



Mark it on your calendar:

March 16: Easter Egg Hunt

April 27: Volunteer Day (tentative)

May 3-5: Neighborhood Garage Sale

May 15: Curb Appeal Results

May 18: Movie Night
Pool opens (Tentative)

May 27: Memorial Day Cookout

Table of Contents:

Pg. 1 Getting Your Home Ready for Spring (continued on page 2)

Pg. 2 Osborne High School Covenant Corner

Pg. 3 POA News
Annual Board Meeting

Pg. 4 Ads
Contact Info

Fox Tales

Spring 2013

Getting Your Home Ready for Spring

With spring approaching it is also the time to get to work on our homes after the long winter months. So here are some tips so that you can hopefully avoid any problem and keep your home functioning the way it should.

Interior

1. You will soon be running your Air Conditioner instead of your furnace on a consistent basis, so you should check to make sure it is working properly. If you wait to check until the first hot day you may be sorry, so do it now before your need is dire. Also if you encounter a problem it will much easier to schedule an HVAC contractor to come look at your system now, before they are swamped with people who wait until that first hot day hits.
2. Make sure you change your HVAC filter, and continue to do so every month.
3. Inspect and clean your clothes dryer vent to make sure it is clear of lint and will function

4. If you have a range hood, make sure that is clear of any debris that may have blown in during the fall and winter months.
5. If you have a refrigerator with an ice maker or a water dispenser, check the filter and make sure you are not due to replace it. If it needs replacing then you should obviously do it.

Exterior

1. Inspect your roof for damaged, loose, or missing shingles and have them replaced.
2. Examine the flashing around chimney's, furnace vents, plumbing stacks, and roof edges.
3. Clean debris from your gutters, and downspouts so that water drains the way it is supposed to. Also make sure your downspouts are directed at least 5 ft. away from your house to prevent water from puddling next to your house.
4. Trim back any tree branches or shrubs that may be touching your home and may create an excellent path for bugs to enter your home. This can also damage the exterior as the wind brushes the branches back and forth against your house.
5. Also remove any dead branches that could snap off in a wind storm and damage your roof or any other part of your home.
6. Clean out basement window wells.
7. Inspect and replace if necessary caulk on windows, doors, and other penetrations such as: dryer vent, cable and phone line, and gas line. You will also want to inspect location where two types of building material meet, for example, where your brick meets your stucco or siding. Make sure these joints are caulked to prevent unwanted moisture from entering your home and opening up the possibility of mold.
8. Inspect all exterior surfaces. Touch up all areas that need paint or staining to keep materials from deteriorating further.

(Continued on page 2)

Getting Your Home Ready For Spring (cont.)

9. Inspect the grading around your home, water should drain away from your foundation on all sides. If water pools next to your foundation it is very possible you will be in for a wet basement. If you find a problem fix the grade by filling the low spots with dirt and com-

pacting. The number 1 cause to basement flooding water from rain gutter downspouts pooling against the foundation.

10. Make sure all sprinkler heads are pointed away from the side of your home and are not spraying the outside walls. This can cause water to find a way inside

the walls of your home. Hopefully that will get you started to prepare for spring. NOW GET to WORK! so you can sit back relax and enjoy a worry free season.



Osborne High School

Our area High School is making leaps and bounds!!

Osborne High School in central Cobb is now listed as a "Georgia Rewards School" and continues to see improvements in standardized tests. Osborne, the oldest high school in Cobb, is one of five schools named a Georgia Rewards School by the Georgia Department of Education in October and was recognized for making "significant academic progress" last school year.

Scores on End-of-Course Tests, which are factored into a student's

final grade, increased significantly.

The percentage of students passing the Georgia High School Writing Test also increased from 88 percent in 2011 to 93 percent this year. The average score went up four points from 213 last year to 217 in 2012.

The area assistant superintendent, Dale Gaddis, stated "The greatest difference in the school has been the change in culture and the ownership that students are taking for their own education and how engaged the teachers are in actually promoting student achievement and school success." He also said he expects the progress to continue be

cause it's the focus of the school community.

Josh Morreale, the principal at Osborne, said the continued success is due to help from individuals at the district level, including Superintendent Michael Hinojosa, Gaddis and Cheryl Hungerford, Cobb's deputy superintendent of leadership and learning.

Excerpts from the Marietta Daily Journal article "Osborne's ascension: School goes from failing status to head of class"

Covenant Corner: Leasing

Leasing Permit and Re-

strictions: No Owner of a Lot may lease his or her Lot unless: (1) the Owner is a Grandfathered Owner, (2) the Owner is not a Grandfathered Owner but has received written leasing permit from the Board of Directors authorizing leasing, or (3) the Owner is not a Grandfathered Owner but has received a hardship leasing permit from the Board as provided below.

Non-Grandfathered Owners who want to lease their Lots

may do so only if they have applied for and received from the Board of Directors either a "leasing permit" or a "hardship leasing permit." Such a permit will allow an Owner to lease his or her Lot, provided that such leasing is in strict accordance with the terms of the permit and this Paragraph. **The Board of Directors shall have the authority to establish conditions as to the duration and use of such permits consistent with this Paragraph.** All leasing permits and hardship leas-

ing permits shall be valid only as to a specific Owner and Lot and shall not be transferable between either Lots or Owners (including a subsequent Owner of a Lot where a permit was issued to the Owner's predecessor in title).

If you know that a home is vacant, but not for sale, please send the address to the Board at TheBoard@MilfordChase.com.



POA/Board

The POA and Board will typically meet on the 1st Monday of each month; you will be notified if that schedule changes. Each neighbor is encouraged to attend and to take part in bettering Milford Chase.

The Board would like to thank Christopher Hyde for his dedicated service on the HOA Board for 6 years.

The Board would also like to thank those who came to Annual Board Meeting on February 4. If you were unable to make it you can visit our website to view the agenda and the minutes from the meeting.

The Board is looking forward to a great 2013! We want to build on the momentum of last year and are excited to get more neighbors involved in our scheduled neigh-

borhood events. Please keep a lookout for upcoming events on the front of this newsletter, Facebook and on www.MilfordChase.com. We are always looking for new and interesting ways to reach out to the neighborhood, so if you have an idea for an event or anything else that you would like to share, we want to hear it! Please email us at the-board@milfordchase.com.

We have a number of committees that we need volunteers for. If you are interested please email the board.



CONGRATULATIONS TO THE WINNERS OF THE HOLIDAY DECORATION CONTEST!

FIRST PLACE: 3080 Milford Chase

SECOND PLACE: 1619 Twin Courts Lane

Did you know? You can pay your dues on-line at www.milfordchase.com! Scroll down to the bottom of the home page and you will see "Pay Fees Online" then click on "Homeside Properties Website". You can also sign up to pay a little at a time monthly by having it deducted from your bank account. This is a great way to keep current on your dues!

The Annual Board Meeting



On the evening of February 4th, 2013 the Board held their Annual Board Meeting in the Fellowship Hall of Milford Baptist Church. There were 37 residents, including the Board, in attendance.

After the reports from the committee chairs, Board elections were held. Two Board positions were up for re-election and Darrell Pugh was voted in and David May was re-elected as a Board member.

The residents were able to voice

their concerns and share their comments.

The Board clarified the amendment to the policy against having signs posted in yards. Real Estate signs are permitted, but not political signs or signs from companies performing work on the property.

There was a concern about cars being parked on lawns and AT&T trucks parking on the curb at the

Pair Rd. entrance. Notices will be sent out to those with cars parked on the lawn and AT&T will be contacted to discuss where the trucks are permitted to park.

A positive comment was that there are developers buying houses with a low sell price and flipping them. Because they are sold at a higher price, our property values benefit!

Milford Chase Community Connection

There are many ways you can connect with your neighbors, board members, and community. Use these resources to keep up with current news and happenings in the neighborhood.

Neighborhood website:

milfordchase.com

Milford Mommy Blog:

milfordmoms.blogspot.com/

Facebook:

facebook.com/milfordchase

Twitter:

twitter.com/MilfordChase

POA Board Email:

TheBoard@milfordchase.com

ACC Email:

ACC@milfordchase.com

Board Members:

David May—President

Jon Bornholm—Secretary

Brian Ellyson—Committees Coordinator

Jane Beasley—Homeside Properties

Darrell Pugh—Treasurer

Tim Hairston –ACC

Would you like to advertise on our quarterly newsletter? Email Newsletter@MilfordChase.com for more information.

Quarterly Questions

We are still looking for input on and ideas for the Fox Tales newsletter. Also, what social events would you like to see planned in Milford Chase? We're always looking for new ways to connect with our neighbors so let us know how you would like to connect. Email: Newsletter@MilfordChase.com. Thanks!

Dear Homeowner,

Wills Sanitation would like to become a partner in your community to keep your Subdivision a clean and safe environment. The following are some things we feel you should know about our company.

- We are a locally owned and operated business with 20 years' experience servicing Cobb County and surrounding counties.
- We know how important it is to not only offer competitive rates, but first class, dependable service as well.
- We strive to treat each of customers as a customer not a number
- We've been proud supporters of the Milford Chase Swim team for the last 2 years
- We pick-up the activities center and/or pool at "no charge"

Wills Sanitation would like to become a partner in your community to keep your subdivision a clean and safe environment. Now offering a 2 year service agreement at \$39.00 per quarter for all "NEW" customer accounts. Also, we are offering one month free for anyone referring a friend. The referral must notify us at time of opening their account. We will provide a 95-gal. cart and a weekly pick-up on Monday. Our goal is to provide an honest and dependable service to your community. We know that if we all work together we can accomplish great things. We look forward to many more years of servicing your community.

Thank you,

Troy & Karen Chance

JBB Construction

Residential Construction and Handyman Service

770-757-4898

jefferybolton@hotmail.com