

May 2015 Shepherds Pond Newsletter

Your elected Board of Directors (BOD) have been hard at work this spring. Please allow us to bring you up to speed with what we have been doing to improve our neighborhood common areas.

A new roof was installed on the pool house. The old one had shingles missing which caused a few leaks and limited wood damage. The new architectural shingles really look nice and will give us many years of service.

New sign boards are being installed this week. The old ones had reached the end of their service life. In addition to leaking and broken hinges the glass was broken on one of them. Please keep an eye out for messages about our neighborhood.

We will soon be installing an information box by the mailbox at the pool. There you can find the latest newsletters available for everyone. This will allow us to communicate with those of you who do not have Facebook or access to our internet website (www.shepherdspond.org) where we also post the latest information pertaining to our neighborhood. Check us out on Facebook: ***The Real Shepherds Pond of Alpharetta.***

Many of the chaises and chairs are being re-straped. We may not have all of them in place when the pool opens Friday May 22, 2015. Please bear with us while we get this completed.

The pool deck is in the process of being recoated with a beautiful textured cool deck system. Fingers crossed the weather will hold and it will be completed by the scheduled pool opening date. A new pattern has been etched into the deck. Please try and keep this looking as good as possible. Don't drag the tables and chairs across the deck. If drinks, food or suntan lotion are spilled, please clean it up.

Speaking of the pool, just a reminder that it is a non-smoking environment. The switch for the radio is located just inside the ladies room on the left. As a courtesy to others, refrain from using your personal radio, unless you have headphones. Pool blow ups are not allowed on the weekends, no glass bottles, running, or diving is allowed. Swimsuits are required (cut offs, street clothes, etc are not allowed). BBQ grills are not allowed inside the pool fence. The pool is for HOA members and their guests only, private parties are not allowed. Do not let anyone in that does not have a key card. Key cards have been issued to all owners who are current with their HOA dues. If you do not have a key card, contact us at sphoanews@gmail.com

The BOD is looking into tennis court and entrance gate maintenance. Please bear with us as we work to get this done as soon as we can.

A group of concerned neighbors are looking into the feasibility of a common gathering area, playground and BBQ on one of the two tennis courts. This was commenced without the BOD's full knowledge. The BOD has requested they present a plan to them at the July BOD meeting. To clear an issue up, these type of changes will not come without a major cost as we do not have it in the budget. Nothing is for free, this type of major changes cannot be funded without great thought and

consideration. Many years of saving would have to happen or a special assessment would have to occur, this would require a full neighborhood vote. We will keep you up to date if this group of neighbors brings a proposal to the BOD.

Mullinax/Union Hill Update from the County: 'The preconstruction meeting was held and the notice to proceed was issued for the Union Hill/Mullinax Road widening project on April 17th. The contract completion date is 11/30/16'.

Roundabout Update from the County: 'We should have the final round about plans in for final review in a couple of weeks. We hope to have everything to the Procurement Department by the end of May to go out to bid. Construction will likely begin sometime in August and should be complete by the end of November barring any unforeseen delays and weather permitting'. This will have a 4' sidewalk along Shepherds Pond Dr to Union Hill, then a guardrail protected 5' sidewalk along Union Hill to the Greenway. The roundabout will be approximately 60' in diameter and will not cause any of our monuments to be effected.

The BOD has spent much time, effort and money to bring value and appeal to our neighborhood by upgrading and maintaining the common spaces. As home owners we all want to keep up the resell value of our houses. We live in a very desirable area of South Forsyth with excellent access to GA400, The Avalon, The Collection and top rate Georgia schools. But if we allow our houses and yards to desegregate around us, we will all lose resell value and desirability. We are only as good as our weakest link or worse looking house and yard. By simply maintaining our houses and lawns, we protect our resell value.

Many mail boxes need your help. Most of the mailboxes need to be straightened up and painted. It is a visual eye sore right now. **This is a by-law requirement.** Please take a look at your mailbox, if it needs paint or straightening address it immediately.

Well maintained yards with weed free lawns and plant beds are a major curb appeal to all of us and to potential new owners. **This is also addressed in our by-laws.** Please mow and get rid of any weeds this week. Trim your trees and shrubs, both front and back yards as needed. There are many landscape crews working in our neighborhood, we am sure references can be had if you need one.

This type of simple upkeep will benefit all of us by raising the value of all of our houses. Many new neighborhoods, some without any pool/tennis amenities are being built around us, they are going well into the \$300-\$400 thousands. We need to be aware of this and try to raise the value of our houses. Shoddy looking yards and houses will hurt all of us.

Thank you for understand and for caring about how our neighborhood is perceived.

Your Board of Directors