health of the deer and, as a by-product, detrimental to the health of your neighbors' flowers and shrubbery.

Board of Directors

President	Vice-President	Secretary	Treasurer
Drew Davis drewdsr@comcast.net	Ann Salter miss_ann@comcast.net	Katie McMahon katie.mcmahon@comcast.net	Bob Flipse bob@grafxmarket.com
Stu Hixon SMHixon@aol.com	Don Brownfield dbrownfield1@earthlink.net	Clay Carver ccarver@lavista.com	

Committee Chairpersons

Amenities & Security	Architectural Control	Finance	Garage Sale
Don Vogt 770-516-8542	Bob L'archevesque 770-257-9355	Gregg Olson 770-494-5512	Connie Bolt 770-355-6102
Landscape	Social Committee	Tennis	Yard of the Month
Maggie Flipse 678-548-0223	Linde Ferrero 770-924-3659	Mary Kay Youngdale 770-591-1053	Joann Perry 770-592-9533



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ACC FALL REPORT by Bob LArchevesque

As Fall and Winter approach we see fewer requests for painting, tree houses, play equipment, deck additions, screened in porches and/or physical additions to the home. We do see requests for landscaping, fences and tree removals. No matter what type of property improvement is desired we ask that everyone submit a modification request to the ACC so that we can assure the improvement is consistent with our covenants and design standards. In addition, there is now a \$300.00 fine for property improvements that proceed without ACC approval. We continue to meet the second and fourth Thursday of each month and, if it is an emergency, we'll look into right away. The committee only meets the second Thursday in November and December because of the holidays.

I would also like to remind Eagle Watch property owners that we have a book of approved color combinations in the Community Association Manager's office which is available for use when choosing new paint colors for your home. We also have a document that specifies what paint colors can be used on certain parts of the home. For instance, the base color may be used on garage doors, siding and stucco. The trim color may be used on window frames, decorative trim (stucco), horizontal decorative panels /caps, garage doors, shutters, soffits and fascia boards. The accent color may be used on shutters, front doors, bay window roofs and chimney caps. On another note, the ACC is changing our Modification Request process such that we will ask the property owner to notify abutting property owners of the proposed major improvement (i.e.-several trees to be removed, major landscaping, pool installations, property additions, etc.). This does not mean the neighbor must approve the modification but would serve as a "good neighbor" information vehicle. This is also because the Community Association Manager no longer notifies abutting property owners of proposed improvements as part of the approval process.

Finally, the ACC is seeing more requests to install flag poles. Our current covenants and design standards are not clear on this subject. You may have seen flag poles installed around Eagle Watch. Most of these were installed when Arvida was in charge of the subdivision. To avoid major conflicts, as have occurred in other subdivisions, and to promote patriotism the ACC is currently rewriting the design standard to accommodate flag poles when placed in an acceptable location and appropriately landscaped.



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Make your Holiday Safe and Happy

Christmas and the holidays are an exciting and busy time. With all the joys of the holiday season, some people get caught up with the hustle and bustle, and forget some important shopping and safety information. Keep you and your family safe and happy this holiday season by remembering these tips. Make a budget for Christmas gifts and stick to it. It's always a good idea to make a gift list to help plan ahead for shopping. Do research to find the best price on your gifts, and don't buy anything on impulse. Shop early to avoid the rush, and the possibility that your gift could be out of stock. These ideas could help your holiday shopping season be a success.

There are so many options for decorating this holiday season. Remember to follow all safety guidelines to make sure your family and home are protected. Keep matches, lighters, and candles out of the reach of children. Make an emergency plan to use if a fire breaks out anywhere in the home. See that each family member knows what to do, and practice the plan.

Christmas tree safety begins with the selection and purchase of a fresh tree. When buying a live pre-cut tree, make sure the tree is still alive and healthy. Keeping your thirsty Christmas tree well hydrated is the best way to prevent a tree fire. When purchasing an artificial tree, make sure it is fire resistant. Christmas trees dry out with heat, so place your tree away from heat sources like the fireplace or heater vents. Unplug the lights and decorations when you are not home, or they are otherwise not in use. These tips can help you and your family to have an enjoyable holiday season. The Y is a powerful association of men, women and children joined together by a shared commitment to nurturing the potential of kids, promoting healthy living and fostering a sense of social responsibility. Every day, we work side-by-side with our neighbors to make sure everyone, regardless of age, income or background, has the opportunity to learn, grow and connect. Visit pcy.ymcaatlanta.org or call 770-345-9622.

Club Contacts

Ladies' Golf Association
Ronda Sandy (404)317-3965

Men's Golf Association
Bob Smith (404) 307-0789

**Men's Cooking Club
Les Marmitons**
Dominic Telaro (770) 206-8525

Papa's Pantry
Lynne Saunders (770) 591-4730

**Neighbors & Newcomers
of Towne Lake**
Ellen Kayton (678) 494-6005

Water Aerobics Group
Wini Hull (770) 924-9524

Towne Lake Area Moms Group
Melanie Moore (404) 270-0486
www.TowneLakeArea.com

Ladies Running Club

Friday Mornings
5:30-6:30 AM

If you are interested in meeting new people, training in a comfortable, non-competitive environment, come join us! For More Information contact Tina Barker 404-313-2295 or barker.tina@gmail.com

ScrapBook'ing Club

If you have an interest in preserving your photos in albums, join us for food, fun and Scrapbooking once a month. Call Donna Rodgers, (770) 633-2417



Les Marmitons is a gastronomic and social club of gentlemen who share a common interest in fine food, wine and the culinary arts.

Through regular gatherings, members gain knowledge and experience in the preparation, and presentation of various fine cuisines under the direction of a specially selected professional chef.

Caroline Rudat 770-592-6787

<http://www.lesmarmitons.org/atlanta>



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PAPA'S PANTRY & FAMILY MINISTRIES

Happy Thanksgiving, and Merry Christmas!

The holidays have arrived, yet once again. The kids are collecting beautiful red and gold leaves pine cones, and acorns to include in festive centerpieces. The aroma of active fireplaces fills the evening air! Families are making preparations for the big holiday meal. Loved ones travel distances to be together. I just love Thanksgiving!

The Saturday before Thanksgiving, November 19, 11:00-2:00, Papa's Pantry is hosting its annual Thanksgiving Open House. We are thankful to all in the community to continue to support and contribute to our efforts.

Please join us - the Pantry is just minutes away! There will be special holiday appetizers to share. We have also invited several local artists who will be displaying some of their original work. Some of the pieces will be available for sale; part of the proceeds will benefit Papa's Pantry. We will also be raffling a smoked turkey, prepared by Woodstock's BBQ Man, Rene' Rodriguez. No purchase is necessary to enter the raffle. Each adult who attends will receive a raffle ticket, just for attending!

We are still in need of food drives this season. Many of our shelves are bare... seems that as fast as the food donations have been coming in, they are going right out. We have two locations in which we need non-perishable inventory. (These needs can be found on our website, papaspantry.org) Financial donations are also welcome and appreciated. We purchase perishable items weekly for our ongoing client programs. Thanksgiving also presents the need to make necessary purchases.

At Christmas, we also provide gifts for the children of our clients. Individual children or a family can be "adopted." We begin the process of identifying which families will need Christmas assistance near Thanksgiving. A form is filled out by the parents who provide personal information on each child as to their likes, hobbies, and favorites. The adoptive family or group is then able to select items with assurance. All donated gifts and toys are asked to come in unwrapped.

There are many ways you can be a part of someone's blessing these next few months! Papa's Pantry helps to put people's lives back together!

Blessings! - Lynne Saunders ~ www.papaspantry.org or 770.591.4730
6551 Commerce Parkway, Suite 200
Woodstock 30189 (one block north of the Bells Ferry/Kellogg Creek intersection)

Papa's Pantry is a food ministry in which our mission is to partner with families who are going through a sudden, unexpected financial setback whereby food is at-risk in the household. It is our goal to "partner" with these families as they go through the steps of getting back on their feet, until they have re-stabilized by providing the tools needed. The Pantry's needs include non-perishable food items as well as personal hygiene items (including diapers) and volunteers. 770-591-4730 www.papaspantry.org

Thank you to Eagle Watch for their giving hearts last year.

We hope that this year as many if not more children are blessed at Christmas. The Hillside United Methodist Church congregation seeks to extend Christ's love by providing toys, clothing and food to children in Cherokee County through the **Christmas Angels program**. This year we are expecting to serve 800 children that come to us from DFACs, Housing Authority, Murphy Harpst, Goshen Valley Boys Home and the schools our children attend including (Boston, Oak Grove, Liberty, Sixes, Chapman, Sixes, ET Booth, Etowah). Our goal is to be able to provide a full Christmas, school supplies, and food to each and every one of these children. For Murphy Harpst, we will provide financial donations for therapy for the children and for Goshen Valley we will be providing financial donations for the boys summer programs which have been cut from their budget. Several Eagle Watch families opened their hearts and helped us last year and for that we are thankful. Our program will begin again in October, 2011. Donations can be sent to Hillside United Methodist Church - Christmas Angels, 4474 Towne Lake Parkway, Woodstock, GA 30189 or adoptions will be every Sunday in November at all services. For questions, you can contact Sherri Walker on 404-281-7686.



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Coyotes are a part of Georgia nature and do live throughout the Eagle Watch community. Please keep small animals indoors, especially during the dawn and dusk periods of the day.



It is the understanding of the Eagle Watch Homeowners' Association Board of Directors that there may be a registered sexual offender moving into or presently residing within our community. As per our legal counsel's advice, all homeowners are encouraged to verify this information which August be found on the Cherokee County Sheriff's Department web page.

The internet address for the Sheriff's Department is: <http://cherokeega-sheriff.org/>

Neighbors and Newcomers of Towne Lake

**Looking for a fun organization
where you can meet new friends?**

Whether you are new to the area or have lived here awhile, **Neighbors and Newcomers of Towne Lake** would like to invite you to become involved! It is a social organization open to everyone in the area, new and long-term residents. A variety of social activities are held each month.

Activities include gourmet dinners, bunco, canasta, bridge, stitchery, quilting, crafts, book clubs, out to lunch, etc...there is something for everyone and we welcome new activities. We meet on the third Tuesday of each month.

Contact Carolyn White at 770-926-6756 for details. *We look forward to meeting you at our next meeting!*

BELLS FERRY Self Storage

STORAGE SIZES

5x5 5x10 8x10 10x10 10x12
10x15 10x20 10x30

AUTO, BOAT, TRAILER & CAMPER PARKING

GREAT RATES ~ NO DEPOSIT

GROUND LEVEL DRIVE UP STORAGE
VIDEO SURVEILLANCE
FENCED & LIGHTED
MONTHLY RENTAL

770-924-5700

6630 COMMERCE PARKWAY
WOODSTOCK, GA 30189
(Conveniently located 1/2 mile south of Hobgood Park on Belts Ferry Rd.)

A Towne Lake Welcome and A Sixes Welcome
is a unique *word of mouth* Welcoming Service
that can help your business grow!

Did you know...
that over 100 New Homeowners move into the Towne Lake
and Sixes areas every month?
and
most New Homeowners spend more money in the first 6
months after move-in than they do in any other 2-year period!

Do you have a business...
that you would like to introduce to this vibrant new market?

Call 770-592-5009
to start promoting your business today!



A
Towne Lake
Welcome

We bring your business in the door...

PLEASE CURB YOUR PETS!!



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NEWS FROM THE COURT by Jason Fleeman - www.eaglewatchtennis.com

EWTA Member of the Year *Mary Kay Youngdale*



Congrats to Mary Kay Youngdale for being selected as our **2011 EWTA Member of the Year**. MK Stewart, as she is affectionately known, has been a resident of Eagle Watch for 23 years. She has served on the Tennis Committee for 2 terms and has contributed a great deal to the Eagle Watch Tennis Program's success. Some of the highlights of how her guidance has benefited Eagle Watch can be seen with the improvements of the 3 tennis pavilions being constructed and the new Tennis Pro shop.

Mary Kay is a 1979 graduate of Virginia Tech and a self-professed tennis junkie. Her husband, Carl Jr., and MK have one son, Carl III. One of her fondest memories is a "salmon" social with her mixed team. You will have to ask her more on the specific details as to why.

**THANK YOU MARY KAY
FOR ALL YOU DO!**

November Parent/Child Tournament a HUGE Success!!

The annual Parent/Child Tennis Tourney was held November 5th at the Eagle Watch tennis courts. 35 teams in 6 divisions battled their hearts out to win the coveted Eagle Watch Champion sweatshirt.

The Parent/Child Tennis Tourney winners were as followed:

Australian Division
Karlee and John Devargas

Wimbledon Division
Wesley and John Summers



Davis Cup Division
Nicole and Mike Clarke



Fed Cup Division
Kayla and Scott Walker



This annual Event has always been a GREAT way to bring family and friends together to enjoy playing some fun (and slightly competitive) Tennis. Leigh Birdsong always does a phenomenal job organizing the Event!

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NEWS FROM THE COURT *continued from page 7*

Fall Program Times:

(Minimum of 4 children is required for each Group)

8 & under
TUESDAYS and/or THURSDAYS
5:30-6:30 PM

10 & under
TUESDAYS and/or THURSDAY
4:30-5:30 PM

Monthly Cost:
1 day = \$55.00 per child
2 days = \$95.00 per child

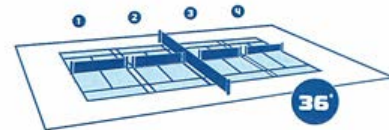
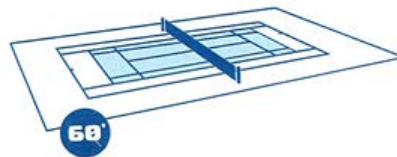
Contact Amanda Hall at
amandahall724@gmail.com to register your
child today!

Eagle Watch 10&Under Tennis Program



The 10&Under Tennis Program at Eagle Watch is flourishing!! Tennis Pro Amanda Hall has organized several for FUN groups for 8U and 10U to learn the "sport of a lifetime." Now Michele Stanford joins as another USPTR Professional to assist with the growing interest of children wanting to play TENNIS!

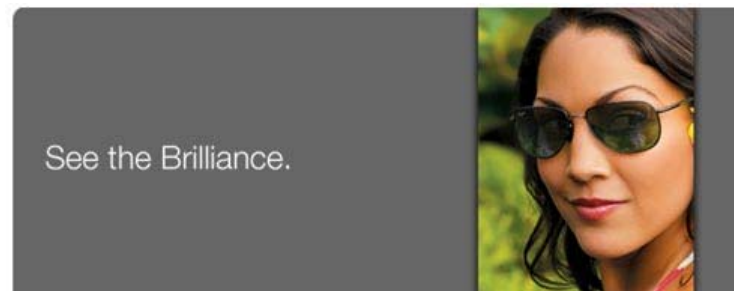
Don't let your child miss out on a fun opportunity to learn from two (2) of the best Pros Cherokee county has to offer.



Eagle Watch Tennis Shop Now Selling MAUI JIM Sunglasses

Maui Jim is the fastest growing premium sunglass maker in the world! Their sunglasses offer the most advanced glare protection available. By eliminating glare, Maui Jim glasses turn up the color and make everyday experiences richer and more colorful.

"Discount pricing" is not permitted with Maui Jims. However, if you purchase (or order) Maui Jim glasses from the Eagle Watch Tennis Shop, you will receive a free racquet stringing with Wilson Stamina or Head Synthetic Gut string (\$20 value). Contact Jason Fleeman @ jason@eaglewatchtennis.com for more information.





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There are no public access points to the lake or Corps of Engineers property in Eagle Watch.

Please do not use the property of other homeowners to access the lake/Corps property.

Please report any vehicles parked on community streets for this purpose to the police.

Please support Towne Lake by choosing to patronize Towne Lake businesses.
Thank you from the Towne Lake Residential Owners' Association and Towne Lake Commercial Owners' Association. [View Towne Lake Business Directory.](#)

EAGLERAYS DISTRICT SWIMMERS



The above swimmers represented the Eagle Watch Eaglerays summer swim team at the Georgia Recreation and Parks Association District Swim Meet. The competition was held in Dalton on July 9th.

Left to Right - 2nd row: Julianne Cantwell, Emily Guebert, Irina Vogt, Allison Guebert, Leah Brown, and Julia Reidy.
1st row: Grace Drawdy, Thaddeus Palmer, and Ashley Palmer

EAGLERAYS STATE SWIMMERS



Irina Vogt, Allison Guebert, Leah Brown, Thaddeus Palmer, and Grace Drawdy, members of the Eagle Watch Eaglerays summer swim team, qualified for the Georgia Recreation and Parks Association State Swim Meet held in Carrollton on July 22nd and 23rd.

Irina Vogt finished second in the 15-18 girls 50-Yard Breaststroke. Allison Guebert and Irina Vogt finished second in the 15-18 girls 200-Yard Medley Relay and third in the 15-18 girls 200-Yard Freestyle Relay. Leah Brown finished sixth in the 13-14 girls 200-Yard Freestyle Relay. Grace Drawdy finished seventh in the 7-8 girls 100-Individual Medley and eighth in the 7-8 girls 100-Medley Relay.

Congratulations to all of the state swimmers!



Eagle Watch HOA
3045 Clubhouse Dr.
Woodstock, GA 30189

Office Hours:
Monday-Friday
2:00 PM - 6:00 PM
1st & 3rd Saturday
9:00AM - 1:00PM

Management
Kenneth Hair
Phone: (770) 517-2980
Fax: (770) 517-2981
ewatch@accessmgt.com

Access Management Group
Phone (770) 777-6890
Fax (770) 777-6916



EagleWatchDog
eaglewatchdog@gmail.com

Attention Neighbors,

EagleWatchDog is the official neighborhood watch for our subdivision. You must send an email to join and be "in the know." Since this watch was formed there has been a decrease in pattern related criminal activity in our subdivision. Although crime can never totally be eliminated, you can help from becoming a victim of some common crimes by simply closing your garage doors and locking your vehicles.

Winter Holidays will soon be here and is a time when many residents go away for vacation. There are some specific steps that you can take to help avoid becoming a victim of crime while away.

Tips to avoid becoming a victim while away on vacation:

1. Have a friend pick up your mail and newspapers. You can also have the post office stop your mail while away on vacation.
2. Have a neighbor take in your trashcans if left out.
3. Have someone keep an eye on your house.
4. You can call the Cherokee County Sheriff's Office non-emergency number 678-493-4080 and tell them you will be away and to have an officer check your house. As a community service, they will have an officer check up on your house to check your doors and the security of your home while you are away.
5. Have timers set up on lights and TV.
6. Stop all deliveries.
7. Place valuables in a safe deposit box.
8. Park unattended cars in the garage.
9. Remove valuables from cars and lock the doors.
10. Insure that your doors are locked.

Participation in Eagle-WatchDog is strictly voluntary however; action is required on your part to receive ALERTS and UPDATES. To join you must send an email to EagleWatchDog@gmail.com and request to be added to the list. Communications that you will receive from EagleWatchDog once you are a member are;

Alert; for specific threats and concerns that you need to be made aware of and for suspicious activity that we are trying to gather more information.

Update; for follow-up on successes and cases in progress when appropriate.

EagleWatchDog sends out ALERTS and UPDATES only when necessary. Your email and other information are kept strictly confidential and shared with no one. When we receive email reports from residents, we work directly with local law enforcement on the issue behind the scenes and most of you will never hear about it. If you see a crime or suspicious activity please call 911 and then send us a report, we will get to work right away.

Once you join EagleWatchDog you will receive more detailed information about how to stay safe and informed. Thank you for helping make Eagle Watch subdivision a very safe place to live.

Pass it on,
EagleWatchDog

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