

Message from the Board

With the approach of summer now is the time to assess needed home exterior and lot maintenance and improvements. Your board encourages performance of maintenance activities that enhance the beautification of our neighborhood. With this in mind we thought now would be an appropriate time to remind everyone that in accordance with the Camden Ridge governing documents all/any exterior improvements or modifications require prior approval by the AECC Committee.

A few examples of improvements not meant to be all inclusive, replacing a roof, gutters or downspouts, painting, porch screening, decks, concrete replacement or repair, landscaping, fencing, etc. Remember in accordance with the governing documents if you perform any modification without approval by the AECC Committee you may be subject to fines or having to remove the modification at your expense. Plan upfront to avoid any problems, prepare your AECC Modification Request Document and provide it to the AECC Committee for review prior to beginning any work. Copies of the document can be found on the web site: www.camdenridge.com.

Thank you in helping all of us take that extra step to be a conscientious resident and to do all that we can to ensure that Camden Ridge continues to be the premier community in which we all have elected to live and raise our families.

Slow Down

Please slow down when driving through the community, for the safety of children, pets, and all of us.

Curb appeal

We need your help to do your part to make our subdivision one that is well maintained, and that future residents will pay top dollar for. When you were looking for a home, how many subdivisions did you drive in and instantly drive out of the neighborhood because you did not like the "looks" of something? You zeroed in on every tiny detail that you were going to have to pay money to fix. If you don't like the curb appeal, you will drive on. Pay particular attention to the details on maintaining the exterior of your home—especially yard maintenance (contact a professional lawn service), house maintenance(now's the time to paint) and your mailbox and mailbox post. You'll be glad you did!

An inviting yard is important and profitable in the future when you sell your home. Choose your landscaping project carefully. There is a high percentage of return on your investment of landscaping.

Trees add the most value, followed by flowering shrubs. Cover the difficult areas. Mulch is a good solution for the areas of the yard where it is difficult to grow or mow grass.

Mailboxes

Similar curb appeal can be added to your home by purchasing a new mailbox. Remember, your mail box is right in front of your home for all to see. A quality, attractive mailbox is the hood ornament for your home, the first thing people see as they approach. What impression are you giving?

Today, there are numerous attractive, maintenance-free mailboxes. A new mailbox can certainly add to your home's charm and curb appeal.

Because of these reasons, the Board and AECC members are in the process of revising the current mailbox requirements. However, prior to purchasing a new mailbox and post, don't forget that your first step is to submit a modification request to the AECC Committee for review and approval.

Volunteers

THANKS to the many community volunteers! There is no way any community can run successfully without our volunteers, board members and committee chairs!

BOARD OF DIRECTORS

David Glaser, President
Pat Kane, Treasurer
Lydia Kinkead, Director
Joe Zine, Director
Cindy Parker, Director
David Hurlbert, Director

AECC

Charlie Weiss, Committee Chairperson

Have a great summer!

Check it out!

We're on the web: www.camdenridge.com

Forms, contact information, governing documents, etc. can be found on the web.

Thinking of replacing your roof.....

The houses built in Camden Ridge were constructed by Pulte Homes with a 10-year shingle. Since the vast majority of these homes were built in 1994, most of our homes are now in need of new roofs.

One of the best ways to check a roof is visually. There are several problem indicators that might best determine your homes need for a new roof. The following is a checklist of problem signs you can assess during a simple outside roof inspection.

- Blistered, curled or split shingles.
- Loose or missing shingles or tiles.
- Rusty or corroded metal (flashing) and loose shingles in the valleys, plumbing vents or near chimneys. It may be necessary to remove excess debris and leaves to inspect thoroughly (and lots of leaf debris can cause damage to these sensitive areas of the roof).
- Loose nails.
- Exposed nails (can lead to leaks in the roof).
- Dark patches on asphalt shingles and/or large amounts of granules in the rain gutters (the granular coating is wearing away).
- Sagging either on the ridges or in the center of the roof.
- Broken or loose shingles at the ridge lines and hip lines.
- Rusty metal or loose shingles in locations where a vertical side of the house meets the roof Overflowing gutters or excess water pooling near the foundation of the house.
- Sagging decking between the rafters. If the decking is sagging or deteriorating, the decking will also require replacement when a new roof is installed.
- Outside light that can be seen through the roof. This may be common (and not a problem) on shake roofs, since the wooden shakes will swell during the wet months, effectively preventing any leaks.
- Signs of leaking in the attic (dark spots in the wood, especially around vents, chimneys, and other holes to the roof).
- Test dark spots in the wood to decide if they are old or current problems. If the spot is still wet, or if it is soft (test with a screwdriver), the spot is a current problem. If the spot is dry and hard, it is most likely an old problem that has been fixed.

Signs of water damage or leaking (usually in the form of water stains, or sagging ceilings)--this could be due to an active leak in the roof or to condensation caused by poor roof ventilation.

If you notice any of the signs listed above, you may need roof repairs or a new roof. Depending on the degree of damage, you can decide what is best for you and your house. Often the cost of fixing or replacing a roof is less than dealing with the inherent damage an old roof can cause to your home.

If you think you are in need of a new roof in particular or roof repairs in general, you may want to consolidate your purchasing power through the Home Owners Association to reduce the costs? For example, if we can get several homeowners to commit to replacing/repairing their roofs, we are likely to lower the costs for all those participating. If you are interested saving money on your roof by participating in a group estimate, please contact Dr. David Hurlbert, Board Member of the Camden Ridge Home Owners Association, at 770-640-6857 between 4:30 and 6:30 PM.



Want to keep up to date with what is going on at Camden Ridge? Stay in touch by adding your email address to our notification list. Sign up today! Send your email address to managementplus1@aol.com.



Street Safety

With school in session, the school buses continue to come through the neighborhood. Please slow down and pay more attention than ever as you are driving through the streets of Camden Ridge. Though the law dictates that drivers stop till the school buses are loaded and unloaded-common sense reminds us that our kids don't always watch where they're going once they're off the bus or playing with their friends after school. Please....STOP AND LOOK! Help us all make Camden Ridge the safest community in Roswell.



Selling your home and need a HOA Closing Letter?

Remember, if you are selling your home in Camden Ridge, which as you know is a covenant controlled community, your closing attorney is required to obtain homeowner information from the Camden Ridge HOA prior to closing. Please provide the HOA's telephone #678.936.0045 or the attorney's may fax a request to #770.442.9318.

In case you missed the previous articles.....

Pet Reminders

Dogs are an important member of the family as well as an important responsibility. For everyone's safety and basic neighborly courtesy there are some laws we need to follow.

Dog Waste – You know what this means. We have had several complaints of deposits that were not recovered. In addition to this being common sense, Roswell also has an ordinance requiring you to "scoop the poop." And if you think no one is watching, Vienna, Austria is toying with the idea of tracking you down by your dog's DNA. Offenders can be reported to Roswell Code Enforcement – 770.641.3780.

Leash Law – It is your responsibility as a pet owner to ensure that your pet is restrained by a leash, fence or in some other manner so that it cannot wander off your property. When off your property dogs are required to be confined on a leash. Fulton County Animal Services handles "dog at large" complaints - 404.794.0358 or www.fultonanimalservices.com.

Barking – Barking dogs are considered a violation of the local noise ordinance. Contact the Roswell Police Department 770.640.4100, to file a report.

Anyone interested in placing an ad in future Camden Ridge newsletters, please email managementplus1@aol.com or call 678.936.0045.

Newsletter Advertising Rates

<u>Size</u>	<u>Resident</u>	<u>Non Resident</u>
Business Card	\$15.00/Issue	\$20.00/Issue
1/4 Page	25.00/Issue	30.00/Issue
1/2 Page	42.00/Issue	50.00/Issue
Full Page	85.00/Issue	100.00/Issue

Page size is standard 8-1/2" x 11"

Please make checks payable to Camden Ridge HOA. Preferred advertising format is PDF, JPEG file, Word. Content is subject to the approval of the Camden Ridge HOA Board of Directors. Consumer privacy restrictions will be enforced.

Any advertisements in the newsletter does not constitute an endorsement by the Camden Ridge Board of Directors.

Welcome New Neighbors

Camden Ridge would like to extend a warm welcome to our new neighbors:

Tevfik Cagatay Altan

Hasan Guray Goker

Christina & Francis Bates

Congratulations! We are excited that you have chosen our community to call home! While you are settling in, if there is anything that we can help you with, please don't hesitate to contact ManagementPlus, 678.936.0045.

WEEDS, WEEDS, OUT OF CONTROL

Year after year, many of the homes in the neighborhood, deal with the issue of weeds in their yard. Why not leave weed control to the experts in this area. If you have been maintaining your lawn and the weeds keep returning year after year, it is NOW time to contact the professionals in your area such as TGI, Scotts, Top Turf, Tru Green, Weed Man, just to name a few. Get your lawn on the right track...a healthier lawn is one step away. Take the next step and call a professional law service today!

If you are still not convinced, read on.....

Weeds are a primary turfgrass problem. The best defense against any turfgrass weed is a healthy turf. Every weed control program starts with good cultural practices that encourage a dense, vigorous turf. Weed control alone will not produce satisfactory, long-term results.

Weeds often are the result of poor turfgrass management. Weeds usually take advantage of thin or weak stands of grass. The most common causes of poor turf are improper mowing, watering, and fertilizing. Other factors can also affect the condition of the turf, including insects, disease, and soil compaction.

Always determine why weeds invaded the turfgrass area and correct the problem. If the basic cause is not corrected, weeds will continue to be a problem even though the existing weeds are eradicated. A weed control program is more than just "spraying herbicides." A weed control program should be a planned approach to do the right procedure, at the right time, and the right way.

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**REMINDERS
YARD & TRASH RECEPTACLES**

Yard trash bags shall be placed at the curb after 6:00 pm of the evening prior to pickup. Camden Ridge's yard trash pickup day is Friday.

Trash receptacles shall be placed at the curb after 6:00 pm of the evening prior to pickup. Camden Ridge's trash pickup day is Wednesday.

Trash receptacles are not allowed to be stored on the front or sides of your homes or to be seen from the street. Keep in mind if your back yard faces the street, your trash receptacles must be stored so it cannot be seen from the street.

Remove any unnecessary items from the front our your home that detract from the appearance of your home.

CAMDEN RIDGE DIRECTORY UPDATE

It's that time again! The next directory will be published in Summer 2008. Any changes to your directory information since November 2005, please submit no later than June 15, 2008, otherwise the information currently on file will be published again.

Please provide the following information: (Print please)

Name (s): _____

Address _____

Mailing Address (if applicable)_____

Home Phone #: _____

E-Mail Address:_____

Children: Is your child available for Babysitting, Pet sitting, Odd jobs (yard work, etc)?

Children's Names _____

Tenant name, telephone # and email address (if applicable)_____

By signature below I give Camden Ridge HOA permission to publish the above information in the neighborhood directory.

Signature of Owner
Please complete and return
Camden Ridge HOA, Inc.
c/o ManagementPlus
12460 Crabapple Rd, Ste 202-305
Alpharetta, GA 30004
email to managementplus1@aol.com
FAX: 770-442-9318

Date

Remember, homeowners interested in advertising in the directory may do so by contacting Debbie Parks at 678-936-0045 or email managementplus1@aol.com. Cost of a business size card ad is \$15.00 per year. Thank you.

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Camden Comments
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