

Grove Hill Gazette

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

Concerns from Your Neighbors

Remember when you first drove through Grove Hill looking for a home? Would you have considered buying one on a street that had bags of rotting grass or leaves blown in the street? Please remember that trash pick-up is on Wednesday morning and the covenants require that trash & yard debris be placed on the street on Tuesday evening or early Wednesday morning. Please do not leave grass clippings and other debris piled in your yard or street for days prior.



Mailboxes: One of the great things about Grove Hill is its beauty. We have an attractive neighborhood that must be continually maintained to protect our property values. One of the ways to do that is to replace your old mailbox. Some of our mailboxes are now grey, battered, and have no visible numbers on them. Please retire them and purchase a new mailbox and letters applied today that both meet

ARC and covenant guidelines to become compliant with your neighborhood's covenants and restrictions. We are getting calls from your neighbors!

Garbage Cans: Please do not consider your garbage can as part of the landscaping. Garbage cans should be placed on the street on pick up days (Wednesday, unless there is a holiday) only. Then they should be placed in an area not seen from the street or a neighbor's house. This is part of the rules/covenants that you agreed to abide by when you bought your home in Grove Hill.

Animal Notes: Grove Hill Homeowners' Association values all of its homeowners, including homeowners with pets. While we encourage you to enjoy your pets, we also want to ensure that you do not do so at the expense of other homeowners. That is why we feel it is necessary to remind all homeowners that if you have a dog or cat, use the Golden Rule. Please collect and dispose of pet waste, keep your pets on leashes when outside your homes, and keep pet noise levels to a minimum, this is



for the benefit of all Grove Hill residents. Failure to dispose of pet waste creates an unclean and unhealthy environment for all.

Pets that are walked off leash or that are allowed to roam the neighborhood can be threatening to others, particularly small children. We know that the majority of Grove Hill residents with pets comply with these rules, but we need for all residents to comply for the safety and well-being of all of our residents and their pets!

To report any covenant violations, please email covenants@grovehillhoa.com or call 826-5884.



2007 Resident Directory Available Online

The 2007 Grove Hill Resident Directory is now available for download at the Grove Hill web site at www.grovehillhoa.com. Simply click on resident directory and you will be prompted to enter the password, which is dir07. You can print a copy of this resident directory and replace last year's directory in your notebook that you received last year. If you have any questions or have problems downloading the directory please contact Property Manager, Barbara Arington at 826-5884 or by email at barbara@grovehillhoa.com.

The 2007 Resident Directory is available online 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 February and March 2007 meetings.*

GHHA Board Summaries February and March 2007

The Board reviewed proposals for liability insurance coverage. The Property Manager reported that all homeowners' dues had been paid. The Board also discussed the landscaping improvements that will continue along Grove Hill Road will begin at the end of March.

The Grove Hill Homeowner's Association Board of Directors for 2007 is as follows:

President

David Avery

Vice President / Treasurer

David Norris

ARC Chair

Jack Downes

Landscape Committee Chair

Kathy Davidson

Keith Camp

Sean Foote

Jeffrey Howell

John Price

Rex Ponder

Randy Simpson (ARC)

Carol Gregg

Dianna Tillery

Board Advisors

Gary Bridges (ARC)

Tim Chamblis (Social)

Sandy Resa (Front Pool)

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. Yearly there are four vacancies, with the terms beginning in January. Please consider joining the GHHA Board or volunteering on a committee and make a difference in your neighborhood!

Q: *What are covenants?*

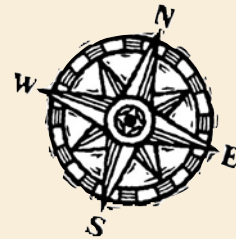
A: The Covenants are the governing legal documents that establish the existence, rights and duties of the community as a non-profit corporation. The Declaration of Covenants, Conditions, and Restrictions are recorded by the County recorder's office and are included in the title to your property. Failure to abide by the Declaration of Covenants, Conditions, and Restrictions may result in a fine to a homeowner by the Association. The Covenants were included in the Welcome Package provided to you when you moved into your home.

Did You Know?

No satellite dishes, radio antenna, radio receiver, or other similar device or aerial shall be attached to or installed on any Lot or Dwelling or any other portion of the Development unless it is contained entirely within the interior of a building or other structure, is not visible from any street or adjacent Lot or Dwelling, and is approved by the ARC.



GHHA Points of Interest



Did you know you can rent the clubhouse and/or swimming pool for a party or special event? The cost is \$75.00 for the clubhouse and \$25.00 for the pool. Please visit www.grovehillhoa.com for rental guidelines and reservations forms. Once you've completed your forms, contact Grove Hill Property Manager, Barbara Arington at 826-5884 or at barbara@grovehillhoa.com to book a date.

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 even can provide design services, contact Grove Hill Property Manager, Barbara Arington at 826-5884 or at barbara@grovehillhoa.com for more information on ad rates.

Photographing Children in Nature

by Amy Scott

Spring has arrived, and once again we marvel at nature's amazing beauty in our wonderful community! With Spring also comes the annual urge to clean house, plant flowers, diet for swimsuit season (ugh!)... and take pictures of our children! There is nothing like introducing children to the wonders of nature and getting photographs of their discoveries. The natural joy you can capture as they find a lady bug, smell flowers, climb trees, and walk bare foot in new green grass makes great pictures and lasting memories. One example of this technique was during a recent photo shoot I had with an adorable brother and sister pair, both under the age of 7. As their mother drove up for our shoot, she was visibly "frazzled" and immediately apologized in advance for their behavior, that she did not think they would sit still and smile to have their picture made. I immediately explained to her that I didn't expect them to...quite the contrary! The spot we had chosen, just adjacent to Grove Hill Pool, had huge boulders and with beautiful foliage for a backdrop... but to active children, this was time to play "climb a mountain!" So we took pictures climbing "Mount Grove Hill", big brother extending a helping hand to little sister climbing "Mount Grove Hill" (so sweet!), the triumphant Rocky moment when reaching the top... and even laughter when Mom "climbed the mountain" too for a family shot! Later, we played hide and seek behind the tall pines (where I got one of my favorites that I included on a postcard mailer). At the end of the shoot, Mom apologized again and offered to reschedule for another time. I couldn't wait and flipped my camera over for a quick slide show... the beauty of digital is the immediate gratification, and she really needed some! New to this style of photography, she

was amazed at how her children were truly captured while simply playing, and the beauty of nature's backdrop.

I never go into a session knowing how I am going to pose a child. An hour long session usually gives me time to learn the child's personality and behavior and to create photographs that capture their unique spirit. Whether in play clothes or Sunday clothes, at home or at newly discovered location, we're sure to catch smiles and sweet expressions when we just relax and have fun!

So, grab your camera, head outdoors, and wait for the smiles! Grove Hill and our surrounding area offer so many photo opps: biking along Grove Hill Road, exploring the golf course habitats (on Mondays when it's closed, of course), fishing at Grove Hill pond (barefoot and rolled up jeans!), the first trip to our community pool... and, of course, don't forget "Mount Grove Hill!"

Amy Scott, photographer and Grove Hill neighbor, specializes in on-location Lifestyle photography, offering portraiture of children, teens and families, as well as event and commercial photography. Visit her website at www.photobyamy.com.

Photography by Amy

Capturing the Spirit of the Moment. . .

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Amy Scott
www.photobyamy.com
334.703.7884

Portraits * Families * Events * Commercial



HomeTown Realty



Dale McKay
Broker
(334) 524-2646



Lisa Dennis
Realtor
(334) 559-5950



Bob Slocumb
Realtor
(334) 319-1180



Kathy Ingram
Realtor
(334) 740-9648

Spring is in the air, and for some that means that the purchase or sale of a home is on your mind. Spring is undoubtedly one of the busiest times for the real estate market in Auburn. With lots of activity around the area and with the increasing variety of newly constructed homes, the market is seeing more supply by the day. Listing your home with a Real Estate Professional can be beneficial in many ways. Here are some useful tidbits about the benefits of listing your home with a Real Estate Agent:

1. Most, if not all, agents in the area have access to the Lee County Multiple Listing Service. They can enter your home into the network of local agents who already have potential buyers.
2. The agent can put your home on the internet with links to pictures and other vital information and statistics about your property. The internet is one of the top sources buyers consult when looking for a new home.
3. An agent can market your home using media outlets, such as the newspaper, area home's guides and real estate classified ads, that are specifically geared to generate Real Estate sales and promote local properties.
4. Agents are able to assist you with any and all paperwork, pricing of property, negotiating and closing the sale of property by using their experience and training.
5. An agent will receive all phone calls, answer any questions about your home and schedule showings. This frees you of the hassle of dealing with unqualified or non-serious buyers and "looky-loos."
6. Agents can help set up and advertise open houses as well as be on hand during the open showing to answer any questions.
7. The expertise of a Real Estate Professional can help give you a sense of security in one of life's major transactions.

If you are in the market for selling your home, the agents at HomeTown Realty can help you in many ways. With our office in close proximity to the Grove Hill Neighborhood we can provide you with excellent service and fast response.



Blake Cleveland
Realtor
(334) 319-2104



Andrew Hortenstine
Realtor
(334) 319-2120



Allyson Melton-Pierce
Realtor,
Office Manager
(334) 663-1646

HOME TO EXPERIENCED AGENTS. IF IT INVOLVES BUYING OR SELLING REAL ESTATE, WE'RE THE NAMES PEOPLE TRUST.

We're a friendly bunch, all proud to call this neighborhood home. Our business is growing and we'd like to thank our friends and neighbors who recommend us. The HomeTown professionals are here for all of your buying and selling needs. We handle homes in all price ranges, so call us when you're ready to make your move.



334-826-5454

Fax 334-826-5458

1747 Ogletree Road, Suite 200
Auburn, AL 36830

SPRING FLING 2007

APRIL 22

12:30 UNTIL 2:30 P.M.

Join us for the Grove Hill Homeowners' Association annual Spring Fling

Sunday, April 22nd

12:30 - 2:30 pm

Grove Hill - Clubhouse Lawn

- Meet your neighbors for fun and fellowship
- Great LIVE music
- Good food from Locos'
- The pools will be open
- Bring your lawn chairs and blankets

(Wet grounds/rain will cancel—watch median sign for announcements)



Music



Food



So you want to put your home on the market...

Preparing and staging your home for sale will take a good bit of effort on your part but the rewards will say it all! Every seller wants their home to sell quickly. It is not "luck" that makes this happen; it is careful planning and preparation. Here is some great advice to turn your home into an irresistible and marketable home for sale.

CURB APPEAL

If a buyer won't get out of an agent's car because he doesn't like the exterior of your home, you have lost a potential buyer.

Make your yard inviting, trim bushes, mow the lawn, and plant some flowers.

Pick up stray toys, pressure wash the drive way and the exterior of the house if necessary.

Paint shutters and make sure the windows sparkle.

No cobwebs on the way to the front door. Look out for wasp nests and other insects and or pets that may deter a potential buyer from looking at your home.

DISASSOCIATE YOURSELF WITH YOUR HOME

You are going to market this house!

Let go of any emotions that you may have, you are moving out. Look towards the future.

DE-PERSONALIZE

Buyers' do not want to be distracted by your family photos and heirlooms; they need to picture their personal items in the house.

DE-CLUTTER

If you don't need it, donate it or throw it out!

Pack up all of your knick knacks.

Clean off your shelves and countertops.

This will all be a great head start to your packing to move!

ORGANIZE YOUR CLOSETS AND KITCHEN CABINETS

Buyers' like to see organization, it gives them the feeling that you must take care of your home.

RENT A STORAGE UNIT

Almost any home will show better with less furniture. The rooms will appear larger. Keep doorways and windows clear of furniture. The additional light from covered windows will make the house more appealing.

REMOVE/REPLACE FAVORITE ITEMS

If you want to take your favorite drapes, light fixture or a plant from the yard, do it before you put your house on the market! Replace the item if necessary. If a buyer sees it he will want it!

MAKE MINOR REPAIRS

Patch holes in the walls.

Replace cracked tiles.

Replace burned out light bulbs.

Consider painting walls a neutral color if you have personalized with a color that may not appeal to everyone. Repair leaking faucets and dripping toilets.

MAKE YOUR HOUSE THE ONE THEY WANT!

Open the blinds turn on lights, use an automatic air freshener. Make your house appealing. Play some soft music...and make the whole buying experience an easy decision!

Dawn Radnitz, GRI, ABR, e-PRO®
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Prudential

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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.

WE DO IT ALL FOR YOU SO YOU DON'T HAVE TOO!

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Pools Open April 15th

Take a break from your taxes and come swim! We look forward to another safe, fun summer. The second pool will also be open and will be maintained by Grovehill resident Todd Chandler of Chandler Pools. To help with crowd control, please keep the pool gates closed. Each resident will need to bring their key to gain entry to the pools. Please do not open the gates for those without a key so that we can limit pool usage to residents in good standing and their guests. Please become familiar with the pool rules, so that the pools will be a friendly and safe environment for all to enjoy. Any help enforcing the rules is greatly appreciated.



Grove Hill Homeowners' Association Pool Rules

- Season is from April 15th until October 1st.
- Hours: 9:00 am until 10:00 pm except on Tuesday and Friday. Vacuuming and cleaning will be done Tuesday and Friday mornings between 6:00 am and 8:30 am. For health reasons please respect these maintenance hours to allow for adequate cleaning and monitoring of chemicals.
- Chemicals will be added at 10:00 pm each evening after pool is closed. Pool may be closed at any time due to contamination or hazardous conditions.
- Pool may be used by homeowners in good standing and their guests (limit 6).
 - A member of a homeowner's household must accompany guests.
 - An adult must accompany children under twelve years of age.
- Only appropriate swimming attire will be allowed. No cut-offs, tennis shorts, or non-swim ware.
- Loud noise, vulgar language, horseplay, or any unbecoming behavior may result in loss of pool privileges.
 - Headphones must be used with all music devices.
 - Please lower umbrellas after use.

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- Pool Rental - There is a \$25 usage charge for pool party in addition to a \$25 refundable security deposit. The deposit will be returned after a Social Committee member has inspected the pool area. Two-hour pool parties may be scheduled as follows:
 - Monday through Saturday-before 12:00 Noon.
 - Monday through Friday – after 6:00 pm.No parties will be scheduled on Saturday afternoon or any time on Sunday.
Parties will be limited to 15 attendees.

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Grove Hill Gazette, Spring 2007, See you online! — www.grovehillhoa.com

Home from Iraq



On March 22, Captain Roger Hill returned from his year long tour of Iraq. His neighbors on Cooper's Pond Rd. celebrated his return with yellow ribbons and American flags on their mailboxes and in their yards. The residents of Cooper's Pond are very grateful for the sacrifices that both Roger and his wife, Lauren, had to make while he was serving our country. In order to celebrate the couple, their neighbors are even planning a block party in their honor.



USA, Auburn, Sweetwood Circle and the Smith family proudly welcomed their own, 1st Sgt Charles Smith, home on Friday, March 23rd from Iraq. Charles, who was deployed to Iraq February 2006, is grateful to be home and thankful for each thought, all prayers, packages of goodies, emails, and cards sent as expressions of support to him, his unit in Iraq, and his family while he was away. In his honor, Sweetwood Circle will host a Block Party Blast and celebrate his safe return to his family and to our community.



Helpful Telephone Numbers

Public Safety.....	501-3110	Water Board.....	501-3060
Animal Control.....	501-3090	Alabama Power (outage).....	1-800-888-2726
Garbage.....	501-3080	BellSouth (repair).....	1-877-737-2478