

TAYLOR FARM TIMES

WINTER ISSUE
DECEMBER 2013



PRICE: A SMALL PORTION OF
YOUR HOMEOWNERS DUES.

QUARTERLY NEWSLETTER SERVING THE RESIDENTS OF THE TAYLOR FARM COMMUNITY

Wishing Taylor Farm
Merry Christmas and Happy New Year
From your Board of Directors,
Architectural Review Committee and Newsletter

*Marilyn Fentzke, Beverly Williamson, Bonnie Morning
Cedric Ward, Michelle Saravanja
Boyce Andy Bonaparte, Erika Gibson
Connie Williams*



HOLIDAY EVENTS

City of Hiram Tree Lighting
Historic Old Town Hiram
Santa Claus arrival 6:15 PM
Friday, December 6th/6:00 PM to 10:00 PM
770 943-3726

Honky Tonk Holidays
Dallas Theater/208 Main Street
Jason Petty and Carolyn Martin singing
and story telling Country Christmas Classics
accompanied by their 5-piece Nashville band
Saturday, December 7th/7:30 PM
678 363-0813

Pettit Creek Farms Christmas Lights
Cartersville, GA
One mile of Christmas lights to drive through
Hayrides, petting zoo and Reindeer nightly
through Dec 30 and Santa
Thursdays through Sunday until Christmas
770 386-8688

City of Douglasville
Christmas Parade and Tree Lighting
O'Neal Plaza
Friday, December 6th/6:30 PM to 8:30 PM
Concert and Santa will be there for pictures
770 947-5920

Atlanta Pops Orchestra Holiday Concert
Grand Theater/Cartersville, GA
Saturday, December 14th
770 386-7343

Atlanta Ballet Nutcracker
The Fox Theater/Peachtree Street
December 6th—29th
404 892-3303

25th Annual
Peach Drop
Underground Atlanta
Tuesday, December 31st
404 523-2311

If you see something suspicious going
on in the neighborhood, call the Sheriff's
Office at: (770) 443-3010 or 9-1-1

**DO NOT TAKE MATTERS
INTO YOUR OWN HANDS!**



TAYLOR FARM TIMES



MEET YOUR NEIGHBORS

Jim & Caroline
SMITH
122 Blue Ridge Drive



WHERE WERE YOU BORN? I was born in Detroit and Jim is from Morristown, NJ

HOW DID YOU MEET? We were neighbors in an apartment complex.

CHILDREN? Three grown children. Two boys (both in military) and a daughter.

PETS? Yes, Reuben (a Schnoodle)

WHAT TYPE OF WORK DO YOU DO? We are both retired..

WHAT DO YOU LIKE MOST ABOUT TAYLOR FARM SUBDIVISION? Nice appearance of all the homes.

Friendliness of our neighbors—we have been so lucky.

WHAT'S YOUR FAVORITE PASTTIME? Jim loves hunting, and I like reading and needlework.

WHAT ARE THREE WORDS THAT BEST DESCRIBE YOU? Family, friends and free time.

IF YOU COULD HAVE LUNCH WITH ONE FAMOUS PERSON, DEAD OR ALIVE, WHO WOULD IT BE? Winston Churchill, the great WWII British leader.

WHAT IS YOUR FAVORITE BOOK AND MOVIE? Jim loves the Duck Dynasty series of books, particularly,

HAPPY, HAPPY, HAPPY. I love mysteries. We recently saw Last Vegas and loved it.

What is your favorite noise or sound? Granddaughter's laughter.

WHAT IS YOUR LEAST FAVORITE NOISE OR SOUND? Alarm clock.

DOOR-TO-DOOR SOLICITING

As you probably know by now, our “no soliciting” sign at the front entrance, does NOT keep all door-to-door solicitors out of the subdivision, but it does reduce the amount of solicitors who enter.

After speaking with Corporal Ashley Henson, Paulding County Sherriff's Office, I learned that the sign is basically unenforceable by the police department. It's pretty much up to each and every one of us to let these solicitors know we don't want them in the neighborhood. Mr. Henson said that if you don't want the solicitor at your front door, you should ask the solicitor to leave, and if he refuses, don't hesitate to call the Paulding County Sherriff's Office. Most people don't want trouble, so if they know you will call the police, more than likely they will leave immediately.

HOW CAN WE KEEP SOLITORS OUT?

- * Place a “no soliciting” sign at the front door and on the door of the mailbox.
- * Tell the solicitor that this is a “no soliciting” subdivision, hence the “no soliciting” sign at the front entrance, and ask the person to leave. If he refuses, or continues on with his sales pitch, tell him you are going to call the police and if he still doesn't leave, call the police (770) 443-3010.

Do you have questions
for the Taylor Farm Board?

Marilyn Fentzke (404) 667-4472
Beverly Williamson (770) 943-6186
Bonnie Morning (770) 943-9429

Management is responsible “only” for issues pertaining to enforcement of the Taylor Farm Covenants. If you have issues with neighbors, county roads or suspicious activity, please contact the Paulding County Sherriff's Office.

(770) 443-3010

PLEASE...
PAY YOUR DUES

TAYLOR FARM TIMES



TAYLOR FARM ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee's purpose is to provide consent to make architectural changes/additions/alterations to homes/yards based on the Taylor Farm Declaration of Protective Covenants. As our neighborhood ages, it becomes important for all homeowners to keep their properties maintained. Our homes are no longer new and thus require continuous upkeep to keep the yards and structures looking good. This is most important in keeping our neighborhood, not only a desirable place to live, but property values up.

The Architectural Review Committee (ARC) and the Board of Directors are neighbors working with you to maintain Taylor Farm Subdivision's high standards. We must consider the whole concept of the ARC in assisting homeowners toward fair and reasonable solutions, while ensuring that the architectural and aesthetic integrity of our neighborhood is upheld. When you are planning a project, you will need to submit a TAYLOR FARM ACC MODIFICATION REQUEST FORM and receive approval "before" the project can begin. You can obtain one of these forms by going on line at www.allinonemgmt.com, or by contacting:

*If you would like to become involved
with this committee, please contact:
Cedric Ward
(404) 456-0661/cmward70@mac.com*

All-In-One Community Management, Inc.
5200 Dallas Hwy
Suite 200/#266
Powder Springs GA 30127
Phone Us: 678.363.6479
Fax Us: 678.363.6481

For your convenience, there is a form attached to this newsletter.



From your
Facebook
page, search:
*Taylor Farm
Subdivision
"Closed Group"*



WHEN WALKING
YOUR PET,
DON'T FORGET
YOUR

**POOPER
SCOOPER!**

Have you received a non-compliance/certified letter from our management company???

What to do, what to do???

After fixing the problem, please contact them back to let them know the issue has been taken care of. This way you won't get a second letter for the same issue...

All-In-One Community Mgmt., Inc.
5200 Dallas Hwy Suite 200/#266
Powder Springs, GA 30127
Email: info@allinonemgmt.com
www.allinonemgmt.com/communities.htm
Phone: 678 363-6479
Fax: 678 363-6481



**CONTACT MANAGEMENT IF
YOU HAVE FIXED AN ISSUE OR IF
YOU HAVE QUESTIONS/
COMPLAINTS OF IF YOU NEED...**

**ARC REQUEST FORMS
COPY OF COVENANTS
AND BYLAWS
BYLAWS AMENDMENTS**

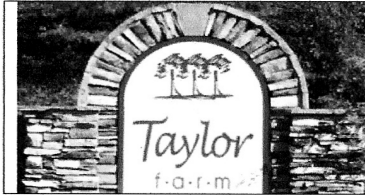
**ALL-IN-ONE MGMT.
ENCOURAGES YOUR CALLS**



TAYLOR FARM TIMES



FILL OUT AND SUBMIT THIS FORM AND RECEIVE APPROVAL FROM TAYLOR FARM ARCHITECTURAL REVIEW COMMITTEE/BOARD BEFORE ANY PROJECT BEGINS



RETURN THIS FORM TO
Taylor Farm Homeowners Association, ACC
 c/o All-in-One Community Management, Inc.
 5200 Dallas Highway, Suite 200 #266, Powder Springs, GA 30127
 Tel: 678-363-6479 / FAX: 678-363-6481
modifications@allinonemgmt.com www.allinonemgmt.com

TAYLOR FARM ACC MODIFICATION REQUEST FORM

PROPERTY ADDRESS: _____
 DATE: _____ DAYTIME PHONE: _____
 NAME: _____
 EMAIL ADDRESS: _____
 OWNER SIGNATURE: _____

MODIFICATION(S) REQUESTED

Check appropriate box – Provide as much detail in the form of sketches, samples, photos, etc.

FENCE(S) Specify materials, style & attach sketch on plat	ROOF Manufacturer, type & color – Provide sample if possible
LANDSCAPING Specify materials & attach sketch	SCREENING Specify material, style & include drawing of elevations
POOL(S) & SPA(S) Attach plans (2 sets)	SCULPTURES/LAWN DECORATIONS Provide complete description, location & photo/picture
RECREATIONAL EQUIPMENT Specify type (play set, trampoline, etc.) & attach sketch with specific location	STRUCTURE ADDITION Provide 2 sets of plan drawings with elevations and include list of materials to be used
REPAINTING Paint Mfg. & Color(s) Provide paint samples & specify areas	STRUCTURE MODIFICATION Provide 2 sets of plan drawings with elevations and include list of materials to be used
OTHER Include detailed description and plans if applicable	TREE REMOVAL Provide sketch with location of proposed tree removal & type of tree

MODIFICATION(S) DESCRIPTION IN DETAIL

(Attach additional information as necessary)



FOR ARCHITECTURAL REVIEW COMMITTEE (ARC) ONLY

Date Received:	<input type="checkbox"/> In Person <input type="checkbox"/> By Mail
Date Reviewed:	
ARC Reviewer(s):	
Date Responded:	
<input type="checkbox"/> APPROVED <input type="checkbox"/> CONDITIONAL APPROVAL ** <input type="checkbox"/> DISAPPROVED **	
**Explanation:	

NOTE: Please allow up to thirty (30) days after submission to the ACC in writing. Only one request per ACC form will be accepted. Remember to submit color samples, drawings, sketches or site plans as applicable. FOR YOUR PROTECTION: Inquire with your City, County, and/or any other applicable government agency regarding required permits before starting any work on your property involving new construction, alterations, or additions (etc). APPROVAL OF ANY STRUCTURE OF ARCHITECTURAL CHANGE BY THE ACC IS IN NO WAY A CERTIFICATION THAT THE STRUCTURE FOR ARCHITECTURAL CHANGE HAS BEEN BUILT IN ACCORDANCE WITH GOVERNMENTAL RULE OR REGULATION OR THAT THE STRUCTURE COMPLIES WITH SOUND BUILDING PRACTICE OR DESIGN.

NOTE: Improvement work may not commence without written approval of the Association. Unauthorized improvements are subject to removal at the expense of the homeowner.



TAYLOR FARM TIMES



As you drive through Taylor Farm Subdivision, please keep in mind that the speed limit is **25 MPH**. The Board continues to work with the Paulding County Sheriff and is requesting that their officers drive through the subdivision more frequently and at certain times of the day when speeding seems to be at its highest, to ensure enforcement of the speed limit. Sometimes, after coming off a busier roadway with a higher speed limit, we may not realize how fast we are going when we enter the subdivision. The Board is working on getting speed trailers for the subdivision and this would allow us to see how fast we are driving, bringing it to our attention that we should **slow down**.

Most recently, signs are being placed in areas where speeders have been spotted by residents with the hopes that this might slow them down, but, we need “your” cooperation as well. Please don’t let a tragedy ruin your Christmas/holidays. For the safety of our homeowners, children and wildlife, please **slow down** and please don’t tailgate drivers who are keeping to the **25 MPH** speed limit...

There are walkers and children at play in Taylor Farm
Please, let’s keep our neighborhood safe...

SPEED LIMIT IN SUBDIVISION IS

25 MPH



NO TAILGATING OR PASSING



SUPERVISE YOUR CHILDREN WHEN PLAYING IN THE FRONT YARD

Even when drivers are doing the 25 MPH speed limit in the subdivision, it is very difficult for drivers to stop when children dart out into the street when riding their bikes down driveways or chasing a ball or pet. Here are a few tips for keeping your children safe when playing in the front yard...

- * “Supervise” your children at play
- * Don’t allow your children to play in the road
- * Teach “car spotter” rules to children
- * Teach children to “stop” and “look both ways” before running or riding a bike into the street
- * Teach your children to ride bikes on the “right” side of the street, with traffic, not against, and use appropriate hand signals
- * Set up orange cones in/near the play area so drivers can easily identify “children at play”

Neighborhood WATCH

CHAIRMAN NEEDED FOR THE NEIGHBORHOOD WATCH

(Someone who can set up/organize/maintain)

WE ALSO NEED “PHASE CAPTAINS” AT:

Winter Park Ct., Winter Park Lane, Blue Ridge Drive (16 to 200 block
and 366 to 450 block, near cul-de-sac),

Central Park Lane (both cul-de-sacs), Yosemite Dr. (80 to 181 block)

PLEASE CONTACT CONNIE OR MARILYN IF YOU CAN HELP

CONNIE WILLIAMS/404 906-6532/cdwlms@bellsouth.net

MARILYN FENTZKE/404 667-4472/maizie44@bellsouth.net



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STEPHANIE RISHEL

(Stephanie is a Taylor Farm resident)

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srishel@bellsouth.net
www.rishelbeauty.vpweb.com



Nick CHESTER

Board of Education

*I want to make a positive
difference in the lives of children;
I want to make an impact that would
leave the world a better place...*

Contact Nick at:
(678) 322-VOTE (8683)
nick@nickchester.com
www.nickchester.com

(Nick is a Taylor Farm resident)



**PAULDING COUNTY
SCHOOL DISTRICT**
Focused on Learning



ONLINE HOLIDAY SHOPPING TIPS

- * **Secure your computer.** Make sure your computer has the latest security updates installed. Check that your anti-virus/anti-spyware software is running and receiving automatic updates. Install a firewall before you begin your online shopping, if you haven't already done so.
- * **Upgrade your browser.** Upgrade your Internet browser to the most recent version available. Review the browser's security settings.
- * **Ignore pop-up messages.** Legitimate companies do not use pop-ups. Click on the "X" at the top right corner of the title bar to close the pop-up.
- * **Secure your transactions.** Look for the "lock" icon on the browser's status bar and be sure "https" appears in the website's address bar. The "s" stands for "secure" and indicates that the webpage is encrypted.
- * **Use strong passwords.** Use at least eight characters, with numbers, special characters, and upper and lower case letters. Don't use the same passwords for online shopping websites that you use for logging onto your home/work computer. Never share your password.
- * **Make Payments securely.** Pay by credit card rather than debit card. Credit/charge card transactions are protected and cardholders are typically only liable for the first \$50 in unauthorized charges.
- * **Use temporary account authorizations.** Some credit card companies offer virtual/temporary credit card numbers. It gives you a temporary account number for online transactions and cannot be used after that time. This is the safest method of shopping online.

- * **Do not e-mail sensitive data.** Never email credit card or other financial/sensitive information. E-mail is like sending a postcard, and other people have the potential to read it.
- * **Do not use public computers or public wireless to conduct transactions.** Public computers may contain malicious software that steals your credit card information when you place your order. Criminals may be monitoring public wireless for credit card numbers and other confidential information.
- * **Select merchants carefully.** Limit your online shopping to merchants you know and trust. Confirm the online sellers physical address and phone number in case you have questions or problems.
- * **Keep a record.** Keep a record of your online transactions, including the product description and price, the online receipt and copies of every e-mail you send or receive from the seller. Review your credit card and bank statements for unauthorized charges.
- * **Review privacy policies.** Before purchasing on any website, you should review their privacy policies. Know what information the merchant is collecting about you, how it will be used, and if it will be shared or sold to others.

IF YOU ENCOUNTER PROBLEMS WITH ONLINE SHOPPING, CONTACT:

- * The Attorney General's office in Georgia: (404) 656-3300
- * Georgia Consumer Protection Agency: 404-651-8600
- * The Better Business Bureau at : www.bbb.org
- * The Federal Trade Commission at: www.ftc.gov

CRIME PREVENTION TIPS FOR THE HOLIDAYS

We get so busy during the holidays that we often get careless when it comes to our safety. The following tips can help you be more aware and careful during this festive season.

- * When parking your vehicle to shop, park in a well lit, well traveled area and remember where you parked it.
- * When you return to your car, have your keys in hand, check inside to see if anyone is hiding, and look around to see if you are being followed.
- * Lock your vehicle and put up windows even when driving.
- * Drive defensively, traffic is heavier during the holidays and many drivers have been drinking.
- * After shopping, store your items out of site. A locked trunk is best, and don't leave cell phones, laptops, purse or wallet in view.
- * When you get home from shopping, don't leave packages in your car. Take them in the house immediately and don't forget to shut your garage door.

- * Avoid carrying large amounts of cash. Use credit cards, but carry only those you need.
- * If you have to use a teller machine for cash, check for people around. Make sure it is well lit and in a safe location.
- * If someone tries to take any of your belongings, don't resist. Don't chase someone who robs you, they may have a weapon. Call 9-1-1 instead.

When leaving your home
for an extended period of time...

- * Lock doors and windows
- * Have a neighbor keep a look out for you
- * Put your indoor/outdoor lights on an automatic timer
- * Leave a TV or radio on to make your house sound occupied
- * Christmas gifts should not be visible through windows and doors
- * Turn on your house alarm





Taylor Farm's 2013
"IT'S BEGINNING TO LOOK A LOT LIKE CHRISTMAS"
Holiday Decorating Contest

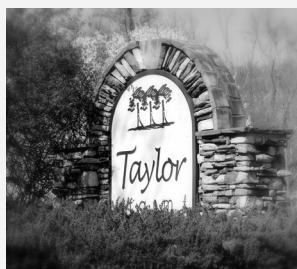
WIN A \$25 GIFT
CERTIFICATE FROM
TEXAS ROADHOUSE

FOUR WINNERS
WILL BE SELECTED
ONE WINNER PER PHASE

Let's get Taylor Farm Subdivision looking fabulous for the holidays! Get out your exterior luminaries, garlands, snowmen, Santa's and snowflakes, and put your creativity to work.

Judging will be Friday, December 20th at 6:00 PM. Be sure you have your lights on. Prizes will be awarded after the judging. Winners and pictures will be announced on Taylor Farm Facebook page the following day.

HAPPY DECORATING!



Taylor Farm Times is published for the residents of the Taylor Farm community and includes Articles of general interest from the HOA board members, committees and private individuals. *Taylor Farm Times* is not responsible for statements or claims made in contributed articles or advertisements.

Taylor Farm Times welcomes your ideas, news contributions and opinions.

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cdwlms@bellsouth.net / (404) 906-6532

