



The Woodmont WORD



ADVERTISE IN LOCAL COMMUNITY NEWSLETTERS!
(770)623-6220 | info@frontporchatlanta.com



Uncommon.
Unexpected.
Unlike anywhere you've lived.

John Wieland has created a neighborhood without comparison. An elevated experience that has no equal. And homes as unique as you because you help design them. This is luxury without compromise nestled in the shadow of the Blue Ridge Mountains in the historic town of Canton, Georgia. It's time to reimagine your future, and discover what's next in your life story.

LAKESIDE
AT RIVER GREEN

Unlike anything else. Uncover more.
(678) 672-2878 | LakesideAtRiverGreen.com

A JW COLLECTION 55+ NEIGHBORHOOD





Neighborhood Contacts

PROPERTY MANAGEMENT

Sixes Management Group

woodmont@sixesmanagement.com

770-575-0943

WOODMONT HOA

hoawoodmont.com



Table Of Contents

NEIGHBORHOOD CONTACTS.....3

BOARD UPDATE 4

BACK TO SCHOOL 6

EVENT HIGHLIGHTS 9

KIDS PAGES16

SPONSORS18

Guest-contributed material in the Woodmont Word does not necessarily represent the views of the Woodmont HOA. The HOA does not endorse or warrant the accuracy, reliability, or completeness of any information provided by guest contributors. Readers should exercise their own judgment when considering any content.



CONTACT US TODAY - 770-623-6220 - info@frontporchatlanta.com

The Word is a publication of Our Front Porch. Subject matter published is the opinion of the author and does not necessarily reflect the opinion of the publisher of this newsletter. Professional advice should be obtained before making any decision in which a professional is readily available. Advertisers assume responsibility for the content of the ads placed in this publication. Material published may not be reproduced without the written permission of Our Front Porch.

The contents of this newsletter are provided for the members of the Woodmont neighborhood as a courtesy only. No representations are made as to information presented, the quality of the goods or services advertised, or the veracity of the statements relating to the goods and services. The printing of opinions, information or advertisements does not constitute an endorsement by the neighborhood of such opinions, information, goods or services.



Woodmont HOA Board

OFFICERS

President

Julie Schroeder
president@hoawoodmont.com

Vice President

Rick Perez

Secretary

Sarah Stott

Treasurer

Karen McGerty

FUNCTIONAL ROLE CHAIRS

Architectural Review (RFMs)

Julie Schroeder and Elizabeth Finch

Beautification/Stormwater

Detention Systems

Rick Perez

Communications/ Community Engagement

Elizabeth Finch/Sarah Stott

communications@hoawoodmont.com

BOARD UPDATE

Dear Neighbors,

As the lazy days of summer draw to a close and the excitement of a new school year fills the air, we are reminded of the beauty of new beginnings and the joy of learning. August marks a time of transition for many of us in Woodmont, as we trade in our beach towels for backpacks and pool days for school days.

In the spirit of this season of change and growth, we, your neighborhood board, are excited to share the latest updates and plans designed to enhance our community. Just as students eagerly prepare for a fresh academic year, we too have been diligently working behind the scenes to ensure Woodmont remains a vibrant and welcoming place for all our residents.

As shared in the most recent board meeting, here are the latest updates:

- Fence repairs have commenced
- Chapel Valley has replaced dying flowers in numerous areas, is working on repairing irrigation in one area, and have recently cleaned up detention ponds as part of regular maintenance
- No current beaver activity at The Grove has been noted during recent assessment
- Backflow testing will be performed soon
- We are waiting on updated quotes to proceed with landscaping installation at the Gaddis / Greyfield / Grandmar intersection
- The green space at the Enclave was recently freshened up and repairs made to the walkway
- Kudzu in the Views has been cut back and we are working on a plan for continual maintenance
- New features are being added to the Woodmont Word - if you have any suggestions or requests for content, please reach out to communications@hoawoodmont.com and note the following:
 - *What CAN be accepted: Neighbor-submitted articles, neighborhood events, pickle ball teams, book clubs, bunco groups, bible studies, group fitness, etc*
 - *What CANNOT be accepted: any business advertising, rental or real estate listings, etc - for these things, you must reach out to the publisher directly*

- We extend a hearty thanks to neighbors who have already stepped forward with not only suggestions but volunteering to contribute to the Woodmont Word
- We are currently discussing a plan to make upgrades to the pond at the Grove in order to allow for fishing and recreation
- We will be expanding the holiday lighting this year as part of a multi-year plan to spread out costs to bring updated holiday decor to the entire neighborhood
- There will be no board meeting in August
- The board will meet in September for a working session on the 2025 budget

This month, we focus on fostering a supportive environment for our young scholars and their families. Please flip through for information on a new peer-tutoring initiative intended to provide additional assistance to kids who may need or desire some additional help this school year.

Whether you're a parent sending your little one off to their first day of kindergarten, a high schooler gearing up for senior year, or a neighbor simply enjoying the buzz of renewed activity, there's something for everyone in our updates. Let's embrace this season of learning, growth, and community together.

Here's to a fantastic start to the school year and a wonderful month ahead in Woodmont!

BOARD EMAIL CHANGES:

We have recently migrated to Google Workspace for email service. One important reason for this is to retain ownership of all board-related email. Over the years, the standard practice has been for each board member to set up their own email address for board business. When members leave the board, they have retained that email address, as they own it. This has created a level of inconsistency and a loss of important communications over the last few years. It even creates cost in some cases, as legal communications are no longer accessible and the same issue has to be addressed again, incurring additional work. Per advice from legal counsel, we chose to require that board communications be maintained on our own domain. Further, our association legal counsel strongly advised that we a) standardize emails by position rather than individual names for uniformity and consistency, and b) that all communications funnel through our property manage-

ment company. We have been communicating to you regularly that Sixes is always your first point of contact. The reason for this is that individual board members have no authority to speak for the entire board, except when such authority is granted by the board as a whole. Legal liabilities can be created, even unintentionally, when there are multiple points of contact. Your updates on association matters should come from posted minutes, attending/listening to regular meetings, and Sixes. The only exceptions when homeowners should be reaching out directly to individual board members is a) to lodge a complaint against our property management company or b) when the matter is related to the Woodmont Word or of a social/community nature (i.e., graduation banners, garage sale, welcome baskets, community events, etc.). In some cases, board members may reach out to you when appropriate, typically related to a matter which pertains to their assigned role.

In the case of lodging a complaint about Sixes Property Management, that communication should be directed to president@hoawoodmont.com and for matters related to the Woodmont Word or community engagement, please email communications@hoawoodmont.com.

Thank you for understanding, as we are trying

to ensure the information you receive is consistent, reliable, and in accordance with best legal practices.

Woodmont HOA Board & Sixes Management

FROM SIXES MANAGEMENT

If you have not registered for portal access, we ask that you please do so at <https://sixes.cincwebaxis.com>. You can even download their user friendly app on your Google or Android device. See the infographic in this issue for more info and QR codes.

Also, we'd like to ask that you please whitelist this email address: donotreply@cincsystems.net, as this is the address you will receive system messages from such as meeting notices and other community-wide communications. If you think you may have missed a notice at any time, please check your spam/junk folders before reaching out about a missed notice.

Please also note that Sixes is your first point of contact for all questions and concerns. You may email woodmont@sixesmanagement.com or call 770-575-0943. The board@hoawoodmont.com

email is no longer in use, so make sure that you are reaching out to Sixes for all property management concerns.

DUES UPDATE

ANNUAL ASSESSMENTS:

The second and final installment of your 2024 \$1200 annual HOA assessment was due May 1, 2024. The Board approved the option to split the payment in two equal payments of \$600 due February 1, and \$600 due May 1, 2024. Overdue accounts are subject to 18% per annum interest charges.

If you choose to pay your dues in two installments, the second installment of \$600 was due on May 1st. In addition to avoiding late interest charges, the other benefit to making sure your account is current is to ensure you have access to the pool and other amenities. Your keycard is subject to suspension if your account is overdue.

If you have any questions about the payment of your assessment, please reach out to Sixes Management at woodmont@sixesmanagement.com or 770-575-0943.



Did you know...

In order to close out financials each month, we must receive info from WG&CC in addition to other regular, monthly reconciliation duties. In order to give our accountant sufficient time to provide financials, the board will try to schedule regular meetings after the 17th of each month. This will allow the club time to get the necessary information to us to then allow time to close out financials. Approved financials are available on the Sixes homeowner portal.

Back To School is August 1st...

...and we are welcoming you to participate in a peer tutoring initiative!

Are you a student who excels in various subjects? Would you like to share your expertise with the Woodmont community and help your neighbors' children succeed? If so, please complete this form to make your information available to those who may need your assistance.

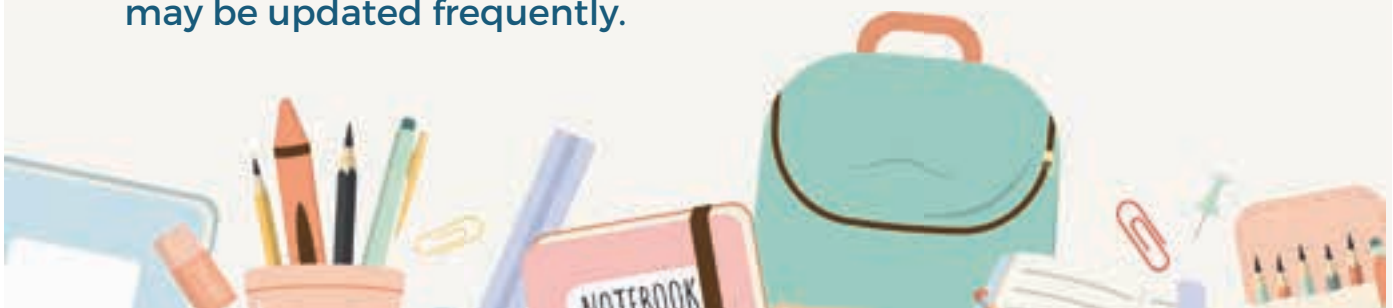


Be a tutor!



Need a tutor?

Woodmont Neighbors: Here is the link you can use to find students in Woodmont who are available to help if your child needs tutoring throughout the year. This is a live link, so check back regularly as students can fill it out at any time, and it may be updated frequently.





DENAGO
NOMAD XL
\$7,995

OVER
30
TO CHOOSE
FROM



CLUB CAR
2023 ONWARDS
STARTING AT
\$10,950



DENAGO
ROVER XL
\$9,995



0%
FINANCING
OPTIONS AVAILABLE

FREE DELIVERY
UP TO 100 MILES

MOBILE SERVICE
AVAILABLE

121 WALEKSA ST., CANTON, GA. 30114

678-880-1156

WWW.GOLFCARSOFCANTON.COM



STAR
SIRIUS
\$12,950



TOMBERLIN
CALL FOR PRICING



STAR
CAPELLA
\$12,950

Starting prices do not include freight and set up charges.

Notable Days in August

- 2nd: National Ice Cream Sandwich Day
- 3rd: National Watermelon Day
- 8th: International Cat Day
- 9th: National Book Lovers Day
- 12th: International Youth Day
- 19th: World Humanitarian Day
- 21st: National Senior Citizens Day
- 26th: Women's Equality Day

Coming in September: Dear Woodmont Wilson

Got questions? Need advice? Who better to turn to than your friendly, wise, and slightly mysterious neighbor, Woodmont Wilson!

- Wondering how to navigate your neighbor's dog fertilizing your lawn without your consent?
- Puzzled by the pool conditions?
- Need a little advice on something personal or simply want to get something off your chest?

Woodmont Wilson is here to help!

Send in your questions, dilemmas, and conundrums to our anonymous advice column, and let Woodmont Wilson work his magic. No problem is too big, too small, or too bizarre.

Use the QR code to the right to submit completely anonymously - no IP addresses or emails are collected and no sign-in is required - or email woodmontwilson@gmail.com



LOCAL LOWDOWN

AUGUST

Event Highlights

2

THE TROUBADOUR PROJECT
CANNON PARK

3

BLUEY'S BACK TO SCHOOL BASH
THE MILL ON ETOWAH

10

GARDENING SERIES
"THE BUZZ" AT VETERAN'S PARK

17

CHEROKEE COUNTY CHICK-FIL-A 5K
ETOWAH RIVER PARK

CANTON FARMERS MARKET
EVERY SATURDAY
BROWN PARK

SUMMER FAMILY MOVIE SERIES
VARIOUS DATES
HISTORIC CANTON THEATRE

THIS EVENT ROUNDUP IS BROUGHT TO YOU BY WOODMONT HOA.
WE HAVE NO AFFILIATION WITH ANY LISTED EVENTS.
VIST [EXPLORECANTONGA.COM](https://www.explorekantonga.com) OR [ENJOYCHEROKEE.COM](https://www.enjoycherokee.com)
FOR DETAILS ON ALL EVENTS LISTED.

August 2024

Wildlife Wisdom from Georgia Wildlife Network



Hi Neighbors!

Some of you I met at our Woodmont Wildlife event, and others I met during the most famous lost dog search in Canton. I've lived in Woodmont with my family for ten years, and my children went to school with many of yours. In addition to my day job, I help with local lost dog rescues when time allows, and I lead the Georgia Wildlife Network team. Georgia Wildlife Network is a free educational resource that provides guidance on reuniting orphaned animals, helps you determine when it's time to intervene, and connects you to licensed rehabbers as needed. We also offer a volunteer transport service for injured and orphaned wildlife to licensed rehabbers across the state.

This time of year, we are still receiving a high volume of calls about wildlife of every species. Baby birds have left their nests, bunnies are out on their own, fawns are spending more time on the move with their moms, and every snake seen is assumed to be a copperhead. The next season of opossums and squirrels is arriving well ahead of schedule.

In the summer months, people are out and about, and so are the wild animals. If you see a fox, raccoon, bear, or coyote out during the daytime, please do not assume it has rabies or that something is wrong. Wildlife mamas are out during the day looking for food to take home to their kids, or their youngsters may be tagging along. They naturally want to avoid humans as much as possible. Please give them space so that they are not separated.

Every day, we see more property being cleared around us, roads being widened, and new houses being built, which means the animals have fewer places to make their own homes and fewer natural food sources. As you're outside enjoying the last weeks of summer, take a moment to embrace and appreciate the nature that surrounds you. While we may not live in the city, the country setting we once knew is dwindling. Let's enjoy it while we can.

If you find what may be injured or orphaned wildlife and need assistance, please text us at 404-954-0093. Our hotline is open 9am-8pm Mon-Sat and 9am-6pm on Sunday. For additional information, including how to become a volunteer, please visit our website at www.GeorgiaWildlifeNetwork.com.

Georgia Wildlife Network is a 501(c)(3) operated entirely by volunteers. We do not receive any pay, grants, or government funding. Everything we do is simply for the love of animals.

Heather Thomas
Executive Director, Georgia Wildlife Network

We have a guide for that!



Whether you're choosing the right financial advisor, preparing for tax season, budgeting, or navigating a new milestone in life, our comprehensive guides offer a wealth of free knowledge.

FREE

scan here!



goodwin
investment advisory



678 - SHUMATE
24/7/365



**When your family just can't wait
it's time to call Shumate!**



TRANE

It's Hard To Stop A Trane.



Calling All Writers & Storytellers!

Do you have a knack for writing or a story to share?

If you:

- **Are a journalism student or interested in writing**
- **Have expertise on a particular subject**
- **Want to recognize a neighbor**
- **Have an interesting story to share**

The Woodmont Word welcomes your submission.

Why contribute?

- **Share Your Passion: Write about what you love and share it with your neighbors.**
- **Build Community: Help us make the Woodmont Word a reflection of our vibrant and diverse community.**
- **Get Recognized: Showcase your writing skills and get your name in print!**

No experience? No problem! Whether you're a seasoned writer or a first-timer, we welcome all contributions.*

Interested? Reach out to us at communications@hoawoodmont.com with your ideas or questions. We can't wait to see what you'll bring to the Woodmont Word!

***All submissions will be reviewed to ensure they adhere to our community standards and contain no inappropriate material. Submissions may be edited for space and grammar. By submitting your content, you grant the Woodmont Word permission to reprint and distribute your work.**

This ad will save you \$100.



K & C
KRISTIE & CHERYL
K & C



Kristie McGough

c: 904.571.7836
o: 770.240.2000

kmcgough25@gmail.com
kristiemcgough.atlcommunities.com

Kristie and Cheryl have been residents of Woodmont for almost two decades and licensed real estate professionals for most of that time. They have helped numerous Woodmont neighbors find homes in our beautiful community.

Allow Kristie and Cheryl to put their knowledge, experience and skills to work for you today!



Cheryl Wallin

c: 678.983.5015
o: 770.240.2000

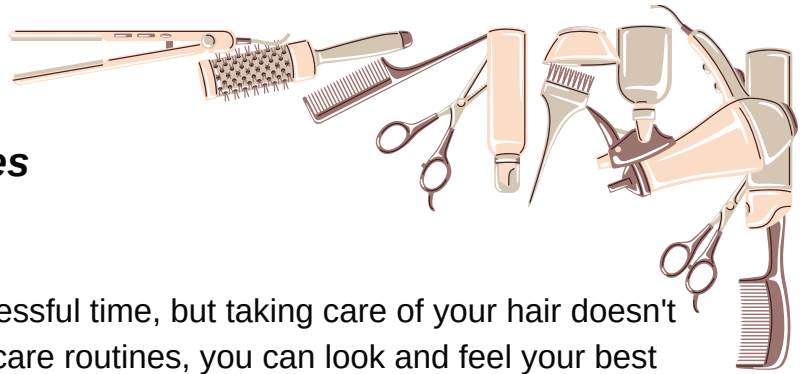
clhwallin@gmail.com
cherylwallin.atlcommunities.com

ATLANTA COMMUNITIES

— REAL ESTATE BROKERAGE —

School-Ready Hair: *Simple Routines for Busy Families*

by Cheney Morena



Going back to school can be a busy and stressful time, but taking care of your hair doesn't have to be. With a few easy and quick hair care routines, you can look and feel your best without spending hours in front of the mirror. One simple tip is to invest in a good quality shampoo and conditioner that works for your hair type. This will help keep your hair healthy and strong while also making it easier to style.

Another quick and easy hair care routine is to use dry shampoo on days when you don't have time to wash your hair. Dry shampoo can help absorb excess oil and add volume to your hair, making it look fresh and clean without the need for a full wash. Additionally, using a leave-in conditioner or hair oil can help keep your hair moisturized and manageable throughout the day, especially if you have dry or frizzy hair. Simply apply a small amount to the ends of your hair, and you're good to go!

Do you have a little one just starting school or in elementary school? Peppermint and lavender essential oils or shampoos and conditioners can act as lice repellents. Wet brushes will help reduce breakage when brushing and are gentler when used with wet hair. Don't go to sleep with wet hair—it can lead to fungal infections like dandruff and dermatitis, as well as cause breakage. If you or your child suffer from breakage, try using more gentle hair ties such as scrunchies or spiral ties. Do you or your child suffer from tangles in the morning? Try silk pillowcases, which can help prevent tangles and make the morning routine faster.

Finally, don't forget to schedule regular trims to keep your hair looking its best. Trimming your hair at least twice a year can help prevent split ends and breakage, ensuring that your locks stay healthy and strong. Back to school is the perfect time to get a trim to help repair and fix any damage from summer activities like pools, sun, and wind. With these easy and quick hair care tips, you can spend less time worrying about your hair and more time focusing on school and other activities. Remember, taking care of yourself and your appearance is important, but it doesn't have to be complicated or time-consuming.

Have any questions? Please reach out, and I will be happy to help you with your hair journey and questions. You can reach me at @hairbycheney, call or text me at 678.650.0051, or head to my site: cheneymorena.glossgenius.com.

Men's **BIBLE STUDY**

Fridays – 9AM

**WOODMONT CLUBHOUSE
MEN'S LOCKER ROOM**

**ALL WOODMONT MEN
WELCOME
NO CLUB MEMBERSHIP
REQUIRED**

For more information:

Matt Selman - matthewselman77@gmail.com

Bill Lam - williamlam@windstream.net

Wilbur Vander Linden - wvanderlinden@hotmail.com

Meet Your Commissioner



Steve West
District 1



Richard Weatherby
District 2

Woodmont is situated in Districts 1 and 2. According to where you live within Woodmont, your commissioner is either Steve West or Richard Weatherby. Mill Creek is the line of demarcation. The Board of Commissioners is the governing authority in Cherokee County. To find meetings, minutes, ordinances, or to sign up for newsletters, please visit:

cherokeega.com/boc/



Color Me Woodmont



Woodmont Word Search

How many can you find?

Streets of Woodmont

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| T | K | R | Z | G | V | D | S | W | C | K | H | U | A | K | P | F | P | A | Z |
| X | I | E | R | L | E | Z | L | S | A | E | F | N | N | H | S | Q | Q | R | B |
| W | N | C | Z | B | O | L | A | C | M | N | U | Z | D | A | J | G | M | D | R |
| O | G | V | T | E | N | B | U | R | B | S | E | F | O | L | G | R | B | S | I |
| O | S | D | G | N | T | E | R | E | R | I | P | A | V | E | R | E | G | L | D |
| D | T | R | L | N | H | X | E | S | I | N | A | P | E | Y | A | Y | W | E | G |
| F | O | C | E | I | X | C | L | T | D | G | P | R | R | F | N | F | I | Y | E |
| O | N | H | N | N | G | C | W | B | G | T | G | E | G | A | D | I | Y | R | M |
| R | L | A | H | G | G | L | O | R | E | O | A | S | L | R | M | E | V | U | O |
| D | A | D | U | T | A | V | O | O | C | N | D | T | E | M | A | L | P | N | R |
| L | N | W | R | O | S | M | D | O | O | T | D | W | N | R | R | D | L | B | E |
| A | E | Y | S | N | T | X | C | K | V | R | I | Y | K | O | C | D | R | R | T |
| N | L | C | T | P | O | D | O | C | E | A | S | C | V | A | H | R | H | Q | R |
| E | G | K | T | L | N | H | U | O | V | C | R | K | M | D | A | I | N | I | A |
| P | H | L | R | A | C | Q | R | U | J | E | O | H | C | P | S | V | J | X | C |
| S | L | A | A | C | O | F | T | R | R | J | A | A | G | O | E | E | K | P | E |
| Z | O | N | C | E | U | Q | J | T | H | S | D | V | F | R | V | S | X | K | |
| O | P | E | E | A | R | H | I | U | O | Z | U | E | D | X | S | G | E | F | G |
| P | M | T | A | U | T | L | Q | U | D | F | I | N | A | Q | B | A | I | K | A |
| P | G | L | E | N | B | R | O | O | K | L | A | N | E | O | F | N | F | O | E |

- | | | |
|-------------------|------------------|------------------|
| Laurel Wood Court | Bennington Place | Crestbrook Court |
| Kensington Trace | Ridgemore Trace | Prestwyck Haven |
| Greyfield Drive | Glenhurst Trace | Glenbrook Lane |
| Haley Farm Road | Grandmar Chase | Woodford Lane |
| Cambridge Cove | Kingston Lane | Andover Glen |
| Ardsley Run | Chadwyck Lane | Gaston Court |
| Goddis Road | | |



HICKORY FLAT

BACK TO SCHOOL

block party

AUGUST 4TH | 4-6PM

**FREE EVENT | WOODMONT SOCCER FIELDS
INFLATABLES | SNOW CONES | POPCORN | & MORE!**



**A SECOND LOCATION OF ALPHARETTA FIRST BAPTIST CHURCH
LAUNCHING FALL 2024 | FBCA.COM**

BEFORE AFTER



Painting Plus

Serving Metro Atlanta Since 1998

- SIDING • GUTTERS
- PAINTING • ROOFING
- PORCHES & PORTICOS

\$300 OFF

complete exterior paint or siding job

(404) 382-9988



TEEN WORKSHOPS, LUNCH & LEARN AND INDIVIDUAL/GROUP SESSIONS

MORE THAN 5,500 YOUNG ADULTS HAVE TAKEN OUR 2MYPLACE LIFE SKILLS WORKSHOPS

*** TOPICS: ***

- RESUME WRITING
- CONFIDENCE BUILDING
- SEX TRAFFICKING AWARENESS
- HEALTHY RELATIONSHIPS
- SAFE SOCIAL MEDIA
- EXECUTIVE FUNCTION TRAINING
- + MORE!

Build Your Own Program:

2myplace will cater sessions to fit your schedule and interests!



(770) 815-6044
2myplace.org

ISSUES WITH YOUR HOME'S COMFORT?

Look no further than the caring professionals at Superior Indoor Comfort, Inc.



Since 1993, we have been showing our customers that COMFORT is more than just a number on your thermostat. Along with offering a full spectrum of services, we aspire to ensure your entire experience is comfortable.

Enjoy the difference of a locally owned and operated business.



Scan **HERE** to learn about our specials!



SUPERIOR INDOOR COMFORT, INC.

770-664-9098

www.superiorindoorcomfort.com

THE LOCAL HVAC SPECIALISTS

Locally Owned & Operated Since 1993

WOODMONT WHISKER WATCH



We love our pets and yours too!

Register your pet today to help ensure their safe return if they ever get lost.



GET STARTED HERE: hoawoodmont.com/whisker-watch



and coming soon...



WOODMONT WHISKER OF THE MONTH

We are thrilled to announce a new feature coming soon in our newsletter: Woodmont Whisker of the Month! Each month, we'll spotlight a beloved pet from our neighborhood, chosen at random from the pets registered in our pet directory. We'll be reaching out to the pet parents of the chosen pet to get some fun questions answered - think of it as an interview with your furry friend! This way, we can all get to know each other's favorite companions better.

Get ready for adorable profiles and heartwarming stories that showcase the charm and personality of our neighborhood pets. If you haven't registered your dog or cat yet, now's the perfect time to join in the fun!



What Is The Cherokee County Water and Sewerage Authority?

Most citizens think that Cherokee County Water and Sewerage Authority (CCWSA) is part of the Cherokee County Government, which is understandable because "Cherokee County" is in the name. However, CCWSA is not part of Cherokee County, has no taxing powers, and does not receive tax revenue from county or city governments. CCWSA is a public not-for-profit, governmental entity tasked with providing drinking water and sanitary sewer services to Cherokee County.

You may hear CCWSA described as a quasi-governmental organization, which means organizations are in the private sector but have a public mandate to provide a given service. CCWSA was established as a subdivision of the government of the State of Georgia by an act of the Georgia Legislature in 1955. This Authority was created for the express purpose of providing public drinking water and sanitary sewer services to the citizens of Cherokee County. CCWSA has performed this mission since its establishment, adding infrastructure and treatment systems in response to growing demands for services.

Where does the revenue come from if CCWSA does not receive tax revenue from county or city governments? CCWSA sells the services of high-quality drinking water and efficient sewage conveyance and treatment, the charges for which go to pay ongoing operations and maintenance costs. New customer connection fees are designed to repay any amount the Authority borrows for capital improvement projects. These include new or expanded water and sewer lines or new or expanded treatment facilities.

Have you ever wondered who oversees decisions at CCWSA? A seven-person Board of Directors governs CCWSA. The Board members are representative of the citizens of Cherokee County and must be a customer of CCWSA. Cherokee County is divided into four districts for representation. A member is appointed from each of the four districts. Another member must be a CCWSA customer and is deemed the "at-large" member representing the county as a whole. Another member must be a CCWSA customer in one of the cities within the county that has consolidated its water and wastewater systems with the Authority. The Grand Jury of Cherokee County appoints these six Board members. This appointment process is unique since water/wastewater systems are often part of a city or county government where appointees are elected officials or political appointees. The apolitical appointment process has allowed the CCWSA Board to make decisions about water and sanitary sewer services for the citizens of Cherokee County based on need and economic viability instead of political expediency. The Chairman of the Cherokee County Commissioners is automatically the seventh Board member by virtue of their elected position. Our current Board of Directors can be found at <https://ccwsa.com/about/board-of-directors/> .

Are you interested in what is discussed at the CCWSA Board meetings? All CCWSA monthly Board meetings are open to the public. The Board of Directors meetings are held on the last Monday of each month (excluding holidays). Board meetings are posted here - <https://ccwsa.com/board-meetings/>. They are held in the Boardroom at 110 Railroad St., Canton, GA 30114. Meetings are held in the afternoon (4 pm) on even months and in the morning (9 am) on odd months. If you wanted to attend the Board meeting but missed it, you can find Board meeting agendas and minutes on the Board meeting page.

**- If you have any topics you would like covered or have any questions in general,
please email them to ccwsaea@gmail.com.**

Neighborhood News

COMMUNITY COVENANTS & RESTRICTIONS

To preserve property values and keep Woodmont as a community of choice, the exterior upkeep of common areas and individual homes is a top priority. To that end, the community is regularly monitored for any occurrence of violations of community covenants and restrictions. Below is a list of common violations which will help you remain aware and maintain compliance of your own property. Full documentation of all covenants may be found at hoawoodmont.com.

COMMON VIOLATIONS

The list below is not inclusive but captures some of the more common violations/issues:

- Clotheslines, garbage cans, woodpiles, and other similar items must be screened from view of neighboring Lots and street
- Basketball placement (standard is backboard perpendicular to street)
- Artificial plants in containers or window boxes are not permitted

- Yard art, unrelated to celebrated holidays must be approved
- Exterior painting and/or pressure washing must be maintained
- Mailboxes must be compliant and maintained
- Landscape beds are to be maintained, free of weeds and mulched according to guidelines
- Private pools exceeding thirty-six (36) square feet located above ground are not allowed (children's wading pools, that can be emptied at night and not left out are permitted)

MAILBOX REPLACEMENT

Replace your mailbox if it is damaged, in need of repair in anyway, or not standard USPS height. According to the USPS, your box should be between 41 and 45 inches tall. The authorized dealer for Woodmont is Addresses of Distinction, 770-436-6198.

REQUEST FOR MODIFICATIONS (RFM)

The Architectural Standards Guidelines can be

found at hoawoodmont.com. You may submit a request online

or download the Application for Approval of Exterior Modification form from the Sixes Management Group portal (sixes.cincwebaxis.com). If you have any questions regarding whether or not your intended project is an exception to this requirement, please email woodmont@sixesmanagement.com. This important step could save you time and money!

TIP: To avoid delay in processing your RFM, make sure to include a copy of your Plat (showing lot lines, house placement and easements) with your planned modification outlined in red. If you did not receive a plat at closing, you may find instructions on obtaining an online Cherokee County site map for use in lieu of plat under the documents section of hoawoodmont.com. The document is titled "RFM Site Map Instructions."

DO I NEED A RFM? ?



We Verify And Highlight Our Neighborhood's **PREFERRED, REFERRED, TRUSTED AND INSURED VENDORS** For Our Most Common Homeowner Needs.



Tired of seeing so many **DIFFERENT VENDORS** driving through our neighborhood?

How do you know which vendor is **TRUSTED?** Which is **INSURED?**

Is there a place to find out which vendors **OUR NEIGHBORS PREFER?**



Look no further!
Our Front Porch Verified has the answers for you.
Look for the Our Front Porch Verified badge in our neighborhood newsletter.

WHAT ARE THE ODDS?

<1%

chance that your house will burn down in a given year, **BUT most people carry homeowners insurance.**¹

~1%

chance that a term-life insurance policy will pay out, **YET many people purchase term insurance.**²

<2%

chance of a car collision in a given year, **BUT most people carry car insurance.**³

According to the AARP, someone turning age 65 in 2020 has **an estimated 70% chance** of needing at least some form of long term care (LTC) in their remaining years.⁴



Do YOU have LTC insurance?

Don't chance the odds. Call to discuss your options: 888.227.5058

Divergent Financial Group Corp offers insurance products. Insurance product guarantees are backed by the financial strength and claims-paying ability of the issuing company

¹ <https://www.thedonutwhole.com/what-are-the-chances-your-house-will-catch-on-fire/>

² <https://www.term-life-online.com/term-life-insurance-death-probability.html>

³ https://www.forbes.com/advisor/legal/car-accident-statistics/#sources_section

⁴ <https://www.singlecare.com/blog/news/long-term-care-statistics/>

DIVERGENT
FINANCIAL GROUP CORP
www.divergentfinancialgroupcorp.com



Get noticed. Advertise. **Contact us today!**

To advertise in a neighborhood newsletter, please contact us at

770-623-6220 • sales@kda-communications.com

5875 Peachtree Industrial Blvd, Ste. 160 | Norcross, GA 30092

Neighborhood News

ARCHITECTURAL APPROVAL

Your Woodmont HOA appreciates the hard work and dedication that homeowners provide to make their homes and properties beautiful. We want to keep the community looking its best and keep property values at their highest!

Here are a few questions that have been asked recently. If you have a question or need additional information, please contact woodmont@sixesmanagement.com.

WHY DO I NEED HOA ARCHITECTURAL APPROVAL FOR MY SHED WHEN IT'S IN MY OWN BACKYARD AND NO ONE WILL SEE IT?

It can be difficult for owners to understand the importance of submitting requests for approval, especially when what they want to do is on their own property. They may feel that following a community's standards restricts their freedom of expression. The reality is, property values are protected when homeowners follow standards which have been carefully developed to create uniformity and a nice balance for the community.

WHAT TYPES OF EXTERIOR MODIFICATIONS REQUIRE HOA APPROVAL?

Any architectural change to the outside of the home or the property surrounding the home requires approval. Exterior modifications requiring approval include things as swimming pools, decks, sheds, new siding or shutters, paint color changes, windows and doors, patios or patio extensions, fences, landscaping with fire pits and retaining walls, play sets and basketball goals, and the removal of live trees.

HOW DO I KNOW IF MY PROJECT NEEDS APPROVAL?

Everything you need to know here is contained in Section VI of the Declaration of Protective Covenants for Woodmont Golf And Country Club document, available within the documents section under the communication tab at hoowoodmont.com. If you have any question or uncertainty, please contact woodmont@sixesmanagement.com. to ask first whether or not your project requires approval.

WHAT HAPPENS IF AN OWNER MODIFIES THEIR PROPERTY WITHOUT APPROVAL?

Some owners simply ignore the process, don't know an approval is required, or fail to read



their governing documents. Failing to obtain approval will result in violation letters being sent. The Board will request that the owner immediately submit for approval so that the owner, any future owner, and all committee members are protected

by assuring that the proper process for property modifications was followed. Once submitted, the Board will either approve or deny the modification. For unapproved modifications, the Board may require the homeowner to restore their property to its original condition based upon the review of

the request. In some cases, an unapproved structure may have to be removed or altered. The property manager and Board are eager to work with homeowners to come into compliance with the least amount of escalation. We encourage you to work proactively with the property manager as you plan for property modifications.

WHAT SHOULD OWNERS SUBMIT FOR HOA ARCHITECTURAL APPROVAL?

Owners should submit the Request for Modification (RFM) form along with a drawing or rendering of what the change will look like and include a copy of their property survey (which should be included with their closing paperwork). The project should be marked in red (with measurements) on the property survey. Written details along with pictures and samples of materials are also required. Complete instructions are listed on the RFM form.

HOW SOON AFTER APPROVAL SHOULD THE WORK BEGIN?

Work on any approved modification must commence within 30 days of the written approval from the Board of Directors or the approval will automatically lapse and be revoked. Owners may reapply for approval of a proposed modification by submitting a new RFM form.

APPROVALS AND DENIALS

The majority of architectural requests are approved, even if slight modifications or conditions are necessary. If an application is denied, the homeowner is provided with specific details as to why the request was denied.



SUPPORT YOUR SPONSORS

DID YOU KNOW...

The sponsors in this publication help make designing, printing, and delivery possible for your community! Without their advertising, this publication would be more costly for the HOA to provide to the community. Show some support and visit one of the sponsors in this publication!

MORE COLOR,
MORE CONTENT,
DIGITAL EDITIONS
TOO!



5875 Peachtree Industrial Blvd #160, Norcross, GA 30092 | 770.623.6220 | www.ourfontporch.net

Sponsors eager for your business!

The following are sponsors* in other community newsletters, published by Our Front Porch. **BOLD LISTINGS** have an advertisement in this publication. (*Included sponsors have met purchase criteria.)

WT119N | TA

A/C & Heating

Anytime Heating & Cooling, Inc. 678-606-9020
 Clark's Heating and Air 678-379-2665
 Dayco Systems 770-919-9509
Shumate Air Conditioning & Heating 678-584-0880
Superior Indoor Comfort 770-664-9098
 Zen Air 678-883-7868

Accountants

Signature Accounting Services, LLC. 770-975-1609

Active Adult Community

Vickery Rose Senior Living 470-550-5200

Assisted Living

Manor Lake BridgeMill 678-990-5055
 Rock Creek Manor 678-454-2600
 The Arbor at Bridgemill 770-214-4023
 Varenita of West Cobb 470-750-3500

Attorney

Barbara Parker Law 678-880-0800
 Daryl L Kidd P.C. 770-499-1274

Banking

Credit Union of Georgia 678-486-1111
 Peach State Bank & Trust 770-536-1100

Bathroom & Kitchen Remodeling

Housley Enterprises, Inc 678-546-2276
 InDesign Kitchen & Bath 770-865-3632

Bathtub & Ceramic Tile Repair

Unique Refinishers 770-945-0072

Churches

Christ the Rock Lutheran Church 262-751-7190

Cleaning Services

House Cleaning Specialist, Inc 770-975-4995

Concrete Repair

Advance Concrete Lifting & Leveling 678-208-3426

Consignment

Finders Keepers 404-377-1944
 Uptown Cheapskate-Cumming 770-844-7600
 Uptown Cheapskate-East Cobb 770-999-1967

Dentist

Acworth Dental 770-974-4146
 BridgeMill Dentistry (Scott Merritt, DMD) 770-704-1812
 Esthetic Dental Solutions 678-352-1333
 Family Dentistry at Seven Hills 678-574-4837
 Roswell Dental Care 770-998-6736
 Swords & Phelps Dentistry 770-479-3713

Design & Build Services

HammerSmith, Inc. 404-377-1021

Doors

Park Avenue Entries 770-622-0554

Driveway Repair

Advance Concrete - Driveway Repair 678-208-3426

Electrical Service

Arc Angel Electric Corp 470-239-5568
 M.J. Power 470-617-3700
 Shumate Electrical Services 678-584-0880

Entertainment

History Cherokee 770-345-3288

Financial Planning

Thrivent Financial-Houck 470-817-5050

Fitness Centers

Body Bar Pilates 678-336-2377

Flooring

All Floors Center 404-610-9344

Funeral Homes

In Their Honor of Jasper Funerals & 706-253-5060

Furniture & Accessories

Palm Casual 770-779-8902

Garbage & Recycling Service

The Bin Brigade 404-913-5033

Golf Equipment & Supplies

Golf Cars of Canton 678-880-1156

Government

DeKalb County Board of Commissioners- 404-371-2899

Handyman

Happy Handyman LLC 770-685-8421
 Shumate Handyman Services 678-584-0880

Home Furnishings

ARIANA Home Furnishings & Design 678-807-7422

Hospital

Northeast Georgia Medical Center 770-214-4492

Insulation

Koala Insulation-Perimeter North Atlanta 312-890-8242

Insurance

Allstate Insurance Nancy Wells 404-452-5066
 The Upton Agency 770-361-6570

Landscaping

Griffin Landscape Group 770-685-5751
 Stone Edge Landscapes 678-421-4763

Medical Clinic

Prestige Medical Group 706-692-9768
 SOLUTIONS Pain & Spine Doctors 470-275-3626

Nursery

Autumn Hill Nursery 770-442-3901

Painting

Chris Brown Painting & Home Repair 770-323-3148
 Earthly Matters Painting and Contracting 770-346-0203

Painting Plus 404-382-9988
 Verge Painting and Siding 678-331-1102

Pest Control

Legacy Pest Control 770-423-0160

Pet Training

The Dog Wizard 678-748-3231

Plumbing

Bryan Plumbing Services 770-826-5277
 Panacea Plumbing 404-644-7549
 Robinson and Family Plumbing 770-873-3202
 Serv'all Plumbing & Rooter Service 770-917-1852
 Shumate Plumbing Services 678-584-0880

Pre-Schools & Kindergarten

Omega Learning Center-Acworth 770-792-7431

Propane Service

Gas Incorporated 770-720-1378

Real Estate

Atlanta Communities-Carl Hawthorne 404-403-1789
 Atlanta Communities-Elizabeth Martin 678-373-9342
 Atlanta Communities-Jennifer and Associates ... 770-403-5639
 Compass Realty-Natalie Gregory Team 404-373-0076
 Cory & Co. Realty 404-564-5561
 Georgia Real Estate Depot-Nix 770-401-4932
 Harry Norman Realtors-Pam Hughes 404-626-3604
JW Collection Brokers LLC-Oslund 678-321-4211
 Keller Williams-Gloria Williams 678-780-7556
 Keller Williams-Linda Jacobs 770-337-2006
 Orchard Realty-Schmidt and Pala 678-677-2738
 ReMax-Bailey 678-535-8979
 Robin Martin and Associates 678-665-0202

Remodeling

Diversified Contracting Group 770-329-9112
 GCI Basements 404-569-8794
 Serv'all Plumbing-Remodeling 770-917-1852
 Victoria Renovations 678-429-3108

Restaurants

Kaldi's Coffee 404-727-0405
 Luna Maya 770-720-4999
 tacobar TAQUERIA 470-207-8341

Roofing

Atlanta Roofing Specialists 770-419-2222
 Earthly Matters Painting and Contracting 770-346-0203

Schools-Private

Atlanta Academy 678-461-6102
 King's Ridge Christian School 770-754-5738
 McGinnis Woods Country Day School 770-664-7764
 The Friends School of Atlanta 404-373-8746

Security Systems

Classic Entry Systems 678-330-1111

Skin Care

dermani MEDSPA - East Cobb (Marietta) 678-909-1735

Tutoring

The Brain Station 678-401-3596

Veterinarians

Flowery Branch Pet Wellness Center 678-960-3060

Water Heaters

Serv'all Plumbing-Water Heaters 770-917-1852

Window Replacement

Davis Window & Door 678-379-1629
 North Georgia Replacement Windows, Inc. 770-888-1604
 Visionaire Windows 404-543-9306

DOES YOUR CONCRETE NEED LEVELING, LIFTING, OR REPAIR?

WE OFFER

Fast and Reliable Options by RAISING Concrete that is Sinking, Settling, or Cracking.

WE REPAIR

- Concrete Driveways
- Patios
- Pool Decks
- Sidewalks
- Garage Floors
- Brick Steps, and more...



BEFORE



ADVANCE
CONCRETE LIFTING AND LEVELING
A Subsidiary of Milo Enterprises, Inc.

678-208-3426
CALL FOR A FREE ESTIMATE



AFTER



BEFORE

AFTER

Serving the Greater Atlanta Area
www.advanceconcreteleveling.com

We fill
voids
too!



JEANINE AND JEFF BLUMER! WE RECENTLY BUILT/
PURCHASED A NEW HOME IN CHEROKEE COUNTY
AND JEANINE WAS INSTRUMENTAL IN EVERY STEP.”
| “WE LOVE JEANINE! SHE HELPED US FIND OUR

#1 FOR A REASON

PROVEN | AWARD-WINNING | EXPERIENCED

HOME THE FIRST TIME THEN HELPED US SELL THE
HOUSE AND ASSISTED US WITH A NEW HOME” | “THE
WHOLE PROCESS WAS EASY WITH MINIMAL STRESS.
JEANINE WAS A JOY TO WORK WITH! WE WOULD
RECOMMEND HER TO ANYONE!” JEANINE BLUMER
AND HER TEAM AT BERKSHIRE HATHAWAY IN CANTON,
GA ARE EXCEPTIONAL REALTORS. SHE WAS VERY
PROFESSIONAL AND TRUSTWORTHY THROUGH THE
ENTIRE PROCESS.” | “WE LOVE JEANINE AND JEFF!
THEY HAVE OPEN COMMUNICATIONS AND ATTENTION
THAT HELPED US MAKE THE RIGHT DECISIONS”

#1 AGENT IN WOODMONT

2013, 2014, 2015, 2016, 2017,
2018, 2019, 2020, 2021, 2022
2023



*“I Would Be Honored
To Be Your Family’s Trusted
Real Estate Expert.”*
- Jeanine

JEANINE T. BLUMER

The 30115 Cherokee County Zip Code Expert
678-858-4927 (cell) | 770-720-1400 (office)
jeanineblumer@aol.com | jeanineblumer.com

**BERKSHIRE
HATHAWAY**
HOMESERVICES
GEORGIA
PROPERTIES