

# The News: *Falls & Manor of Mill Creek*



## Meet Your Mill Creek Association Board of Directors (and Office held)

**Harry Mavromatidis – President**  
**John Melzer – Vice President**  
**John Benson – Secretary**  
**Heather Zambrano – Treasurer**  
**Shannon Thompson – Director**

## Meet Harry Mavromatidis, President

**How long have you lived in Mill Creek?** My family has physically been here since June 2003. My parents and I were the 1st and 2nd contracts in the community in 2002—we actually were here the day before the sales office opened and selected our lot before there were finished roads throughout the property.

**Who's in your family?** My immediate family includes my wife and four kids, one daughter and three sons, as well as my parents. We also have many pets including a pair of conjures and a pair of horses. Being Greek, family is important. My parents live right here in the community and my sister and her family live a few miles away.

**What do you like to do on the weekends?** My weekend (Saturday) tends to be a busy time, making up for lost time with family, chores and the like. My week-start (Sunday) revolves around church and the various activities that the kids and all the family are involved with. Sunday's are a very busy time now as the whole family prepares to help with the 25th Marietta Greek Festival in May 2015 the weekend after mother's day.

**Why did you want to be our association President?** I'm not being funny here, but I didn't want to be president—whereas the community elects board members each year, the board in turn elects officers (the secretary and president must be members of the board, but others don't have to be). The majority of the board voted for me to hold the position of President and I'm happy to serve in that capacity at their pleasure.

**What is one thing you love about Mill Creek?** Community. It's in our name. We're not the Mill Creek "HOA" but the Mill Creek "Community Association, Inc." and though it's gotten quite a bit harder in the last dozen years to know everyone, it's great that many of our original great neighbors are still here with us today.

**What is one thing you would change about Mill Creek?** To find out how to get more of us engaged in the community so that we all are "in the know" on important matters. If that was the case, I'm confident that we'd never have to worry about getting enough people present or by proxy to have an annual meeting again!

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## How do I GET "The News"???

⇒ **Facebook:** LIKE us on our page "The Falls and The Manor of Mill Creek" found at [www.facebook.com/www.millcreekhoa.org](http://www.facebook.com/www.millcreekhoa.org)

⇒ **Website:**

<http://millcreekhoa.org>

⇒ **Board of Directors Hotline:**

**770-765-MILL**



## SPRING Cleanup-How Do I NOT get a letter???



The pool will open

on Wednesday,

May 13. Pool hours

are 6 AM -10 PM.

Here are a few things you can do to help with the effort of spring cleanup...

- ◆ Mailboxes must be painted black, with gold numbers on the address plate.
- ◆ Grass must be kept healthy with minimal bare spots and weeds must be controlled.
- ◆ General yard maintenance and edging is required for side-walks, curbs, and driveways.
- ◆ Planting beds and bare areas require pine straw and/or mulch (remember that as
- ◆ Weeds must be removed from the beds.
- ◆ Trees and shrubs must be appropriately pruned.
- ◆ All tree removals require that a modification request form be submitted "prior" to any work.
- ◆ Leaves and other debris must be removed from the lawn and streets in front of the house.

◆ If foundation shrubbery has died and/or been removed it must be replaced.

- ◆ Garbage cans must be screened (not in view from the street).
- ◆ Except for short periods of time, cars should not be parked on the street.

Should you have any questions about our covenants contact Jane Beasley at Heritage Property Management via [jbeasley@heritageproperty.com](mailto:jbeasley@heritageproperty.com).

## POOL News

**Test your access cards on May 13th.** If you have a problem with your access card email [jbeasley@heritageproperty.com](mailto:jbeasley@heritageproperty.com)

If you are in arrears with your association fees you WILL NOT be granted access to the pool or other locked amenity areas.

Pool closes promptly at 10:00 PM

REMINDER HIGHLIGHTS:

- ⇒ NO glass of any type!
- ⇒ No pets are allowed in the pool area..

- ⇒ Anyone with incontinence issues must use swim diapers.
- ⇒ Anyone under the age of 14 must be accompanied by an adult.
- ⇒ Please help keep the restrooms clean.
- ⇒ No running, rough housing or foul language at the pool.
- ⇒ No lifeguard, swim at your own risk.

- ⇒ Do not swim alone.
- ⇒ Do NOT lend your access card to anyone outside your family.
- ⇒ Do NOT prop open gate.
- ⇒ NO smoking..
- ⇒ Residents must accompany their guest.
- ⇒ Be considerate of others.



# FREE KONA Ice Snow Cones!!!

**Friday, May 15, after the pool opens, the Association is providing free KONA Ice snow cones. One per resident please! They will be in the Manor at 6:30 PM and the Falls at 7:30 PM**

Quantities are limited and available on a first come, first serve basis.

Special events are only possible with volunteers—please volunteer a bit of your time!

## Congratulations to all of the 2015 Mill Creek Graduates!



# Thank You!

A BIG thank to **Susan Grant**,  
who organized the community's  
2015 Spring Yard Sale!

## Tennis Information

Walk-ups to the tennis courts are welcome, however, to guarantee use of a court at a specific date and time, please follow the below instructions for reserving time at [Reservemycourt.com](http://Reservemycourt.com).

### Rules and sign-up process:

- Familiarize yourself with the posted tennis court rules and guidelines below.
- Go to <http://reservemycourt.com> and sign up as a player for FREE.
- On the profile page, use the pull down menu for the Home Facility, which is The Falls at Mill Creek – Canton, GA. Enter your name, telephone, email address, user name, etc.
- A player must be confirmed as a Mill Creek resident in order to start scheduling reservations. There is a 4-digit code that will be sent upon request for this purpose.
- An on-line profile MUST be created before a player can use either the telephone or on-line reservation system.

### Reservation guidelines:

- Courts can be reserved for 2 consecutive hours – no exceptions!
- Reservations can be made 14 days in advance.
- Same day web and phone reservations are permitted.
- ONE reservation per day per player.
- The hours of play that can be scheduled are from 8:00 am until 10:00 pm, seven days a week, holidays included.



[www.clipartof.com](http://www.clipartof.com) · 65527

## What's Coming Up???

Reminder: Look for special events dates on  
the reader boards and Facebook.

The Board strives to meet the 3rd Tuesday of each month.  
Please check the reader boards & Facebook for dates.



**The community needs YOUR help!**

Please contact the committee chairs via email:

**Kerry Estep — [Athletics@MillCreekHOA.org](mailto:Athletics@MillCreekHOA.org)** (Athletics Committee)

**Events@MillCreekHOA.org** (Special Events Committee)

# Covenants Corner

Each quarter, a covenant will be highlighted!

## Heritage Property Management

Jane Beasley

500 Sugar Mill Road  
Building B, Suite 200  
Atlanta, GA 30350

Tel: 770-451-8171

Fax: 770-451-3919

Website:

[www.heritageproperty.com](http://www.heritageproperty.com)

You can find the covenants and Architectural Review form at:  
[Millcreekhoa.org](http://Millcreekhoa.org)  
under the documents tab.

If a Homeowner desires to change the exterior appearance of a home or lot, an Architectural Review Form **MUST** be submitted to the Architectural Review Committee and receive approval from the Committee prior to commencing any work on the home or the lot. All forms should be submitted to the Committee through the management company. Please note that requests will only be considered if complete and contain the form and attachments stated below. The Covenants for the community allow the Committee sixty (60) days to render a decision. However, all properly completed requests are reviewed as soon as possible after receipt. If a site visit is necessary prior to a decision being reached, the time needed to approve the request may be extended.

Approval in one instance does not set a precedent for future requests, nor does it create a variance for the type of work performed. Each approval is unique to the lot and home.

The approval is for aesthetics only. It in no one relates to the integrity of the design or construction. Further, it does not constitute approval from the local governing municipality. Homeowner is responsible for seeking all necessary permits and complying with all applicable building and engineering practices, laws, and ordinances.

### **ARCHITECTURAL REVIEW APPROVAL PROCESS**

All Architectural Review Forms must be submitted to the management company and **MUST** include the following documentation attached to the completed form.

- Copy of all material specifications and designs for improvement;
- A schedule of completion for the improvements; and,
- A copy of the plat illustrating the location and nature of the change.

The Homeowner will be notified of a determination within sixty (60) days of receipt unless otherwise noted. The Review Form can be found on the Mill Creek website [millcreekhoa.org](http://millcreekhoa.org) under documents.

## Ask the Manager



Many people ask about pool safety. Your pools are inspected prior to the start of each pool season by the county and we must pass that inspection in order to open the pools. Your pools are equipped with the required VGB drain covers as required by Federal law.

Reminders of several pool rules were sent out recently, please review those with all members of your family. They are very important. One item that many people do not think about is how something as simple as a breath holding contest can affect a person. This "game" is not encouraged in any form within the pools. However, we want everyone to be aware of the effects of Hypoxic Blackout and what to watch for if someone has done any breath holding. Underwater breath-holding and underwater swimming has taken place for many years and a Hypoxic Blackout victim is very difficult to detect, particularly in the water. Here is some information about what to look for if someone is suffering from Hypoxic Blackout, also known as "dry/secondary drowning". Normally this will occur within hours after a problem in the pool and up to 24 hours afterward. Some of the signs and symptoms are: an unusual persistent cough, trouble breathing, chest pain or feeling extremely tired or drowsy. If you see these symptoms do not allow the person to "sleep it off" immediately take them to the ER for treatment.

This information is provided for you, not to alarm you but to bring this to your attention. This information is so that you are aware and how to react should this happen to a family member here or at any water park, beach, or pool. Being knowledgeable helps everyone have a safe pool season.

Let us know what topics you would like covered and we will address as many as we can in future newsletters.