

Winter/Spring 2012

www.postoakcommunity.org



POST OAK HOMEOWNER'S ASSOCIATION



ANNUAL POHA MEETING

WHEN: MARCH 5TH, 7PM

WHERE: MT. ZION UMC

1770 Johnson Ferry Road, Marietta, GA 30062

ANNUAL MEETING/ ELECTIONS

SIGN UP FOR ELECTRONIC NEWSLETTERS

On Monday March 5th, 7pm at Mt. Zion UMC, we will be holding our ANNUAL MEETING at which we will be electing our 2012/2013 POHA board and I encourage all homeowners to come. There will be openings for new volunteers to join the board and I encourage you to contact our election committee chair Peggy Litherland to let her know if you would like to join the board. POHA runs on volunteers and we need the volunteers to continue to provide the same level of service to our community.

I have been privileged to have served as the POHA president alongside a great group of board members for the past year. Some of the board members have decided not to run for re-election this year. Their dedication to our community has been appreciated and we thank them for their commitment to helping keep our community a desirable place to live.

This will be the final paper issue of our newsletter. All future newsletters will come via email and then posted on the POHA website for viewing. If you would like to receive the newsletter please send an email to postoakhomes387@yahoo.com



Message from the POHA President

Dear Neighbors

It is a new year and once again we need your \$50 contribution to keep the entrances maintained and the lights on. **Remember your \$50 contribution DOES NOT mean you agree to covenants.** That effort has been terminated due to lack of homeowner interest. Please show your support by paying your dues via check or visit our website (www.postoakcommunity.org) and go to the PayPal option.

It was a pleasure to once again serve as the President of the Post Oak Homeowner's Association. This year our main focus was on the entrances and the community. Now that we have the new entrance signs and landscaping in place our goal will be to maintain and improve the entrances. We are only able to do that with your continued support.

I wanted to personally thank Mr. Stan Jaworski for his continuous effort to keep the outside of our community looking great. Stan not only helped in the planting of the Virginia Pines along Post Oak Tritt, he has also been out trimming weeds and cutting grass along the entire guard rail from Mitchell to Tritt Springs Trace and then cleaning up the debris. Stan has done this not only out of kindness but as a member of our community that cares. When you see Stan please tell him Thank You for giving up his time to make sure our community remains one of the best.

You might have seen your board members carrying jugs of water to the entrances for watering. This effort would not have happened without the help of your neighbors. I also want to thank Scott Patterson, Ken and Nancy Hansen, Jeff and Tricia Colan, Dick Voss and Post Oak Recreation Association. They all volunteered to allow the Post Oak Homeowners Association board access to water and hoses so we can continue to water the entrances. It is wonderful to see neighbors working together to make our neighborhood a great place to live.

Sincerely,
Lisa Foltz
President, Post Oak Homeowner's Association

2011-12 OFFICERS

President: Lisa Foltz 770-509-3041
Vice President: Michael Colton 770-321-1067
Secretary/Treasurer: Peggy Litherland 770-272-3905

Community Corner

What is the purpose of POHA???

POHA – Post Oak Homeowners Association. The key word in this organization is “homeowners”. A group of homeowners whose charter is to keep the Post Oak community with entrances landscaped, street lights lit, resolve any community concerns and so much more. It’s truly made up of a great group of people that while taking the position seriously – have fun doing so! **\$50** a year is a very small amount to pay for a large community like Post Oak. I’m betting it is one of the lowest HOA fee around, yet we don’t have everyone contributing. **PAYING \$50 DOES NOT MEAN YOU SUPPORT COVENANTS**, the funds are only used to maintain the entrances.

Without a homeowners association in place a neighborhood stands a real chance of collapsing in disarray. Just look at some of the unkempt neighborhoods next time you’re out and about. I’m sure that is the last thing you want your neighborhood to be. It depreciates home prices much more than the economy has.

POHA is always looking for volunteers to join the board. The commitment requires minimal time invested, but will pay huge dividends. It is also an opportunity to meet a great group of like-minded neighbors. Contact postoakhomes387@yahoo.com for more information. Better yet – join one of our monthly meetings to learn about POHA.

THANK YOU SCOTT PATTERSON

The Post Oak Homeowner’s Association would like to say thank you to Scott Patterson. Scott lives at the corner of the Rocky Springs Drive entrance near Post Oak Tritt Road. Scott extended the layout of the pine island that has been established at his corner near his house. He added additional pine straw along the road in front of his house and also planted small evergreens. The result is a more complete and better-looking entrance.

JOHNSON FERRY ROAD

For all those Post Oak community residents who commute to Sandy Springs/Buckhead using Johnson Ferry, please call The Sandy Springs Citizen Response Center at 770-206-1401 and encourage them to remove the new four-way stop signs they installed at the intersection of Johnson Ferry and Wright Roads. Please share with them your frustration that it is adding unnecessary congestion—even during the low-level summer traffic season—to an already congested commuter route and your outrage at what it will do when commuter traffic returns to its normal volumes in the fall.

Here's What Your Neighbors Are Saying

I've been a resident of the Post Oak community for 26 years and while I sometimes stop and wonder how I can be so young yet have lived here that long, I have to say I have loved every year of it! My husband Dick and I have always been members of the HOA and Dick served on the HOA board himself for several years. I love the Post Oak community, the people, the proximity to shopping ☺, and most of all, the people who live here.

Throughout the many years I watched as the small group of HOA board members have taken care of our community. In the most recent years I watched as they went to bat for the neighborhood over the helicopter issue. I watched and listened as they dealt with the County during the aggravating widening of Post Oak Tritt a couple of years ago. If you don't already know this, the Board was instrumental in making sure the additional sidewalk was put in. They also worked diligently to convince Keep Cobb Beautiful to provide the white pines that were planted to provide a buffer after the project was finished. I watched as the HOA Board and the Rec Board made effort to bring covenants back to help protect our home values. I watched as they worked hard to provide replacement signage for the entrances and listened as some of us, people who could have taken an active part in assisting with the project but didn't, complained about the finished product. I've watched through the all my years here as they maintained the entrances and almost always, any labor involved was actively provided by the Board members. I watched all this and sure, sometimes I helped out a little, but I never stepped up and took any responsibility. I *watched*. After many years of watching I decided it was time I gave back to the Post Oak Community by volunteering to be on the board and I hope I'm able to take some of the load off the awesome people who've been doing it for so long. I look forward to serving our neighborhood on the POHA board !

Won't you join us?

Donna Evans

POST OAK ENTRANCE KEEPER

A primary focus of the Post Oak Homeowner's Association is the maintenance of the five entrances to the Post Oak Square and Post Oak Springs subdivision. This overview is to serve as an outline of responsibilities and tasks that will be agreed to and followed by the Post Oak Community resident or residents who accept the position of the Post Oak Entrance Keeper.

The Entrance Keeper position will always be filled by a members of the Post Oak Community that have a vested interest in the overall image of the neighborhood. It will also be a requirement that they are dues paying members of the POHA.

The Post Oak Homeowner's Association Board will approve of the person or persons designated for this position with a requirement will be that they are residents of the Post Oak Community. The position will be for a one-year period of time with an option to continue. Continuation is based on a majority approval of the POHA Board.

The Entrance Keeper position will be a paid position funded with dues from the Post Oak Homeowner's Association.

REQUIRED TASKS / Will vary by season

- Trimming grass / Weeds
- Pulling weeds
- Spraying Weed Killer on islands as required
- Watering entrance plants weekly (Spring - Fall if no rainfall during those weeks)
- Fertilizing entrance plants
- Keeping pine straw in position
- Picking up debris (fallen branches, bottles, paper, etc.)
- Blowing leaves off islands
- Removing real estate signs
- Replacing entrance light bulbs

Water Note:

The water used for the entrances will be supplied with the approval of the Post Oak Recreation Association at no charge to the Post Oak Home owners Association.

- Plastic watering jugs to be used as the method for transporting water to each entrance location or any other method that may be more effective and not bring about additional cost.

OVERSEE / Purchase and Replacement of Pine straw two times yearly

- Cost to be approved and billed directly to POHA
- Labor to place the pine straw to be included in the cost

OVERSEE / Lighting & electrical repair if required

- Cost to be approved and billed directly to POHA

MONTHLY REPORT

- Monthly activity report to be submitted with invoice

BILLABLE EXPENSES / Expenses to be billed back at cost with receipts

Examples:

- Equipment repair & maintenance if any
- Gasoline used for equipment
- Plant fertilizer

TOOL OWNERSHIP

There will be basic tools required for the entrance maintenance and those tools will be purchased by the POHA and will remain the property of the POHA. These tools will be passed on to the next person who takes up the task of maintaining the entrances to the subdivision.

Tools should be purchased from a local retailer that can provide ongoing maintenance when it is required.

Tool Maintenance Note:

If and when tool maintenance is required, it will be the responsibility of the Entrance Keeper to bring the tool in for repair, get an estimated which to be approved by the POHA have this cost paid for with a POHA check or bill it back to the POHA with the original receipt.

Basic Tools Required:

- Weed wacker / Gasoline powered
- Leaf blower / Gasoline powered
- Hedge trimmer / manual
- Pruner / manual

Weed wacker Note:

A weed wacker type tool appears to be the acceptable tool of choice being used by landscapers who are trimming the type of uneven ground and vegetation that exists at all the entrances. A Power lawn mower should not be required.

MONTHLY FEE \$275. – Plus any expenses

Invoices to be paid upon receipt

Plus any expenses

FIXING UP A TREE HOUSE

By Michael Colton, VP Post Oak Homeowner's Association

With the state of the economy and especially the slide in housing prices, a number of people have been wrestling with what to do next with their homes. Do you sell, burrow in, or make a decision to stay put and maybe renovate a bathroom or a kitchen?

Sandi and Brian Sheehan moved from Virginia Highlands in Atlanta to Post Oak Springs in 1993 and have been residents ever since. At the time Sandi was a real estate agent with Century 21. An award winning school district, low Cobb County property taxes, close proximity to retail stores and what they were getting in a house for the price were all seen as positives. The Sheehan's home is a contemporary with large glass windows and positioned well above ground level with an overall view of their street. Sandi says, "I feel like we live in a tree house".

This past year they came to terms with whether they should downsize and move or do some modest upgrades and stay put. Time was passing and exterior maintenance issues had to be addressed. They made the decision to stay in their home and committed to doing an interior and major exterior renovation. The result of their decision has been drawing attention in the neighborhood ever since and has been an inspiration to others.

RENOVATION / First Steps

The project started with defining the general scope of the project and contacting three contracting groups experienced in exterior renovation. After interviewing three companies and doing extensive on line research, they selected a local contracting company that they felt totally comfortable with and have never regretted their choice.

PROJECT SCOPE / Defining Line Items

When the Sheehan's began their project Brian said, "I want to be comfortable where I live. I want to do this right". An analysis of the house by the construction company and the directive established by the Sheehan's led to a written project outline with a defined start and completion date, warranties on all materials and labor, and signed commitments.

PROJECT MANAGER / On Site

The project manager assigned to the Sheehan's home renovation was on site with a work crew every day from start to finish. The renovation was originally scheduled to take thirty days and was completed in twenty-eight days.

It is also worth mentioning that the Sheehan's energy bill was one half of what it had been the first month following the completion of the renovation.

EXTERIOR RENOVATION / List of Deliverables

- New roof / 30 year warranty
- New clog free gutters
- New chimney cap
- New soffits & fascia
- New roof vents and flashing
- New cement board siding for whole house with 50 year warranty

- New whole house insulation wrap
- New Hardy Plank trim
- New front porch, steps and balcony
- New double energy compliant casement windows for whole house
- Whole house caulked / minor cement repairs to foundation
- Whole house painted with Porter Paint / lifetime warranty

COMMITTED / A new Sense of Community

Both Brian and Sandi had high expectations for what their house was going to look like following the exterior renovation. Brian is an internet-hosting administrator for ADP and Sandi had been a tile designer for The Home Depot Expo store in Roswell. Both were used to dealing in specifics and so their project expectations were pretty high.

Both feel that their expectations were met and actually surpassed, and they say that they have a stronger connection and commitment to the neighborhood, especially with neighbors approaching them and complimenting them on their project. Brian says, “I would absolutely do the whole thing again”.

Sandi and Brian are such strong proponents of their decision to stay in Post Oak Springs that they are willing to show off their renovation project to anyone in the neighborhood who may have an interest.

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