

Grove Hill Gazette

Grove Hill Homeowners' Association • P. O. Box 2658 • Auburn, AL 36831

A Letter From the President

Fall is finally here. Football, cool air, tailgating – a great time to write about my truck. Actually, I need to address some of the complaints about the children waiting to ride the school bus first.

A complaint was brought to the Board about how children waiting for the bus are playing in the loading areas rather than standing in queue as they wait for the buses to arrive. This activity causes motorists to be more vigilant and drive much slower than usual. I sympathize with these people because children should be more conscious of the dangers of traffic. However, it's the safety of our children that is my greater concern. If you think that getting to work or school late because you had to drive so slowly through our neighborhood makes for the start of a bad day imagine how bad your day would be if you hit one of these kids.

Since 1998, 11 Alabama children have been injured or killed by motorists while the children were loading and unloading from school busses. New state laws went into effect at the beginning of this month that address some of the causes of these accidents and provide for penalties of up to \$300 plus costs for even the first offense of the driver. Please be mindful of the times that our children load and unload from the busses and be especially careful in these areas. Remember that our children are truly our neighborhood's greatest asset.



Come to the Annual
Neighborhood Meeting
January 9, 2007



David

David Avery, President, Grove Hill Homeowners' Association

We Want You - on the Grove Hill Board

The Grove Hill Homeowners' Association Board of Directors is made up of twelve elected residents who volunteer their time to oversee the business and maintenance of the neighborhood. Each member serves a three year term and there are currently four vacancies with the term beginning January 2007. Please join the GHHA Board and make a difference in your neighborhood!

In efforts to better serve our neighbors, the board maintains an association web site for Grove Hill Homeowners'. Please visit often at

www.grovehillhoa.com

GHHA Board Meeting Summaries



The Grove Hill Homeowners' Association Board of Directors meets regularly on the 2nd Tuesday of each month beginning at 7:00 p.m. at the Clubhouse. Time is set aside at the beginning of each meeting for comments or questions from residents. Here are the highlights from the April – September 2006 meetings.

Board Meeting Summaries for April – September 2006

*Make a Difference
Join the Board!*

In the spring, the Board voted to add additional fertilization along Grove Hill Road to improve the turf area. Several broken sidewalks in the neighborhood have been reported. The Board agreed to contact the developer and the City of Auburn to make the repairs. Residents expressed concern over a new residential development that would be accessed via Grove Hill Road and Grove Park. A variety of issues were discussed as to why this should not be allowed to include possible drainage issues and traffic and safety issues. Board President, David Avery, stated that he would attend the planning commissions meeting regarding this development. Approval of the neighborhood has been granted, but the access via Grove Hill has not yet been approved. Plans to improve the overall landscaping of Grove Hill Road through to the back of the neighborhood along Stanton and VFW Road were presented to the Board. The improvements will be done in phases and should be completed in 2008 and will include the addition of irrigation, rock in wash areas, addition of more shrubbery from Moore's Mill Road to Stanton Drive, addition of pine straw, magnolias, etc. Covenant violations were addressed including satellite dishes installed in violation, fountain in front yard, and a storage building on property.

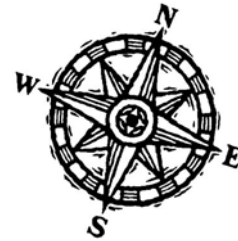
Additional irrigation was approved by the Board and added at the main entrance of Grove Hill to provide water to the seasonal color. The Board also approved the installation of additional lighting around the clubhouse and pool to provide additional security and help reduce vandalism and loitering.

Did You Know?

**Seasonal or holiday decoration
(e.g. Christmas trees and lights, pumpkins, Easter
decorations) shall be promptly removed from each Lot
or Dwelling as soon as such holiday passes.**

Article 6.09(i) Grove Hill Declaration of Covenants

GHHA Points of Interest



Mailboxes

A few simple mailbox and pole improvements can make your mailbox look brand new. Have you looked at your mailbox lately? Others see it and notice it and many of our mailboxes in Grove Hill are definitely in need of a little TLC. Many are faded and barely on the stand, others have doors hanging by its hinges. Grove Hill has a couple of people that handle mailbox repairs, so if you are too busy or are not able to make the repairs, please contact Barbara Arington at 826-5884 for a list of vendors. If you are a do-it-yourself type person here are a few things you can do to get your mailbox back compliant with our neighborhood covenants:

1. If your mailbox is rusted or dented, don't try to paint it – simply purchase a metal (no plastic) mailbox at Lowe's that is the same size/style as the others on your street. Make sure you attach the mailbox to the pole securely so that it doesn't rock

Covenant Report

GHHA Points of Interest (continued)

when the mail carrier opens it to get your mail. Do not apply stick-on letters on your mailbox – this is against neighborhood covenants. Please contact Barbara Arington at 826-5884 for a list of vendors that can print a new house address for your mailbox.

2. If your street has the cast iron mailboxes you must contact one of our vendors to have that style repaired. Contact Barbara Arington for more information.

As with any well-established neighborhood, it is necessary to make improvements to keep it looking its best. Remember that all mailboxes should be of the size and style originally approved by the Association. Again, the lettering on your mailbox must be custom lettering (certain font and size) and can be purchased from several vendors. Please contact Barbara Arington at 826-5884 for a list of vendors.

If you have a business or event you would like to promote, consider advertising in the Grove Hill Gazette. We have developed affordable rates and can even provide design services. Contact Grove Hill Property Manager, Barbara Arington at 826-5884 or at barbara@grovehillhoa.com for more information concerning ad rates.

The Covenants Committee would like for neighbors to try and resolve covenants issues among themselves. However, if this cannot be done, please contact the committee to help. To contact the covenants committee or make a violation notifications, please visit the Grove Hill web site at www.grovehillhoa.com and click on resources or contact Property Manager Barbara Arington at 826-5884 or via e-mail at barbara@grovehillhoa.com.

We have received several calls about residents allowing their pets to roam the neighborhood and others allowing their pets to defecate on the walking trail and neighbors yards without cleaning it up. **Please note Covenant number 6.22 :**

Dogs and cats shall not be allowed to roam unattended within the Development; all dogs shall be kept and maintained within fenced or walled areas on a Lot or Dwelling, as approved by the ARC, or otherwise under leash. The City of Auburn also enforces the following ordinance:

Duty of Owner for Removal of Feces. It shall be the duty of the owner or person-in-charge of any dog to immediately remove and properly dispose of any feces deposited by said dog upon the grounds of any property within the City except for private property owned or controlled by the owner or person-in-charge of any such dog.



Another issue we have received several calls about is residents parking in the street. Please note Covenant number 6.14 (b) and 6.24 (b):

All automobiles owned or used by the Owner or Occupant of any Dwelling and their respective family members shall be parked in garages to the extent garage space is available. Garages shall not be used for storage or for any other purposes or uses which would result in the garage being unavailable for the parking of vehicles therein. Vehicles shall be parked only in driveways or garages. Vehicles shall not be parked on any landscaped or natural areas of a Lot or Dwelling.

Too many residents have their trash cans visible from the street - especially those streets where the homes are close to each other, please remember Covenant number 6.23 (b):

Trash, garbage and any other refuse or waste shall not be kept on any Lot or Dwelling except in sanitary containers or garbage compactor units. Trash cans and containers shall at all times be kept at the rear of or inside a Dwelling and shall be screened from view from streets and adjacent Lots and Dwellings by appropriate landscaping or fencing approved by the ARC; provided, however, that trash cans and containers can be moved to the front or side yard of any Dwelling on trash collection days for such Lot or Dwelling.

(The afore mentioned statements are derived from the Grove Hill Declaration of Covenants. More information can be obtained from www.grovehillhoa.com)

Preparing Your Home to Sell

As we all know, Auburn is a booming area for new home construction. But what about those of us who are ready to sell an existing home – how can we make our houses stand out in a lagging resale market?

If you plan to sell your home, you've hopefully already considered the basic elements of making your house "showcase ready" every time a potential buyer walks in the door. These elements include:

- *This is no longer your home! That may sound abrupt, but the way you live in a house and the way you sell it are two different things. You must shift your perspective from owning your "home sweet home" to offering a product for sale on the open market. Look for ways to de-personalize your home, so buyers can picture themselves (and their belongings) there.*
- *Remove the clutter! Buyers need to see plenty of clear, open space in your house. Consider this an opportunity to "pre-pack:" box up and store items you don't use on a daily basis. Minimize family photos and clear off the refrigerator gallery. If you're having a hard time putting away treasured mementos, remind yourself that clutter eats equity in a home sale.*
- *Clean, clean, clean! No one wants to buy a dirty house, and buyers need the assurance that your home has been well maintained.*
- *Set the stage! Open all window coverings and turn on all the lamps in the house (overhead lighting can sometimes be a bit harsh). If you have time, bake a batch of cookies for the welcoming aroma.*

If you really want to take your home preparations to the next level, consider some professional help. Rooms Reinvented, a local business specializing in Interior Redesign, also offers services to help sellers prepare their homes to sell. Redesign for Resale, sometimes referred to as real estate staging, is a highly effective way to market your home. The team from Rooms Reinvented works with the flow of a home, eliminating clutter as well as editing and arranging furniture, to show your home in its best possible light.

Is paying for a service like this worth it? Well, consider this: when you see an item marked "As-Is" in a furniture store, you don't expect to pay full price. Why would a buyer want to pay top dollar for a house that is shown in "As-Is" condition? Buyers (and even agents and appraisers) see a house only as it is, not as it could be. Presenting your house at its best maximizes your earning potential and minimizes the amount of time it might linger on the market. And then your house can become someone else's "home sweet home."

For more information about Rooms Reinvented and the services they offer, call 740-8893 or visit www.roomsreinvented.com.



Sterling Court Cul de Sac Party



The first Sterling Court Cul-de-Sac party was held on May 13, 2006. The party began around 4 p.m. and lasted until the sun went down!

Steve Gosser, who organized the event, brought crawfish all the way from Slidell, Louisiana, and the neighborhood kids had a great time playing with the crawfish before they were put in the pot to boil! There were also hot dogs and hamburgers grilled by Kevin Childs, and other neighbors provided side dishes and desserts. It was great to get out and meet our neighbors, and we hope that next year even more families will participate!



Residents of Sterling Court kicked off the football season with a friendly neighborhood party on Friday, September 1st. Steve Gosser organized the impromptu event and grilled hotdogs for everyone. Neighbors pitched in with chairs, drinks and side dishes. Everyone agreed, the pre-game festivity will soon become a Sterling Court tradition!



Kevin Childs, Steve Gosser



Doris Miller, Dara Duggan, Elizabeth Childs



Mary Ann Michel, Frances Guerin, Denise Mika

Newsletter Articles

The Grove Hill Gazette newsletter is mailed to all residents quarterly in the Fall, Winter, Spring and Summer. The Gazette is also available on the web site at www.grovehillhoa.com. If you would like to see something in an upcoming issue, please submit your article to barbara@grovehillhoa.com or mail it to P.O. Box 2658, Auburn, AL 36831.



A. B. Michel, Sara Herndon, Mary Ann Michel, Frances Guerin, Denise Mika, Conner Duggan, Doris Miller, Dara Duggan

A Festive Christmas at Grove Hill

Pat Hobaugh, Grove Hill resident and owner of Carol's Hallmark, is offering Grove Hill residents a large red lacquered mailbox bow for the holiday season. The lacquered material is ideal for outdoor use and will last for many holidays to come. The bows are available for purchase at \$7.00 each (plus tax) and can be picked up at Carol's Hallmark at 300 N. Dean Road, Suite 6 in the Kroger shopping center in Auburn. Please call Pat today at 887-7265 to pre-order your mailbox bow today. Let's decorate Grove Hill in community holiday style!



The Auburn Beautification Council awarded Grove Hill Homeowners' Association, the "Loveliest Village" Inspiration Award. The award recognized the well-landscaped entrance to our neighborhood. Please read the full story at www.auburnbeautification.org.

Grove Hill

Landscape

Honored



Contractor Referrals

We requested a list of reliable contractors and sub-contractors from our Grove Hill residents and the following has been submitted this quarter:

Grove Hill resident, Sharon Roberts, says, "Here are four recommendations I would like to make regarding contractors. I have had wonderful results with all of these folks. I've had a couple of neighbors stop and inquire so it's great to spread the word about these wonderful folks. And while this may seem like a big batch of recommendations, this is after 10 years of living here and looking for good folks. I don't just recommend anybody, honestly! I've even got a longer list of folks I don't recommend.

For painting: Dean Blackstock 706-518-6636

For landscape maintenance: Simply Telese (Jack and Susan Walker) 502-9877

For irrigation: Greatfully Green Landscapes (Gabe Williams) 332-4070

For very cool water and rock features as well as rock walls and walks: Creative Aquatics (Jason Andra) 319-6088

To submit your referrals, please e-mail your referrals to barbara@grovehillhoa.com in order for them to be listed in the next issue of the Grove Hill Gazette.

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A message from the Property Manager

Please note that Halloween is Tuesday, October 31 with Trick-or-Treating schedule in Auburn from 6:00 - 8:00 p.m. Please drive with care and watch for the many children that will be out and about.

Also note that the holidays are fast approaching, please call soon to book your holiday party at the Grove Hill clubhouse as dates are filling up quickly!

Have a safe and wonderful holiday season!

*Barbara Arington,
Property Manager, Grove Hill Homeowners' Association*



Helpful Local Telephone Numbers

Public Safety.....	501-3110	Water Board.....	501-3060
Animal Control.....	501-3090	Luke McAlister (Mailbox repair).....	319-1100
Garbage.....	501-3080	Waid Home Center	502-3991

Please remember, if you sell your property in Grove Hill, give your pool key, covenants booklet, and homeowners' directory to the new residents at the closing of your home.

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