

Grove Hill Gazette

Grove Hill Homeowners' Association • P. O. Box 2658 • Auburn, AL 36809

A Letter from the President

As the Grove Hill Homeowners' Association Board President, I find it necessary to notify every Grove Hill resident of a variety of issues/problems that need your attention and cooperation:

The Grove Hill pool – we have received numerous reports of residents (mainly children) climbing over the fence to enter the pool area and residents coming to the pool without their pool key. As a Grove Hill resident, you & your family members must have your pool key to enter the pool area. If you send your age appropriate child to the pool without you, that child must bring the pool key to enter the pool area. We are having problems with non-Grove Hill residents using the pool without being the guest of a Grove Hill resident. It is very important to not open the gate for people – they must have their key to enter the pool area. This is the only way that we can ensure that only Grove Hill residents are using the pool. The pool is a wonderful benefit of living in this neighborhood, but we all need to be mindful of the rules.

You must use your pool key to enter the pool gate. Furthermore, for safety and security, please do not prop the pool gates open!

Secondly, the Board has printed many articles in the Grove Hill Gazette asking our residents to make the necessary repairs and modifications to get all the mailboxes in the neighborhood compliant with the Grove Hill covenants. Many of you have made the repairs, but we still have many mailboxes that have improper lettering, that are rusted, have broken or missing doors, etc. If you do not have time to make these repairs, Luke McAlister (319-1100) can make the repairs to comply with our neighborhood covenants and guidelines. If you are a “do-it-yourselfer”, you can prime and paint your pole with oil based paint and purchase a new mailbox. Please note that your mailbox must match the other mailboxes on your street. If you have the cast iron mailbox, you must keep it operational and painted. If you have the black metal mailbox, you can replace the mailbox (available at Lowe's, Home Depot, etc.), but it must be the same size as those on your street. If you are missing the scrolled ironwork on your pole, that needs to be replaced. Luke McAlister can provide this scrolled ironwork, as well. Finally, the lettering must be the same throughout the neighborhood and must be placed at the appropriate place on the mailbox and on both sides of the mailbox. The Association approved font used for the lettering of street names and numbers on the standard metal mailboxes is University Roman.

David Avery – Grove Hill Homeowners' Association President



The GHHA has contracted with Auburn Police to provide additional security for the neighborhood.



New Addition Planned

Cleveland Brothers, Inc. will be developing its remaining property in Grove Hill, along with 24 additional acres it has recently acquired. The newly acquired property is located along I-85, and also includes the first two homes located on Moore's Mill Road just after crossing I-85. This will be a new addition to Grove Hill, consisting of seventy-six residential lots. Approximately 6.5 acres located on the Moore's Mill Road frontage will be developed either as office/institutional, or as multi-family (35 units maximum). The master plan submitted to the City of Auburn Planning Commission shows an entrance to the new addition off of Moore's Mill Road, and Amber Lane will intersect with the new street. Hopefully, this additional access will help to alleviate traffic congestion at the Grove Hill entrance. There will not be a connection made at the stub-out off of Grove Park. This right-of-way will be vacated.

Billy Cleveland – Grove Hill Developer and Resident

Past issues of the Gazette are 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 April – June 2007 meetings.*

GHHA Board Summaries

April – June 2007

Rex Ponder of the Landscape Committee reported that 400 plants have been planted along Grove Hill Road from Mayfair to Ridgeview. The new irrigation system is working well and the planting design should provide areas of interest during each season. The Board also discussed having a concrete pad at the access to the telephone equipment on Grove Hill Road.

Covenant FAQ's

Q: *I never received a copy of the covenants, why should I have to follow them?*

A: The simple answer to this question is that the restrictive covenants are tied to the title of the land and you agreed to comply with it when you purchased your home in Grove Hill. There is more to consider, however, than the legality of the covenants. The developers of Grove Hill were determined to make this a special community, free from many of the problems which plague so many other residential areas. The covenants assist in maintaining the aesthetic beauty of Grove Hill and in maintaining land values. These are factors in the decision of many people to purchase a home in Grove Hill and furthermore, why other buyers decide to look elsewhere for a home. Thus, the covenants are part of the Grove Hill community, they benefit us all, and we have a collective responsibility to comply with them. Not receiving a copy of the covenants is not a reason to violate the covenants. If you did not receive a copy of the covenants during the closing of your home or with a welcome package, the Association can provide you with a copy or simply visit www.grovehillhoa.com and click on "Resources".

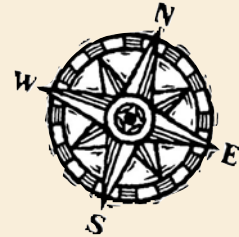
Did You Know?

All exterior lighting for any Dwelling, including, without limitation, free standing lighting and utility (e.g., flood) lights attached to a Dwelling, must be approved by the ARC. Before you invest in lighting to brighten up your landscape please submit a lighting plan to the ARC that details the specific type of lights being used and the location of the lights in the landscape. Grove Hill has a wide variety of home styles, as such, the issue of exterior lighting must be handled on a case by case basis.

(ARC request forms are available at www.grovehillhoa.com)



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.

This Old Fence

Many Grove Hill homeowners have fencing on their property and a vast majority of those fences are built of wood. (It must be noted that any fence built or altered must meet the approval of the Architectural Review Committee before the fence is installed.) Fences that are made of natural materials are a beautiful addition to the landscape that provide safety and privacy to the homeowner. Wood has a natural tendency to look beautiful when initially purchased, but will weather over time. As such, a wood fence that is not properly maintained will typically need replacing within ten years. To increase the longevity and keep a wood fence looking good, proper maintenance will be required including periodic treating, staining or painting.

The continuous changes in weather conditions are hard on your fence. Your maintenance plan must be geared to combat the problems caused by water absorption and loss, mildew growth, and UV discoloration. Many homeowners desire the “gray patina” that a wood fence will develop after several months of exposure to the weather. Most of this patina effect on wood is caused by exposure to UV rays and not simply exposure to the elements. If the wood is not properly sealed it will absorb moisture as well as being prone to extensive drying, which will cause most woods, including cypress, cedar, and treated pine to bow and split.

Applying a protective finish is recommended to prolong the life of your fence.

The type of finish will be determined by the look desired, as well as the species of wood used. There are three options in finishing treatments: stain, paint, and waterproofing sealer.

A wood fence that is not properly maintained will typically need replacing within ten years.



Start by cleaning your fence with a cleaner/brightener that contains a mildewcide prior to applying your finish. Even new wood is prone to mildew and should be cleaned before applying a finish. An older fence may require pressure washing to properly clean the wood in preparation to receive the finish.

Annual maintenance and inspection of a fence is crucial to its longevity and should be included in a regular home maintenance plan. First year maintenance should include a reapplication of cleaner/brightener that contains a mildewcide, as well as your method of finish (paint, stain, or water sealer). Depending on the location of your fence with regard to direct sun exposure, foliage coverage, etc., it may be sufficient to clean/brighten and re-coat every two years.

For most Grove Hill residents the single largest investment we have is our home and the homes in Grove Hill have steadily increased in value over the past few years. As our neighborhood ages, let us all do our part to help keep our property values up and do the maintenance items such as fences, mailboxes, and yard upkeep.

Fun Music Food
SPRING FLING
2007
Snapshots!



The Grove Hill Homeowners' Association annual Spring Fling was held on Sunday, April 22nd on the clubhouse lawn.

Neighbors gathered and fellowshiped on a "picture-perfect" sunny afternoon!

There was great music provided by social chairman Tim Chambliss.

Box lunches were served by Locos and were delicious. If you weren't able to attend Spring Fling this year, please make plans to attend next year and enjoy the festivities!





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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.



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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.

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Do you know what you are paying for when you purchase a homeowners' insurance policy?

There are five parts to a homeowners' policy:

1. Dwelling Protection - The building structure defined on your Policy Declarations, where the named insured resides and is principally used as your private residence. Protection for your home from many perils (Exceptions: Renters and Condominium Policy)

2. Protection for Other Structures - Protects an insured's structures that are separated from the dwelling by a clear space. Protects structures like a detached garage, storage unit, fence, gazebo...

3. Additional Living Expenses Coverage - Pays the reasonable increase in living expenses necessary to maintain your normal standard of living when a direct physical loss we cover makes your residence premises uninhabitable for up to the amount of time specified in the policy. This may include payments for the additional costs of a place to stay, food and other increased living expenses.

4. Personal Property Protection - Provides protection against covered loss to movable property like a stereo, bicycle, furniture or clothing.

5. Family Liability Protection - If someone is accidentally injured or their property is damaged in a covered incident, this coverage provides protection for the damages that you are legally obligated to pay. The liability portion of the policy has two parts.

Part One. Family Liability - The amount the insurance company will pay to defend you if you are sued. The insurance company will only pay up to the policy limits.

Part Two. Guest Medical Coverage - Provides protection for your guests, who are accidentally injured on your property as a result of a covered loss. This protection pays for the reasonable and necessary medical expenses they incur, regardless of who was at fault.



Important Terms

Deductible - The portion of a covered loss that you agree to pay before the insurance company becomes responsible for payment under the policy. A larger deductible usually means a lower premium. For example, if the covered claim is \$1,000 and your deductible is \$250, you pay \$250 and your insurance company will pay \$750.

Liability Protection - This typically provides coverage if you, as an insured person, are legally obligated to pay damages due to bodily injury of others or for damage to their property arising out of a covered loss. For example, you're playing catch with your friends, you throw the ball and it inadvertently crashes through your neighbors' window and breaks something. The property damage you accidentally caused may be covered here.

Replacement Cost Coverage - In the event of a covered loss, you may be reimbursed for the cost you incur to replace many of your damaged contents with similar property, brand new. The total amount you'd be reimbursed is subject to the terms and conditions of your particular policy, including applicable deductible and coverage limits.

Items you might want to consider when purchasing or upgrading a homeowners policy

- 1. Deductibles** - Consider having a higher deductible, which will save you money.
- 2. Discounts** - Make sure you are getting all of the discounts, such as multi-policy discount, age of home discount, and home alert discounts for having a security system.
- 3. Liability Protection** - Ensure your limits are high enough to cover you. For example if you own a swimming pool or own a dog that might bite a child.
- 4. Personal Property Protection** - You need to check with your agent to see what limits are covered on your policy. For example if you have a wedding ring, silverware, or expensive rugs the insurance company will only pay up to the policy limits unless you have these items insured to their value.
- 5. Annual Review** - You should have an annual review with you agent on all of your policies including life policies to make sure you are properly covered.

Brad Hugall is an AllState Insurance Agency owner and Grove Hill Neighbor. You can contact him at 334-502-5111 or e-mail bradhugall@allstate.com

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

Walking in Grove Hill



Walking in Grove Hill can be relaxing, not to mention the exercise we get from the hills. I know everyone is enjoying themselves because so many people walk in our neighborhood. There are runners, cyclists, Moms and Dads pushing strollers, owners with their canine friends and even an occasional skate boarder. It is a great way to meet your neighbors and catch up with old friends.

The down side of this recreational pastime is the amount of dog feces people leave behind... along our sidewalks, on our sidewalks, in neighbors' yards, and in the common areas. There is nothing that spoils a walk quicker than stepping in someone's latest pet deposit. Part of the responsibility of owning your dog is picking up the feces during your walk. I am sure we have many

responsible pet owners, but it is obvious from looking at the landscape, that too many pet owners fail to take this duty seriously. I carry my plastic bag every trip I take. Not only do I want to be a good neighbor and pick up what belongs to me, but also make walking enjoyable for all. I urge all dog owners to take responsibility for your dog. Take your bag with you on every walk, pick up and dispose of your dog's mess properly.

If we all take responsibility for our pets, we will continue to maintain our place as the best neighborhood in Auburn.

Dianna Tillery – Resident and Grove Hill Board Member

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