

# *The Buckhead South Homeowner's Club, Inc. Newsletter*

*Serving the Hampton, Keller Crossing and Tranquilla Hall communities*

[www.buckheadsouth.com](http://www.buckheadsouth.com)

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Vol. 1, Issue 2 - April 2013

## *President's Message*

Dear Neighbors – The Annual Meeting was two weeks ago and the time was well spent discussing the projects that were completed in the fiscal year just ended, and the many items we hope to accomplish next. We continue to use our money wisely to improve our neighborhoods, including added fencing to the recreational area, pond drainage, new stop signs, gate repairs, pool house improvements, re-mulching the playground, and more. Full annual meeting minutes are found on our website at [www.buckheadsouth.com](http://www.buckheadsouth.com)

We also voted in our 2013 Officers, and wish to welcome Phil Gore, Vice President and Missy Terry, Secretary. John Mims remains as a Vice President also.

This past year also ushered in some very dedicated volunteers to enhance pool operations, improve the landscaping features of our greenspaces, enhance our communications with a quarterly newsletter as well as a Welcome Packet for new residents, and formation of a new Covenants Committee to oversee adherence to our by-laws. Their news follows below.

Our projects coming up, based on time and funding, may include continued improvement to the pool amenities, street signs, gate entrances holiday decorations, notice boards at all entrances, more landscaping, and enhanced recreational amenities. We currently have 175 home sites built, out of a maximum of 195. As it is completing, more autonomous control of our HOC is phasing in.

I am pleased to be your Homeowner's Club President and look forward to another good year of improvements and growth for the Buckhead South Homeowner's Club. Feel free to send your thoughts to me at [buckheadsouthhoa@gmail.com](mailto:buckheadsouthhoa@gmail.com) anytime. Have we missed anything? Let us know and it will go in the next issue.  
*Keith Spitznogle, BSHC President*

## *News from the Committees*

The **Welcome Committee** prepared Welcome Packets for 15 new residents since forming this past year, and published the second issue of the quarterly newsletter. Volunteers are wanted to help plan entrance decorations for the holiday season this December. Please contact [shea29v@comcast.net](mailto:shea29v@comcast.net) if you wish to become involved in any Welcome Committee functions.  
*Sue Shea, Welcome Committee Chair*

The **Pool Committee** has worked hard for the April 26<sup>th</sup> pool opening. Contact [buckheadsouthhoa@gmail.com](mailto:buckheadsouthhoa@gmail.com) if you haven't yet received your pool code, which changes monthly. Reasons for this could be a mistyped email, signed 2013 pool forms not submitted, or dues unpaid. When you come to the pool this year, you'll notice the entranceway floor has been refinished and the woodwork painted, and the structures have been pressure washed. Additional furniture is on the way to help accommodate our growing community and we are expanding the slab to decrease crowding. We hope to purchase umbrellas shortly. You'll also see a group of dedicated Pool Team volunteers, whose job is to ensure that everyone has a safe and happy time. They can be identified by their new blue bags marked "Pool Team" and can answer any questions you might have.

*Alec Breen, Pool Committee Chair*

The **Landscape Committee** has been very busy sprucing up our neighborhood common areas. Perennials have been planted at the pool area, along the Hunters Pass island and at the Hampton entrance, with Tranquilla's entrance to follow. The cul-de-sac islands in Keller Crossing, Tranquilla Hall (other than Hunters Pass), Hampton and the Keller entrance do not have irrigation so won't be getting flowers because they can't survive long, but will receive fresh mulch. We plan to continue plantings and if you have perennials you can subdivide or just want to get rid of, or extra bricks regardless of color, please consider donating to Buckhead South. Places can always be found for these items. Other plans include power washing the Tranquilla Hall entrance and painting the pineapples. We need volunteers to get all this work done! If you have a green thumb or just want to help, please contact [joonie624@comcast.net](mailto:joonie624@comcast.net). You don't have to be a landscape professional, just have a passion for making our grounds look beautiful.

*June Ciccone, Landscape Committee Chair*

A **Covenants Committee** was recently formed to act as a review and enforcement committee to make sure our covenants and by-laws are adhered to. This group of five volunteer neighbors will address our members' concerns that we may not have not been as forceful as many felt we should be when it comes to the enforcement of our covenants. They will address concerns about the safety, welfare, and long-term

appearance of our neighborhoods. We want to develop and maintain an aesthetically pleasing, desirable and friendly neighborhood for all that will increase our homes' values and marketability in the years to come.

The Covenants Committee acts to review and enforce our community covenants. They are not defining or changing covenants, or approving DRC requests. Their function is to view our properties to see that all homeowners are complying with our current covenant standards as presented by the Buckhead South Declaration of Protective Covenants and Restrictions governing our subdivisions. The Covenants Committee will, from time to time, circulate the neighborhood looking at compliance issues. Notifications will then follow to homeowners of any issues and necessary actions needed to meet compliance standards of the neighborhood. Any homeowner may notify the committee of compliance issues as well. If an issue cannot be resolved through the committee it will be referred to the officers for final resolution.

Article VII "Use Restrictions" found in the **BSHC Declaration of Covenants** is a broad outline of several different areas that the committee will be enforcing. As presented some items in the covenants can be a little vague, need additional clarification, or leave room for final interpretation. This is the function of a Design review Committee or DRC. Some of these items, such as sheds, fences, pools, and play structures, have already had some type of DRC reference standards set by Ernest Homes in the past and are currently the standards we operate under.

Again, this committee will not be debating the validity of the covenants or standards, they will just be assuring we all are meeting what is set and understood as current covenants and standards to date. A covenant item can always be revised or eliminated by a majority vote of the neighborhood club members.

Be assured that you are not being targeted, singled out, or picked on if you receive a notification. This is about the club maintaining consistency and acceptability to the covenants and standards we all agreed to abide when we purchased in this neighborhood. You may appeal for review or further discussion any notice when received. We encourage you to try to not take personally any notice you may receive but rather to first take a deep breath and try to look at both sides of the issue, and seek our help with compliance.  
*Will Griffin, Covenants Committee Chair*

The **Design Review Committee** is in need of volunteers, especially from Hampton. Anyone willing to participate please contact me at your earliest convenience.  
*Keith Spitznogle, Design Review Chair*

News from our **Treasurer** is that the final payment date for 2013 dues is April 30<sup>th</sup>; otherwise late fees and possible legal action will apply. You can call the treasurer with questions at (912) 756-7475.

*Cyndi Castle, Treasurer*

## ***Handy Helpers***

Many of you have already been actively working on your homes and yards and we've designated May as Spring Cleanup Month to encourage everyone to get involved. Lets all remove mildew/algae from siding and fences, clean out flowerbeds, do some planting, and spruce up our lawns. To help, we've negotiated a 20% discount at Home Depot on all paints and stains. Contact [buckheadsouthhoa@gmail.com](mailto:buckheadsouthhoa@gmail.com) for details. Between sprucing up our common areas, a work already in progress, and your individual properties, we can make Buckhead South look stellar! Going forward, this new Handy Helpers column will share easy economical ideas for maintaining our properties. Do you have any great tips to share? Please contact [shea29v@sagebks.com](mailto:shea29v@sagebks.com) to put it in our next newsletter.

## ***Welcome To Our New Neighbors***

♥♥♥♥♥ A heartfelt welcome goes out to a new neighbor at Buckhead South:

**Antoinette & D'Ahenri Thurmond** of 365 Lou Page Ln, son **Ramsey** (14) & daughter **Maxi** (10) moved here from nearby Richmond Hill and Augusta before that.

*Are you new to Buckhead South and have not been listed here? Please let us know and we'll get on it. We also have a great introductory info packet to give you.*

## ***Other news***

Send news to [shea29v@comcast.net](mailto:shea29v@comcast.net)

**VOLUNTEERS NEEDED:** and always welcome for the various committees or for just a small specific seasonal project. We know there are a lot of energetic neighbors out there with various skills, and we can always offer you ways to contribute your talents, large and small. Contact [buckheadsouthhoa@gmail.com](mailto:buckheadsouthhoa@gmail.com)

**WANTED:** your extra pet (cat/dog) dishes, leashes, toys, bedding or wet/dry food for an ongoing collection drive for the South Bryan County Animal Shelter on Rt. 144 Spur. Many thanks to those that contributed this past quarter. You can continue to drop off items at 29 Victors Ct. front porch anytime and we'll deliver!

**WANTED:** Unwanted perennials or any color bricks for our Landscape Committee's use in our common areas. Contact June Ciccone [joonie624@comcast.net](mailto:joonie624@comcast.net)

**LIST HERE:** If you're forming a book club, card group, walking group, kids play group, etc or have an existing group looking to add members, please send us your information and we'll post it in the next newsletter. What better way for our neighbors to meet one another than through a common interest.

*Take the BSHC Quarterly Newsletter on the road! Send us a pic of you reading our newsletter in a fabulous locale, and we'll happily post it on our website.*

**GOT NEWS? We'd love to share your items of interest with everyone in the BSHC. Please send us your local event dates, new happenings, or any other pertinent news. Next newsletter deadline is June 15, 2013 for the July issue.**

## Calendar

Apr – Nov RH Farmers Market, every Tues 3-7, JFG Pk. Local produce, food, crafts & entertainment.

Apr - Dec Movie Night Under the Stars, every Fri & Sat at dusk (8:30ish), Ice Cream Stop at Publix Plaza Bring lawn chairs. G & PG movies only!

4-26 Our pool opens! If you haven't received the code, please notify [buckheadsouth@gmail.com](mailto:buckheadsouth@gmail.com) It could mean we don't have your correct email on file, or your annual form is missing.

4-30 Last day to pay your BSHC annual dues without penalty.

5-3 thru 5-5 Arts on the Coast Spring Exhibit, 10-2, 2591 Hwy 17, Ste 101. Artists reception 5/4, 6-9pm.

5-2 RH Historical Society free monthly lecture, 7pm. Today Ft McAllister State Park mgr Danny Brown discusses the history of the Confederate blockade runner the CSS Nashville. 756-3697

5-4 Rolling skating at rec gym on Timber Trail \$5. Under 6<sup>th</sup> grade 5:30pm-7; 6<sup>th</sup> grade+ 7:15-9

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5-25 Ft. McAllister Memorial Day celebration 9-4

5-31 & 6-1 Ft. McAllister Sport Fishing Club Annual Kingfish Tournament, at Ft. McAllister Marina Noon (912) 727-2632

6-6 RH Historical Society free monthly lecture, 7pm.

6-24 thru 6-28 Ft. McAllister Jr. Ranger Camp, ages 8-12. Reservations 727-3134

7-4 Ft. McAllister July 4<sup>th</sup>, 9-4. Re-enactments, games, Iced watermelon, bring lunch. Entrance fee applies.

7-6 RH Salutes the Red White & Blue at JF Gregory Park 4pm. Free.

7-15 thru 7-19 Ft. McAllister Jr. Ranger Camp, ages 8-12. Reservations 727-3134

Got something for the calendar? Contact [glkool47@aol.com](mailto:glkool47@aol.com) or [shea29v@comcast.net](mailto:shea29v@comcast.net)

**BSHC Contacts** email: [buckheadsouthhoa@gmail.com](mailto:buckheadsouthhoa@gmail.com)  
**President:** Keith Spitznogle; **VP:** Phil Gore & John Mims; **Treasurer:** Cyndi Castle; **Secretary:** Missy Terry. **Committee Chairs:** Will Griffin, **Covenants:** Keith Spitznogle, **Design Review:** June Ciccone, **Landscape:** Alec Breen, **Pool:** Sue Shea, **Welcome.**

Clip & send

## I CAN VOLUNTEER!

The Buckhead South Homeowner's Club, Inc. **LOVES** volunteers, for standing committees or for one-time specific tasks. What's your interest?

( ) Board Officer ( ) Admin ( ) Newsletter  
 ( ) Landscape ( ) Welcoming newcomers  
 ( ) Pool & Recreational Amenities  
 ( ) Other : \_\_\_\_\_

Your name: \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ email \_\_\_\_\_

Send this form to BSHC, PO Box 353, Richmond Hill GA 31324