



## Warm Weather Reminders!!!



Dear Willbrooke Homeowners,

As you know, Willbrooke is governed by Declarations of Covenants and By-laws. With these covenants in place, it is the goal of your Board of Directors and CMA Management to protect your property values by ensuring these covenants are maintained by each property owner.

As the weather turns warmer, we will begin strictly enforcing your covenants and the rules within the Willbrooke Community. Please check your property and ensure you are in compliance of all covenants to avoid non-compliance letters and fines being added to your account. Weeds are a HUGE issue in many lawns in Willbrooke. Be a good neighbor and please be sure your yard is in compliance.

Here are some examples of items to abide by and maintain through the Willbrooke Community:



**Lawn Maintenance-** Many lawns are not being maintained to the Willbrooke HOA standards. Please be sure that you mow, edge and treat for weeds regularly. Many flower beds are over grown with grass and weeds, please be sure all flower beds are cleared of grass and weeds and fresh pine straw or mulch is added regularly. We will be watching this closely on each property in the coming weeks and months. Please be mindful of the Gwinnett County water restrictions. To review your current water restrictions (these change periodically), visit [www.gwinnettcounty.com](http://www.gwinnettcounty.com), click on "departments" at the top then click on "water resources" on the left hand side, then click "water restrictions". Currently outdoor water use is allowed on the even-odd schedule with no restrictions as to hours of use. This means that homeowners with even-numbered addresses can water on Monday, Wednesday, and Saturday and those with odd-numbered addresses can water on Tuesday, Thursday, and Sunday. Homeowners are encouraged to observe the practice of watering landscapes outside the hours of 10 a.m. and 4 p.m.



**Exterior Modifications Require Approval-** Since many of you will be working outside in the upcoming cooler fall weather; don't forget that any exterior modifications do require Board approval prior to beginning the work. Some examples of items that require this approval are large landscaping projects, painting of your home, erecting fences, gazebos, adding extensions to your home, patio or walkway. Please refer to your covenants, Architectural Standards for more information prior to beginning major outdoor projects.



**Parking on the streets/Commercial Vehicles-** Many residents have begun parking vehicles on the streets thus causing a safety hazard within our community. Please be aware that emergency vehicles will have difficulty maneuvering around cars parked on the street. When children are playing, it is extremely difficult to see them when cars are

parked on the streets. To avoid towing of your vehicle, please use your driveway and garage at all times for parking and refrain from parking on the streets or in front of fire hydrants. This will result in towing! Commercial vehicles are prohibited as per your Willbrooke Covenants. Please park any commercial vehicles in your garage or off property to avoid fines on your account and towing of the vehicle.



Trash Receptacles- Please do not store your trash cans on the side of your home or in front of your garage. Please store all trash cans out of view of the street and neighboring properties.



#### Loitering at common areas

Many children have been playing and loitering on the common grounds, parking lot and behind tennis courts. Many have witnessed smoking, drugs, drinking and lewd acts by our children and adults in these areas. Please instruct your children to play on and around their own property and not on common property. Loitering and playing in these areas are prohibited. This area closes at 10PM and will result in a trespassing call(calls) to the police if children continue to hang out at this area. The community will have a police officer patrolling to monitor these situations.



#### Speeding

It has been noted that many residents are driving at high rates of speed through the community, thus putting our children and pets in extreme danger. PLEASE SLOW DOWN! Please do not drive over the 25 MPH speed limit at any time through the community.



#### Pets

Over the past months, many pets have been allowed to roam free in the community. As your covenants states in, pets are not allowed to roam free in the community and should remain on a leash at all times under the owner or responsible party's control. When walking your pets, please be courteous of your neighbors by picking up after your pets each time. The pool area is no exception. Any time your pet is on a walk, please bring a bag and remove the waste from lawns and common areas.



Website - [www.willbrooke.org](http://www.willbrooke.org) You are encouraged to visit this website for valuable information concerning your community.



### Mailboxes

Should your mailbox need to be repaired or replaced, please contact Dana Pope. Number is 404-402-4004. Company name is Mailbox Restoration. (Owners responsibility)



### Pool Rules

**Pool Hours** are from 6AM until 10:30PM only. Any activity after these hours will result in law enforcement being contacted.

**This is a Private Facility**

Homeowners are only granted access with non duplicating key.

### Guest Policy

Each household in good standing with the association is allowed up to 1 (one) non-resident guests per visit. It is the homeowner's responsibility to ensure that all pool rules are followed by guests. Members are responsible for any damage caused to themselves or their guests.

All Children under the age of 16 years old must be accompanied and supervised by an adult (21+ years old). If they are between the ages 16-21 they must have a valid state issued ID to enter the pool.

**Proper Swim Attire is required** at this pool. Swim suits must always be worn in the pool.

**Babies and Toddlers** who are not yet potty trained **MUST** wear swim diapers. Diapers must be discarded in large trash containers before you leave.

**Please keep our community pool safe and clean.** Please dispose of all food and drinks before leaving.

**DO NOT** use lifesaving devises for recreation

**NO** propping open of gate. Gate must be kept closed and locked at all times as per Gwinnett County Health Department.

**NO Pets allowed** beyond the gate.

**NO Alcoholic Beverages allowed** - no exceptions!

**NO Smoking**

**NO Glass** Bottles or containers allowed.

**NO diving or dunking allowed!** **CAUTION:** This is a shallow pool. Serious injury may occur.

**NO** running, roughhousing, or lewd behavior allowed.

**NO** bikes, skateboards, roller blades, scooters, or any other motorized vehicles allowed in the pool area.

**NO abusive language, loud radios or excessive noise permitted. Please be respectful to the homes that surround the pool.**

**NO parties or grilling allowed without prior approval.**

**In case of an emergency, use phone located within the pool area to call 911. Report vandalism or trespassing immediately to Duluth Police Department at 770-476-4151.**

**The Willbrooke Board of Directors WELCOMES communication and suggestions from the community. Please send all communications about Willbrooke community to your property manager Robin Thurmond 404-835-9148 or [rthurmond@cma-atlanta.com](mailto:rthurmond@cma-atlanta.com). We are certainly all here to listen and heed your suggestions. Remember! This is YOUR community.**

Thank you in advance for helping us in maintaining excellent curb appeal and property values within our community! We look forward to a wonderful, safe 2010 summer season!