

Grove Hill Gazette

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

A Letter From the President

When my family decided to move to Auburn a few years ago we decided on a school for our children and then looked at homes. Our realtor told us that she wished she had some listings in Grove Hill because that would be a perfect neighborhood for us. In her opinion Grove Hill was friendlier than the other big subdivisions in Auburn. Some of the subdivision's advantages were that Grove Hill had a really impressive newsletter and a neighborhood party each spring. She lamented that if you wanted to live in Grove Hill, you would have to be ready to buy quickly because most homes were sold by the owners directly and not on the market very long. That is how we bought our home.



Now that I live here I want to make sure that Grove Hill keeps this reputation. As homeowners, we all do. I know that this is a great neighborhood just by seeing how many people enjoy the common areas, the lake and the pool. In fact, details regarding the construction of a second pool for Grove Hill are included in this newsletter. We cannot let our reputation weaken. We can and should all do our part by making sure that each one of us are good neighbors. While keeping our homes and yards pleasing in appearance and compliant with the subdivision standards is an essential part of being a good neighbor, being friendly with our neighbors is also important and can be quite fun. Be a good neighbor by enjoying your neighborhood at the Spring Fling on April 23. I understand there will be live music, good food and lots of entertainment for the kids. I will be there and I hope you will too.

David Avery, President, Grove Hill Homeowners' Association

The Pool Opens April 15

Drop off your taxes and come swim! We look forward to another safe, fun summer.



To help with crowd control, please keep the pool gate closed. Each resident will need to bring their key to gain entry to the pool. Please do not open the gate for those without a key so that we can limit pool usage to residents in good standing and their guest. Please become familiar with the pool rules, so that the pool will be

a friendly and safe environment for all to enjoy. Any help enforcing the rules is greatly appreciated.

We have replaced the pool umbrellas this year and we need your help to make them last, so please lower the umbrellas after use. *Sandy Resa, Pool Committee (Pool Rules listed on page 3)*



- Meet your neighbors for fun and fellowship
- Great Live Music
 - Food from Loco's
 - The Pool will be open
 - Bring your lawn chairs and blankets
 - Rain/wet grounds will cancel—watch front median sign for announcements

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 February and March's meetings:

February Meeting

The drainage issue at the common area of the clubhouse was discussed. Property Manager, Barbara Arington reported that Cleveland Brothers Construction could make the necessary improvements by installing a basin drain. The Board approved the hiring of B&S Gutters to install new gutters at the clubhouse and also approved the hiring of Landscape Workshop from Bessemer, Alabama to install planting material at each utility box area along Grove Hill Road and to re-design and install new plant material at the main entrance and the clubhouse. Landscape Workshop will also install and maintain the seasonal color at the entrance and at the clubhouse for both the spring and fall plantings.

March Meeting

Board voted to file lien's on the properties of any residents that have not paid their homeowner's dues. The Board also approved the installation of two posts and chain at the clubhouse at the common grass area by McAlister Enterprises. This will be done to help prevent people from riding on the grass area and destroying the turf. The Board also discussed that the new pool in the back of Grove Hill was under construction and should be completed in six to eight weeks.

•New Pool Opens in 6-8 Weeks•

Special Offer For Grove Hill Residents

Domain Registration	\$10.00 / Year
Web Hosting	\$8.00 / Month
2 Page Design + 3 Months Hosting & Domain	\$200.00
4 Page Design + 3 Months Hosting & Domain	\$400.00
10 Page Design + 3 Months Hosting & Domain	\$700.00

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Streaming Audio & Video, Online Stores and Much More
24/7-365 Service and Support

1000 Business Cards, 2 Sided, Full Color Both Sides with High Gloss or Normal Gloss	\$150.00
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Or Chris at (334) 391-9903

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- Gutters
- Siding
- Pools

And much more!

100% SATISFACTION GUARANTEED!

— FREE ESTIMATES —

334-707-2007

GHHA Points of Interest:



APRIL 23 12:30 UNTIL 2:30 P.M.

Join us for the Grove Hill Homeowners' Association annual Spring Fling 2006

Sunday, April 23rd

12:30 - 2:30 pm

Grove Hill

Clubhouse Lawn

- Meet your neighbors for fun and fellowship
- Great LIVE music from members of *Kidd Blue and Blues 9*
- Good food from *Locos'*
- The pool will be open
- Bring your lawn chairs and blankets

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

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.

Covenants Q&A



- **Season is from April 15 until October 31.**
- **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.**

Why do we have covenants? The simple answer is to protect your investment in your home. Realtors tell us that properties in Grove Hill are among the highest priced and quickest to sell of any in the greater Auburn area. The Covenants were designed to assure the continued beauty of our neighborhood thus having a positive impact on the value of your property and the quality of life here in Grove Hill.

How is a covenant violation determined?

Alleged violations are brought to the attention of the Board, usually by a neighbor. Some of them are clearly prohibited in the covenants. Others can be more judgmental in nature. What may appear to be tasteful to one may be tacky to his or her neighbor. This is one of the reasons the Board encourages "yard art" and specialty plants be limited to backyards. The Board discusses each violation and decides what course of action should be taken.

How are the covenants enforced?

If the Board decides to take action a methodical approach is used with each case. First, we send a letter notifying the neighbor of the alleged violation. There is a 14 day response period for the neighbor to reply to us 1) with a phone call or meeting with the Board for clarification and discussion or, 2) a letter outlining the manner in which the issue has been handled.

If there is no response after 14 days a reminder is sent, just in case the first letter was lost or forgotten. If there is still no response after another 14 day period, a certified letter will be sent notifying the neighbor that daily fines or other enforcement action will begin. If the problem is not corrected and fines or other charges accumulate, a lien or liens may be placed on the property.

In summary, the Board wants to maintain the integrity of the GHHA Covenants so that each of us can enjoy our property and also be a good neighbor. Each of us agreed to the boundaries set forth by these covenants when we accepted the property deed at closing whether the attorney told you about this or not. If you have any questions or concerns please feel free to contact Barbara Arington, GHHA Association Manager or come to one of the monthly Board meetings, which are usually held on the second Tuesday of each month at 7:00 PM in the GHHA clubhouse.

Charlie Perry, Board Member and Former Board President

Did you know...
All wooden privacy fences must be landscaped with evergreen shrubs that are spaced no greater than four feet apart (unless otherwise approved) and will obtain a height of no less than four feet. All exterior portions of the privacy fence must be landscaped.

Covenant Highlight

No satellite dishes shall be allowed on any Lot or Dwelling... unless the same 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.

*Article 6.19 Grove Hill Declaration of Covenants
(note: The homes on Oliva and Elise have been given a temporary variance on the location of satellite dishes due to the fact that Charter Communications will not run cable until 80% of the homes are complete and occupied.)*

A message from the Property Manager

Spring has finally arrived! Please make plans to attend Grove Hill's annual Spring Fling to be held Sunday, April 23 from 12:30 – 2:30 pm at the clubhouse.



The Grove Hill Board is working hard to make improvements in our neighborhood. We will soon have spring/summer seasonal color installed at the main entrance and clubhouse, which is being contracted out by Landscape Workshop of Bessemer, Alabama. As you may know, Landscape Workshop also handles the beautiful landscaping at TigerTown shopping center in Opelika.

The Board is also working on the design of the Windway entrance to include the installation of the stone pillars, lighting and landscaping to mirror the main entrance. The entrance via VFW Road will be installed once construction is complete on this road.

Another project to be completed includes the addition of landscape lighting around the pool along the outside of the fence and the addition of more lighting around the clubhouse to provide additional security.

Construction on the second pool is underway and according to developer Billy Cleveland, the project should be completed in 6 - 8 weeks.

Again, if you have any questions or concerns about your neighborhood, please do not hesitate to contact any of your Board members or attend a Board meeting, held the second Tuesday of each month at 7:00 p.m. at the clubhouse. Happy Spring! *Barbara Arington, Property Manager*

***Don't forget the Annual Grove Hill Homeowners' Association
Spring Fling Sunday, April 23, 2006 From 12:30 - 2:30 p.m.***

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Grove Hill Gazette, Spring 2006, See you online! — www.grovehillhoa.com