

December 2013

Green's Crossing
Homeowner's Association

Newsletter

Luminaries 2013

Pete Vanness will again be coordinating efforts with our traditional neighborhood luminaries. Please have curbs cleaned and ready. If you have interest to help you can contact Pete at [770-421-8696](tel:770-421-8696). Pete will be reaching out as well. Thanks.

Leaf season is upon us and it is our responsibility to keep our yards, roofs, gutters and street gutters clear. Please do not push leaves into the storm drains, which become clogged and holds water after it rains. During the summer this becomes a prime mosquitoes breeding area.

Our Annual Greens Crossing Home owners association Meeting will be Feb. 4, 2013 at 7:00pm Please attend, this is your neighborhood.

Keep up with what is going on in our Neighborhood.
<https://greencrossing.nextdoor.com/login/>

Current GCHOA Officers

President	Konrad Erni	770-428-7452
Vice President	Charles Walters	678-462-0266
Secretary	Ann Marie Charleston	770-419-8165
Treasurer	Tom Settle	770-590-1933
Member at Large	Randy Cail	770-424-1630

For more information check out our HOA Home website
<http://greens-crossing.org/index.htm>

ADVERTISING

Any Green's Crossing Homeowner who would like to have their business or services promoted on our website, please contact a Member of the Board.

In-home day care available
Please call Faye Williamson,
[\(770\) 422-3458](tel:770-422-3458), at Little Peoples School.

(Thanks to Mike Riddell for his printing services of our Newsletter!!)



Covenant Corner Please READ

A reminder of Cobb County Ordinance and Green's Crossing Covenants for ALL home owners.

Dwelling Unit

A dwelling unit consists of one or more rooms which are arranged, designed or used as living quarters for one family or two or fewer unrelated adults and their children and/or grandchildren.

(1) A dwelling unit shall have an interior bathroom and complete kitchen facilities, permanently installed.

(2) A dwelling unit shall have at least 390 square feet of living building square footage (as determined and maintained in the records of the Cobb County Tax Assessor) per each adult occupant.

(3) No more than one vehicle per 390 square feet of living building square footage may be parked regularly overnight on the property upon which the dwelling unit exists. Of the total number of vehicles allowed per 390 square feet of living building square footage, there may be a maximum of 3 or less cars parked outside of the garage, carport or the like for property zones RA-5, R-15 and R-20; a maximum of 4 or less cars for properties zones R-30 and R-40; and maximum of 5 or less for properties zones R-80 and RR. This includes vehicles parked within the right-of-way adjacent to the building. "Regularly" means a majority of nights in a seven day period. Family means one or more persons related by blood, legal adaptation, or marriage occupying a dwelling where such persons are all related to each other within the fourth degree, which means parents, children, grandparents, grandchildren, brother and sisters. Adult means any person over the age of 18 years old or legally emancipated in the State of

Georgia.

REGULAR CASES (CONT.)

LUP-25 **MICHAEL L. JONES AND JACKIE H. JONES** (Michael Jones and Jackie Jones, owners) requesting a **Land Use Permit** for the purpose of **Allowing More Unrelated Adults than the County Code Permits, and Allow More Vehicles Parked Outside in Land Lot 21 of the 20th District.** Located on the southeasterly side of Westover Trace, southeast of Ivy Green Court (1249 Westover Trace).

The public hearing was opened and Mr. Michael Jones, Ms. Jackie Jones, Ms. Caitlin Absnier, Ms. Stephanie Davenport, Ms. Carrie Gobert, Ms. Cindy Peterson, and Mr. John Ellis addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Lee, to **deny** Land Use Permit with deferral of Code Enforcement action regarding the number of unrelated adults (current renters) and vehicles associated with the current renters until December 31, 2013 (any additional vehicles, on-street parking, or other Code violations will be enforced).

VOTE: **ADOPTED** unanimously