



JSCA has a NEW web site!

The Jefferson Station Community Association has a new web site! The new web site name is JSCAgwinnett.com. The old “JSCA.WS” web site is no longer functional or supported. The previous email account at JSCAboard@yahoo.com can be used to communicate with the JSCA board as well as the new email account at board@JSCAgwinnett.com. In either case, all email is delivered to the JSCA board.

An Easy Way to Market Your Company

JSCA will once again publish the **JSCA Business Flyer** for distribution this Spring. If you have a business or a service that you would like to advertise to your neighbors, submit your ½ page ad in PDF or JPEG format to board@JSCAgwinnett.com by April 18. You may submit your ad in color but it will be printed and distributed in black and white hardcopy format. The cost is \$25 and payment is required upon ad submittal.

In addition, the business flyer advertisements will also be displayed on the JSCAgwinnett.com web site. Ad file size should be no larger than 450KB in size. The formatted width of the article should be 400 pixels in width (or less). Submissions in PDF format or text with graphics are acceptable, however, these may be edited to reduce overall content size for better web presentation.

Please make payment to the Jefferson Station Community Association (or simply JSCA). Payment may be made by personal or business check, or electronic bank (E-pay) is acceptable.

The mailing address to submit payment is:

JSCA
C/o Mr. Chuck Hawkins, Secretary
1951 Shadwell Way
Lawrenceville, GA 30043-4923
Attn: Business Flyer Submittal

The flyer will be distributed to all homes in Jefferson Station, Lullwater, and Telfair (approximately 250 homes.) If you have any questions, please send them to the JSCA e-mail address at board@JSCAgwinnett.com.

JSCA Board Member News

Richard “Rich” Holzer, long time Treasurer and valued member of the JSCA Board, has recently tendered his resignation from the JSCA Board. The Board recognizes this as a major loss to release Rich from his duty, but understand that volunteer activities ultimately can come to an end. We will miss Rich’s guidance, input, and contributions on JSCA activities and initiatives. For those that know him, the next time you see Rich, say thanks for his tireless effort and contributions over the years.

There are currently three openings in the JSCA board – **Treasurer, Social Chair & Tennis Coordinator**. It’s a perfect opportunity to get involved in your community. Join a great group of folks for a great cause. The time required is minimal, but vital; if we are to preserve Jefferson Station as a first rate community we can all be proud to call home.

If interested in volunteering for a JSCA board position, please call Denise Hatmacher at 770-236-8893, or send any e-mail to board@JSCAgwinnett.com. Board meetings are held the second Sunday evening of every month at the Jefferson Station clubhouse at 1950 Shadwell Way.

JSCA Covenant Revision Update

Background

As most long-time residents are aware, the Jefferson Station subdivision was developed in six separate phases over a period of about eight years. Consistent with the development, a different set of protective covenants, with varying provisions, were recorded with Gwinnett County for each individual phase. The phase one covenants were recorded in September 1984 while the final phase six covenants were recorded in May 1991. Included in each phase of covenants was a provision for expiration after 25 years from the date of filing. For example, based on the original filing, the covenants covering phase one will expire in May 2009.

During the 2007 year, the JSCA board began to explore the steps required to renew the covenants. Since the provisions were recorded differently for each phase, a plan to provide a consolidated set of covenants to cover all of Jefferson Station was under consideration. Cassandra Knight, (a JSCA board Member and attorney), conducted some initial research. She discovered that the Georgia Property Owners Association Act (GPOA) was amended by the Georgia Legislature after the completion of Jefferson Station. Essentially, any revised covenants would have to be filed for each property owner under the revised GPOA. Also, she noted there were no provisions in the original covenants to amend or extend covenant terms. The JSCA board requested Cassandra to identify attorneys that specialized in community association law for the purposes of understanding the

process and cost to revise, consolidate, and implement a set of covenants to cover the entirety of Jefferson Station.

Attorney Review and Meeting

On November 29, 2007, a special JSCA board meeting was held to meet with Kim Gaddis an attorney with Weissman, Nowack, Curry, & Wilco, a firm that specializes in community law. Kim did a very quick and cursory review of the existing covenants. She noted that while the stated covenants were valid for 25 years, the statute (GPOA) in effect at the time of filing provided 20-year duration for property covenants. Thus, only phase six covenants are still bound to recorded covenants. Kim also noted the lack of an amendment provision and that the covenants' primary provisions covered the construction phase of development. She recommended a new set of comprehensive covenants be developed similar to those in place for other fully developed subdivisions. Costs to develop and implement new covenants include attorney and filing fees. Kim also noted, based on her experience, the process would be an extended one since each property owner must agree (notarized signature) to the new covenants. At that point, Kim was excused from the meeting.

The property owners and JSCA board members present discussed the merits of proceeding with the expense and effort required to develop and implement new covenants for all of Jefferson Station. After some discussion, the board members present voted unanimously to develop a comprehensive set of covenants for community-wide adoption and engage Weissman, Nowack, Curry, & Wilco to assist.

Current Status and Plans

The JSCA board has signed the retainer agreement and statement of work received from Kim Gaddis and is prepared to move forward. In doing so, the JSCA board recognizes the need to have community-wide participation in the covenant development process. Ideally, all property owners will accomplish this through a series of review and feedback sessions leading to a final set of covenants for review and approval.

Bear in mind, that without a basic set of covenants, (which have been in force for the last twenty years), our neighborhood could stand to decline in appeal. It is well known that without a basic set of covenants, homeowners are free to park boats, RV's, and campers on their property, paint their home any color they wish, park cars in the street for extended periods of time, build outdoor utility sheds, and other lesser desirable actions which could potentially degrade property values in our fine neighborhood.

Our neighborhood was architecturally designed on a Jeffersonian based design. Be pro-active and when the time comes, place your vote to extend covenant controls within our fine neighborhood.

Synopsis

1. A retainer engagement agreement has been signed with the firm of Weissman, Nowack, Curry, & Wilco to cover general legal services for 2008.
2. A statement of work has also been signed for developing a new set of covenants for our community with the same firm.
3. A team has been formed to assist with reviewing the proposed covenants and, communicating the recommended covenants to the community.
4. The initial draft of covenants, with options, has been received. After the team and JSCA Board have reviewed and revised the draft covenants and before that version is presented to the community at-large, a meeting will be scheduled for those who attended the meeting on November 29, 2007 for their review and feedback.

As always, residents are invited and encouraged to participate in Board events and issues. If you have questions or constructive feedback about the covenant restructuring process, please contact Board president Denise Hatmacher 770-236-8893 or send e-mail to board@JSCAgwinnett.com.

Clubhouse Available for Rental

For JSCA members in good standing, you can rent the pool and clubhouse at no charge. There is a \$50.00 cleaning deposit for meetings and a \$100 deposit for parties. The deposit will be returned if not needed for cleaning expenses. Non-members may also rent the clubhouse with the same deposit requirement and a usage fee. Meeting fees are \$25.00 and party fees are \$200 during the summer (May 24 thru September 1), or \$150 for other dates. For advance reservations contact Sandi Horne at 404-375-1524. (Note: Boy/Girl Scouts are exempt from all fees.)

Kid's Pool Parties

During the summer, a party can be scheduled during pool hours having 10 or fewer children. If the group is larger, it must be scheduled for non-peak pool hours (6:00PM or later.) A CPR certified lifeguard is required for all pool parties during non-peak hours. Contact Sandi Horne at 404-375-1524 for more details and to reserve a party time.

Summer Swim Team 2008 - Steeple Station Stingrays

Team History - Steeple Station Swim Team began in 1989 and is a partnership between the Steeplechase pool and Jefferson Station pool. Our head swim coach Kent Julian (from the early 90's) returned to live in Steeplechase with his family and 3 swimmers of his own. We were very excited to have him back on staff again for 2007, and now 2008!

Jefferson Station Community Association

Registration Information: We had 141 swimmers in 2007. We look forward to you joining us again in 2008 and bringing your friends. For registration information contact either:

Patty Sakalik patsak@bellsouth.net 770-513-8427	Debbie Blackmon dsblackmon@yahoo.com 404-625-8945
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New swimmers will need a copy of their original birth certificate for us to verify, and a copy for us to keep on record. All swimmers must be able to swim the length of the pool unassisted in a reasonable time. The swim coach's "swim test" is held in mid-May for new swimmers. Swim lessons are also available indoors at Swim Atlanta or at the Collins Hill Aquatic Center to prepare for this event.

Participant Cost

\$95 for facility members of Steeplechase or Jefferson Station (hosting subdivisions)

\$110 for non-members (not part of JSCA).

Team Suits will be same as last year.

2008 Season Schedule: (to be confirmed in April with the league)

All meets are on Thursday nights at 6:30PM unless otherwise noted. Practice meet and swim team photos are held on May 29. Regular meets are held on June 5, 12, 19, 26, July 3, and TUES July 8 (3 will be at home, 3 away). The Gwinnett County Championship will be held at Georgia Tech's Aquatic Center, July 18-20, 2008.

League web site <http://www.gwinnettswimleague.com/>. Optional Stroke Clinics will be offered in early May for freestyle, backstroke, breast, and butterfly. Contact Coach Kent to sign up.

Team practice will begin in Mid-May after school at the Steeplechase pool. Summer practice is in the morning and rotates between the Steeplechase and Jefferson Station pools. Your child will have a practice slot with his/her age group, combining both boys and girls. At swim meets, boys compete with boys, and girls compete with girls by age groups.

Tentative Summer Daily Practice Schedule:

8:00-9:00AM – Ages 11 & 12 (Steeple Chase: Mon-Wed / Jefferson Station: Thurs)

8:15-9:30AM – Ages 13 & 14 and 15 & up (Jefferson Station: Mon-Wed / Steeple Chase: Thurs)

9:00-9:45AM – Ages 9 & 10 (Steeple Chase: Mon-Wed / Jefferson Station: Thurs)

9:45-10:30AM – Ages 7 & 8 (Steeple Chase: Mon-Wed / Jefferson Station: Thurs)

10:30-11:00AM – Ages 6 & under (Steeple Chase: Mon-Wed / Jefferson Station: Thurs)

Head Coach Kent Julian - see the web site at www.liveitforward.com/, or send email at coachkent@liveitforward.com.

2007 - A Year in Review

Denise Hatmacher, JSCA president, reported a summary of accomplishments for 2007 at the January 2008 Board meeting. Managing a volunteer board and voluntary neighborhood association group is a challenge... but Denise did a great job of rallying a small team of folks into doing great things for our community. Here's an abbreviated list of last year's accomplishments. Thanks to all that played a role in them!

Social

- ✓ Easter egg hunt.
- ✓ End of school ice cream social.
- ✓ Ice cream social to kick off the new school year.
- ✓ Annual pool opening party.

Tennis

- ✓ Replaced tennis court wind screens.
- ✓ Repaired and stabilized tennis grandstands.

Clubhouse & Pool

- ✓ Repaired clubhouse deck and deteriorating wood on clubhouse.
- ✓ Changed locks on clubhouse to permit access to restrooms only.
- ✓ Repaired pool pump valve.
- ✓ Repaired cracks in sidewalks and pool deck.
- ✓ Added new mulch to playground and pool area.
- ✓ Removed trees in pool area to permit more sunlight and eliminate leaf litter in pool.
- ✓ Repaired pool fence.

Community-wide Initiatives

- ✓ Led effort to defeat request for rezoning some areas of Weiland subdivision for townhouses.
- ✓ Lobbied against turning "mansion house" on Sever Road into country club.
- ✓ Sponsored neighborhood garage sale and dumpster for "leftovers".
- ✓ Sponsored "backyard tour" and yard of the month recognition.
- ✓ Sponsored graduation banner.
- ✓ Updated and distributed handbook/directory.
- ✓ Provided welcome to new neighbors in Jefferson Station.
- ✓ Launched an initiative to update and consolidate the protective covenants.

Looking Ahead for 2008

You know how hard it is to keep you own home maintenance up to par... we'll its no easier at the Jefferson Station recreation area. Thanks to the hard work and diligence of resident Ted Webster, your association pool, clubhouse, and tennis area receives constant attention. The list below shows the "short" list of projects that need attention. Keep in mind; the amenities are seeing the same wear and tear as our 20+-year-old homes. We maintain our homes for fullest value; we must maintain our common area needs as well. Once again, any help is requested... whether it is some "elbow grease" to get these projects done, or just simply cover the cost of any project... large or small! If you have extra time to help out, please send e-mail to Ted at teantywebster@bellsouth.net and offer him a hand.

1. Pool expenses including tile replacement, stain remover, underwater light repair and pump house.
2. Repair pump house exterior, which has deteriorated over the years.
3. Replace deck to clubhouse, which is essentially unsafe and unusable.
4. Repair clubhouse wood exterior and shutters. Both clubhouse and pool house will need to be painted in near future.
5. Replace clubhouse hot water heater.
5. Secure pine straw and mulch for landscaping around Clubhouse.
6. The parking lot will need resurfaced soon, as well as the replacement of the driveway drainage grate.
7. Resurface tennis courts that have major surface cracks. Any fix this year will be temporary. It is inevitable that both courts will need a total over-haul. After 20+ years, the normal wear and tear has taken a toll and major renovation will need to take place within next 2-3 years. The Board will work on securing a professional outside opinion, developing alternatives and costs and ultimately stage a fundraising effort. The cost will be too challenging for a non-mandatory homeowners association to absorb.

Babysitter Available

My name is Rachel Black, and I'm 13 years old. I've lived in Jefferson Station for 11 years. I'm an honor roll student at Hull Middle School and participate in Girl Scouts and the HMS Chorus.

I'd really love to spend time playing with and watching over your child/children so that you can spend time doing other things when you need or want to. I have taken a Babysitting/CPR course through the Red Cross, and I've worked as a volunteer for the last three summers at a preschool camp where I was responsible for supervising and entertaining kids ages 2-6. I'm available everyday after 4:30 and on most weekends. Whether you need someone while you are home or away, please give me a call at 770-338-9040.

E-mail Addresses Needed

We would appreciate more e-mail addresses of JSCA members (who have email accounts) so we can quickly inform residents of community information, and announcements. It's proven very timely over the last six months to send special alert e-mails in light of recent break-in's in the community, and all the important information being conveyed concerning the protective covenants. If you are not receiving periodic e-mails from the JSCA, please send your name and e-mail address to board@JSCAgwinnett.com. As always, your e-mail address will only be used by our association and not provided to any outside party.

Winter Wonderland! So Glad Spring is Here! (Photos by Chuck Hawkins)

