



# PIPELINE



**Oct.-Nov. 2012**

*The Newsletter for Highland  
Pointe Residents*

Home Page Address: <http://www.highlandpointe.org>

Beth Roedersheimer/Pipeline Editor  
For Classifieds Info-Contact Office  
Mailing Address: 3750 Club House Court  
Marietta, GA 30066  
Phone: 770-973-0925

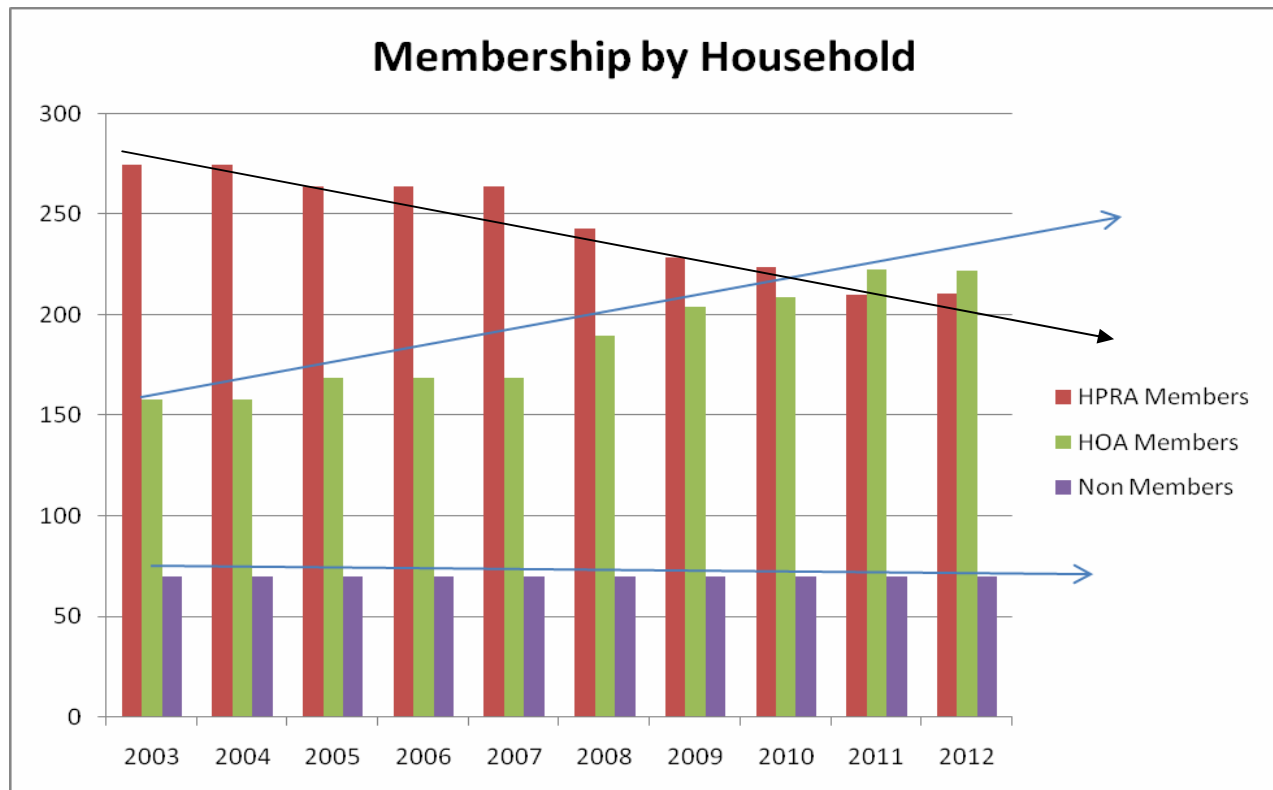
Tom Haslach/President  
Sandy Carpenter/ACC  
Steve Laufersweiler/Grounds  
Paula Robin/Clubhouse  
Rhonda Hester/Administrator

Kimberly Jordan/Treasurer  
Matt Tock/Pool  
Steve Fincher/Social  
Judy Taylor/Tennis  
Beth Roedersheimer/Administrative Asst.

## **Notes from Homeowners Informational Meeting, Sunday September 23**

### **Current Membership:**

- 222 households are HOA only members who pay \$170/year
- 211 households choose to be HPRA + HOA members who pay  $\$385 + \$170 = \$555/\text{year}$
- 70 households pay nothing toward the upkeep of the neighborhood = \$0



As you can determine from the chart above, our membership is changing to the detriment of the neighborhood as a whole; HOA membership is rising, HPRA membership is declining and non-members remains the same.

### Message from the President:

Our neighborhood Annual Meeting was held Sunday September 23, 2012. A copy of the presentation has been posted to the neighborhood website [www.highlandpointe.org](http://www.highlandpointe.org). In it, you will find a simple PowerPoint showing:

- Board members and open positions January 2013
- Projects completed since January 2012 and their costs
- Major projects that need attention for 2013, 2014, 2015
- Neighborhood membership
  - HOA (222 members)
  - HPRA (211 members)
  - Non Members (70)
- Dues paid annually by each membership category
  - HOA members pay \$170/year
  - HPRA members pay \$170 + \$385/year in dues
  - Non members pay nothing
- A chart showing membership trends and their impact on finances
  - HOA membership is rising
  - HPRA membership is declining
  - Non members staying the same
- Invitation to Lennar Neighborhoods
  - Mountain Creek
  - Wigley Preserve
- New ACC Leadership



### LABOR DAY VANDALISM

Over the Labor Day weekend, several HP mailboxes were vandalized. Although this may seem harmless, it bears great consequences if the vandals are caught and charged. The neighborhood received a report from the Cobb County Police with the following message:

“We would like for you to take this opportunity to speak with your teenage family members, friends and neighbors and remind them that intentionally damaging someone’s property is a crime. If the damage exceeds \$500.00, the crime becomes a felony. Once a teenager has reached the age of 17, they are charged as an adult and booked in at the jail with offenders who have likely done much worse.”

## Highland Pointe loses \$124,320 annually

Membership choices at Highland Pointe are different compared to most neighborhoods in metro Atlanta. At Highland Pointe, homeowners have a choice to be an HOA member, and HOA and HPRA member or to be a non member. As a result of these options, \$124,320 of potential dues is not collected, annually.

\$85,470, annually, from HOA members who pay \$170/year for HOA dues, but do not support the recreational facility fees of \$385 (\$385/recreational dues/year x 222 HOA members = \$85,470/annually).

Additionally, non members, do not support the HOA or the HPRA (\$170 HOA dues+\$385 HPRA dues=\$555x70 non members=\$38,850/annually) \$85,470+\$38,850=\$124,320.

The effect of this potential revenue to the neighborhood is significant and has been an issue for years. As our neighborhood reaches 27 years of age, it becomes a bigger issue. Our amenities are deteriorating and we do not have the proper resources to repair or replace them.

### Invitations for membership extended to Lennar Neighborhoods

In an effort to offset these losses, the board has decided to offer recreational membership to Lennar Atlanta's two new neighborhoods:

- Mountain Creek
  - 45 homes in the \$500,000's
  - 45 homes x \$555 recreational dues = \$24,975 annually if all join
- Wigley Preserve
  - 48 homes in the \$300,000's
  - 48 homes x \$555 recreational dues = \$26,640 annually if all join

These neighborhoods expect to begin selling homes in January 2013. We hope to see some revenue generation beginning May 2013.

### ACC committee has new leadership:

Sandy Carpenter has accepted the opening of our Architectural Control Committee. Sandy will begin serving in this capacity this month and attending her first board meeting in November. Welcome Sandy.

## Calendar

Oct	
1	Board of Directors Meeting 6:30 pm
27	Adult Halloween Party 8pm
31	Trick or Treat
Nov	
4	Daylight Savings Time Ends
6	Election Day
12	Board of Directors Meeting 6:30pm
15	Deadline for Oct/Nov Pipeline
19-23	No Cobb County School
22	Thanksgiving



## INSIDE THIS ISSUE

- ◆ President's Message
- ◆ Halloween Festivities
- ◆ Neighborhood News
- ◆ Board Positions
- ◆ Board Meeting Minutes
- ◆ Friends of Mabry Park
- ◆ Classifieds



Membership as of August 20, 2012  
Non-Member Lots are Shown in White

***IT'S GOING TO BE.... (adults only)***

***SPOOKTACULAR!!!***

**HPRA**

***HALLOWEEN***

***PARTY***



**DJ and drinks provided—**

**Saturday October 27<sup>th</sup>, 8:00pm**

***Bring an appetizer!***

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### **Lassiter Band Recycling Program**

The **Lassiter Band Boosters** are continuing their neighborhood recycling program, and would like to have your support. Pick up is on the third Saturday of every month; please have your items curbside by 10:00 am. Signs will be posted at the entrance midweek prior to each month's pick up as a convenient reminder. Items that are currently being accepted are **newspapers, magazines, junk mail, office/classroom paper, phone books and aluminum cans.**



Calling all kids—

## TRICK OR TREAT PARTY



Pizza, hot dogs, and lemonade provided

Wed Oct. 31<sup>st</sup>, 6:00pm at clubhouse

\*Due to limited quantities of food and space this event is for

HPRA Members only! (No guests)



Meet up with your friends in the parking lot before hitting the streets!

"Basketball Season" will be starting soon and the Highland Pointe Men's Adult Recreational Basketball Group and they need more players. Play will begin the end of Oct. at 9:00 AM at Mabry Middle School. If you are interested in playing or have questions please contact Tony Olenkiewicz, 770-578-0518.



### Dates to remember:

October 4 – Thursday Women USTA Winter Roster deadline.

October 6 – Saturday Women USTA Winter Roster deadline.

October 18 – Mixed Doubles Winter Roster deadline.

November 8 – Thursday Women USTA Season begins.

November 10 – Saturday Women USTA Season begins.

January 6 – Mixed Doubles Winter Season begins.







Check out HP's new website!  
It has all the latest news and happenings, along with a classified section if you are a resident and have something to sell or your child is looking to babysit, mow lawns, etc. A special thanks to Mike & Melanie Johnson for getting this up and running!



## New Residents

If you are a new resident in Highland Pointe or The Grove at Highland Pointe and you have NOT received a new resident information packet, please call the Highland Pointe Office at 770-973-0925.



**THANK YOU** to the following people who deliver the Pipeline!

Lee Berg, Beth Fulghum, Tamara & Bob Pendley, Jane Osman, Kim Palazzone, Laura Richards, Julie Walls, Dorie Wall, and Paul Amoruso.

This is a big job, and one that is greatly appreciated by the Editor!

A BIG thanks goes to Tracey Piscopo for all her hard work in organizing and advertising the Neighborhood Garage Sale. Hope lots of money was made by all or at least you got a couple of areas cleaned out and organized!



# Board Positions Available for 2012-2013

It is once again time to elect new Board of Directors for Highland Pointe. If you would like to become more involved in your community, the Board of Directors is a great place to start. All Highland Pointe residents who are permanent members of the Homeowners' association are eligible to serve. Directors serve a two-year term, but there is no limit to the number of terms a Board member can serve. We have **four** members whose terms are ending this fall. The Board positions are determined at the January meeting based on each Board member's level of interest, and seniority on the Board.

If you are interested in joining the Board of Directors, please submit your name, along with a brief biography by **November 1** to the HPRA mailbox, located at 3750 Club House Court, or via e-mail to [aa@highlandpointe.org](mailto:aa@highlandpointe.org). The biographies will be published in the December/January Pipeline. Candidates should call the office at (770) 973-0925 if you need more information or have questions on submitting your biography.

## Board Postions

**President:** Call to order/close monthly meetings. Conduct and maintain control of board meetings at all times. Call special meetings. Oversee HP Board of Directors operations & procedures. Assist other board members when needed.

**Social:** Plan and arrange for all social events including decorating, music, food vendors, and beverages and notifying the community of events (via the Pipeline, signage and the home page). Request the office to issue checks to party vendors, collect money, turn into office for deposit and clean clubhouse after events. Responsible for confirming through the office a new residents receipt of Welcome/Membership packet. Responsible for recruiting Welcome Committee. If Welcome Committee cannot be recruited, can delegate through HP's office the Welcome packets delivery.

**Tennis:** Responsible for all maintenance and repairs of courts. Update rules as needed. Address any problems with tennis committees, captains and/or players. Ensure that all tennis captains are checked for HPRA (recreation) membership.

**Treasurer:** Responsible for the association's funds and securities and shall be responsible for keeping full and accurate financial records and books of accounts showing all receipts and disbursements, for preparing all required financial statements and tax returns, may delegate tax returns to a state licensed accountant. Responsible for the preparation of the budget and Profit & Lost and Balance Sheet reports to present to the board, quarterly publish balance sheets in Pipeline. Delegate and work closely with HP's Administrative Assistant.

# VOLUNTEER



# Board Postions

**ACC:** Inform residents of paperwork needed before ACC request can be approved by the board\ACC Committee. Contact resident by written correspondence with approval/disapprovals. Respond to all ACC violations and complaints. Have copies of all covenants Phase, I, II, III, IV, and V. Work closely with Grounds Director.

**Administrator:** Proofread/approve all outgoing HPRA, Inc., correspondence and proofread/approve articles in monthly Pipeline before newsletter can go to print. Delegate and work closely with HP's office administrative assistant. Schedule Town Hall and Annual Meeting. Set topics for presentation at town hall and annual meeting. Notify community of town hall and annual meeting via signage, home page, and Pipeline and issues concerning membership.

**Clubhouse:** All maintenance and repairs of the upper level including kitchen appliances (dishwasher, garbage disposal, stove & oven, microwave, necessary kitchen tools (knives, etc.), restroom plumbing, painting and wallpapering, entertainment equipment (tv, vcr, disc player, tape player, tables, chairs, coffee pots, public address system, outdoor grill), cleaning carpet annually, pest control contract, window cleaning.

All maintenance and repairs of the lower level including exercise equipment, steam and sauna rooms, restroom plumbing, security cameras (changing tape weekly, ensure operational), cleaning and organizing storage annually. Purchase cleaning supplies and equipment. Work with cleaning company. Roof repairs/replacement, painting and power washing of exterior. Exterior deck and gazebo repair/replacement and maintenance. Update clubhouse rules as needed. Receives copy of clubhouse scheduled rentals each month from office.

**Grounds:** Responsible for entrances landscape contract, (3 Highland Pointe entrances and 1 Grove entrance) trails, dams, contract trash hauling, lawn chemical contract. Contract with tree company to trim or remove trees. Maintain, and repair structures such as fishing dock, wooden steps on trails, etc. Work with board on ACC issues including non-resident issues. Request the office to mail template covenant violation letters to resident. Delegate the decoration of all entrances during specific holidays.

**Pool:** Work with pool management company on contract issues, life guards hours, set pool calendar, coordinate calendar with swim team for practice hours and home swim meets. All pool related maintenance and repairs (fence, walls, gates, etc.). Request office to issue guards an updated member list on an ongoing basis. Inventory and purchase furniture and other related items (trash cans, etc.). Ensure the pool is closed properly by pool management company and covered at the end of season, pumps shut down, furniture stored and covered for winter, etc. Update pool rules as needed. Confirm through office that all pool parties, private or during pool hours, have been approved.

# VOLUNTEER



HIGHLAND POINTE RECREATION ASSOCIATION, INC.  
Board of Directors Meeting  
Tuesday, August 7, 2012

Board Members in Attendance: Mr. Tom Haslach, President; Ms. Paula Robin, Clubhouse; Ms. Kimberly Jordan, Treasurer; Ms. Judy Taylor, Tennis; Mr. Steve Laufersweiler, Grounds; and Mr. Steve Fincher, Social.

The meeting was called to order at 6:38 pm.

Approval of Minutes:

Ms. Taylor made a motion to approve the minutes of the July 10, 2012 Board Meeting. Ms. Jordan seconded the motion and it passed unanimously.

Monthly Budget Update:

Ms. Jordan reported that the budget looks in line for the month. There are 9 Permanent HOA members that have not paid yet. They will be given to the attorney after August 15, 2012 to begin the collection process

Discussion of Action Items

- Mr. Haslach discussed having HP's attorney come to the Annual Meeting or wait and address any issues that arise at the October meeting. He will discuss with the attorney.
- Ms. Taylor has been tracking boats, RV's and trailers parked in the neighborhood. Ms. Roedersheimer will send out letters to the homeowners.
- Mr. Laufersweiler, Ms. Jordan and Mr. Haslach met with Kevin Morrow of Lennar Homes addressing their desire to become members of Highland Pointe Recreation Association. Mountain Creek will have 48 homes, Wigley Preserve will have 48 homes and Wexford will have 18 homes. Ms. Robin made a motion to offer voluntary recreation membership to Mountain Creek and Wigley Preserve per an initial offering of \$550.00 per year. Mr. Laufersweiler seconded the motion and the motion passed.
- Ms. Taylor request \$771.62 to replace 2 windscreens at the tennis courts. Mr. Laufersweiler made a motion to accept the \$771.62 request for the 2 windscreens. Mr. Fincher seconded the motion. Motion passed. The largest windscreen needs to be replaced in the future at a cost of \$870.00. It was decided to wait until a later date to replace the largest windscreen. The glass side of the tennis sign in board needs repaired. Mr. Laufersweiler will get the repair completed. The on-line sign up process in running smoothly with no issues.
- Mr. Laufersweiler suggested the arbor covering the bridge on the south lake be removed and the loose and missing boards on the fishing dock be replaced. He will pick a date and a group of volunteers will do the work.
- Mr. Fincher said the Labor Day Social is scheduled for Sunday, September 2. Hamburgers, hotdogs, beer and soft drinks will be provided. Please bring a side to share. The Dive In movie on August 10<sup>th</sup> will be *The Three Stooges*. The Meet N' Greet for Kindergartners is scheduled for August 12<sup>th</sup>.
- The Annual Meeting, scheduled for September 23, 2012 was discussed. We will provide a list of major expenditures in the past few years, spreadsheet for membership over the last 10 years, and seeing if there is interest in using Visa/Mastercard or Paypal for membership with the homeowner's bearing the cost.

Having no further business to discuss, the meeting was adjourned at 8:45 pm.

HIGHLAND POINTE RECREATION ASSOCIATION, INC.  
Board of Directors Meeting  
Wednesday, September 19, 2012

Board Members in Attendance: Mr. Tom Haslach, President; Ms. Paula Robin, Clubhouse; Mr. Matt Tock, Pool; Ms. Judy Taylor, Tennis; Mr. Steve Laufersweiler, Grounds; Ms. Rhonda Hester, Administrator; and Mr. Steve Fincher, Social.

The meeting was called to order at 6:35 pm.

Approval of Minutes:

Mr. Tock made a motion to approve the minutes of the August 7, 2012 Board Meeting. Ms. Robin seconded the motion and it passed unanimously.

Monthly Budget Update:

Ms. Jordan reported that the budget looks in line for the month. Five delinquent permanent HOA members have been turned over to the attorney for collections. The report was accepted as information only.

Discussion of Action Items

The following is a summary of the items discussed and the actions taken.

- Mr. Laufersweiler reported that the Lennar neighborhoods want a proposal for their homeowners to join HPRA for the price of \$550.00.
- Mr. Laufersweiler will investigate cutting back the bushes on the path to the lower level of the clubhouse by the pool. He will also get an estimate to take down the gazebo and stairs on High Rock Terrace.
- An ACC request was received for the removal of trees in the backyard of the property located at 4500 Club House Dr. Ms. Taylor made a motion to accept their request and Mr. Tock seconded the motion. All approved and the motion passed.
- The board discussed the possibility of getting a management company to run the neighborhood. There is a possibility that there will not be enough volunteers to fill the Board.
- Mr. Haslach previewed the presentation for the Annual Meeting. He will make a push to get all residents to join HOA.

Having no further business to discuss, the meeting was adjourned at 8:25 pm.

Next Board Meeting:

Monday, October 1, 2012

6:30 p.m. - 8:00 p.m., Clubhouse



**LIENS TO BE FILED**

The collection process and placement of liens has begun for the delinquent permanent members. Do you know that your \$170.00 investment in your community can turn into a \$578.00 liability. If you have any questions, please contact the HP office at (770) 973-0925.

**DELINQUENT PROPERTIES**

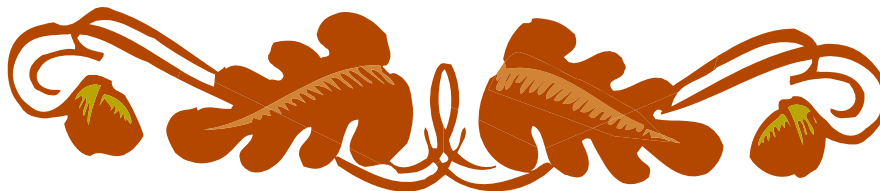
4293 Highborne Dr.  
3444 North Slope Ct.

3256 Highborne Ct.

	<b>Budget FY 12-13</b>	<b>Actual 8/31/12</b>
HPRA Income	\$ 88,160.00	\$ 85,068.00
HPHOA Income	78,530.00	73,987.00
Other Income	500.00	118.53
Total Income	<u>\$ 167,190.00</u>	<u>\$ 159,173.53</u>
HPRA Expenses	\$ 86,678.00	\$ 57,316.93
HPHOA Expenses	74,846.00	27,224.32
Other Expenses	-	-
Total Expenses	<u>\$ 161,524.00</u>	<u>\$ 84,541.25</u>
HPRA/HPHOA Net Income	<u>\$ 5,666.00</u>	<u>\$ 74,632.28</u>

The following shows the breakdown of expenses vs budgets for the period ending 8/31/12

	<b>Budget FY 12-13</b>	<b>Actual 8/31/12</b>
HPRA Expenses	\$ 86,678.00	\$ 57,316.63
HOHOA Expenses	\$ 74,846.00	\$ 27,224.32
Clubhouse	13,000.00	9,903.37
Operations	99,074.00	38,864.35
Grounds	2,600.00	1,912.11
Pool	33,400.00	27,511.33
Tennis	7,250.00	3,483.13
Social	6,200.00	2,866.96



### **Highland Pointe Office**

**Phone Number**  
**770-973-0925**

**Mailing Address**  
**3750 Club House Court**  
**Marietta, GA 30066**

### **Volunteers Needed**

The Highland Pointe Directory will be published soon. If you would like to volunteer a few minutes of your time delivering the directory, please contact the HP Office at (770) 973-0925 or [aa@highlandpoint.org](mailto:aa@highlandpoint.org).



Come and see Mabry Park at our

## **PARK PREVIEW**

**Sat, Nov 10 9 AM – 2 PM**

- Park at Wesley Chapel UMC (4495 Sandy Plains Rd) and take a shuttle to the park.
- See for yourself and learn even more about this beautiful 26 acres of park land.
- Enjoy a walking tour of the property.
- Explore the fire truck and pet "Diesel", from Cobb County's K-9 patrol.

Mabry Park is a Cobb County Parks and Recreation Facility

## **WANT TO LEARN MORE?**

- Visit our web site and sign up for our monthly newsletter.
- Or text **MABRYPARK** to **22828** to sign up for our monthly newsletter.

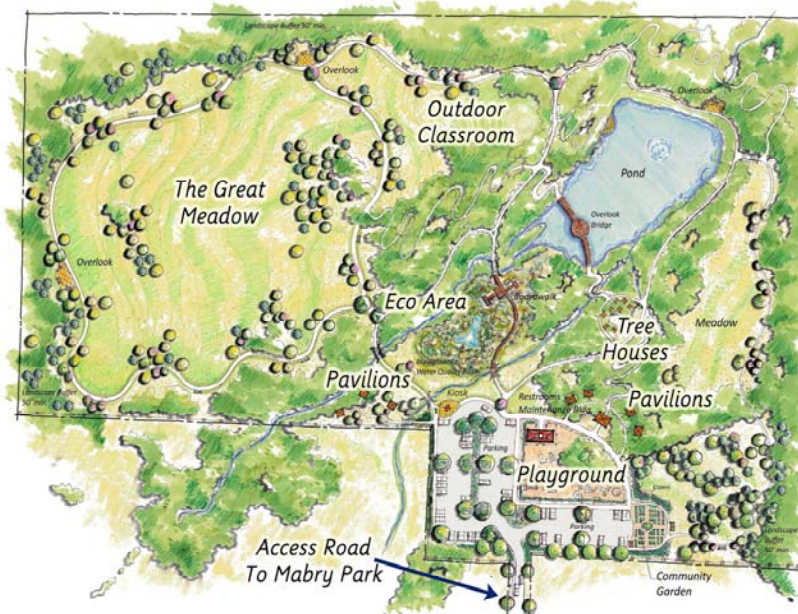
***www.MabryPark.org***

*Mabry Park is located in NE Cobb County near the corner of Sandy Plains and Wesley Chapel Roads, behind Mr. Mabry's farm, where you can buy honey and fresh produce.*

Friends of Mabry Park is a non-profit 501(c)3 organization whose sole purpose is to raise funds to build Mabry Park.

## **The Master Plan**

is now available online at [www.MabryPark.org](http://www.MabryPark.org)



**MASTER PLAN  
MABRY PARK**





## LASSITER BAND BOOSTER ASSOCIATION

Coming in October!!! LBBA Community Recycle Day, Saturday October 20th at LHS. Federal Recyclers and A1Shreds will be back. So it is time to do FALL CLEANING and get rid of all the stuff you no longer use or need but just didn't want to cart it all the way to the landfill. While there is time, organize your financial documents and bring the obsolete files to be shredded by a company that provides secure handling of documents while you watch. Federal Recyclers and A1Shreds are locally owned and operated companies that have competently serviced businesses and individuals in the metro area.

Thank you for supporting the LHS band programs.

Rena Morgan  
LBBA Recycling Committee Co Chair  
4443 Windsor Oaks Circle  
Marietta, Ga 30066  
morgancubed@bellsouth.net  
770-591-3950 or 404-285-3684

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### Highland Pointe Broadcast Emails

Are you receiving emails from Highland Pointe? If not, your email address is not registered with us. If you would like to be on our email recipient list, go to our website, [www.highlandpointe.org](http://www.highlandpointe.org) and at the bottom of the home page is a link which reads "Click here to receive Highland Pointe Broadcast emails". Just click on that and follow the directions and you will be registered to receive the emails.



It will be time to hang those Christmas Wreaths soon! Please mark your calendars for Sunday, Nov. 25 to help decorate Highland Pointe-hanging the wreaths on the entrances and throughout the neighborhood. Please give Melanie Smith a call at 770-579-7066 if you would like to help decorate Highland Pointe for the Holidays!





## **Classified Ad Rates & Info**

### **Business Card Ad**

\$10.00 One Issue business card sized ad. These ads are approximately 44 characters per line including spaces. This Ad measures 3 1/2 in. wide x 2 in. long.

\$7.50 Per issue when prepaid for 6 or 12 issues

Resident's personal "for sale" ads are always \$7.50 for business card size.

### **Quarter Page Ad**

\$35.00 Per Issue Quarter-page ad. This ad measures approximately 3 1/2 in. wide x 4 1/4 in. long.

10% Discount when prepaid for 12 issues

5% Discount when prepaid for 6 issues

### **Half Page Ad**

\$60.00 One Issue 1/2 page ad. This ad measures approximately 6 1/2 in. wide x 4 1/2 in. long.

10% Discount when prepaid for 12 issues

5% Discount when prepaid for 6 issues

### **Full Page Ad**

\$110.00 One Issue Full page ad. This ad measures approximately 6 1/2 in. wide x 9 in. long.

10% Discount when prepaid for 12 Issues

5% Discount when prepaid for 6 Issues

\*\*Discounts are based on running the SAME ad for the full discount period!! Any change (other than error correction) will require payment of the difference to the non-discounted rate, PLUS artwork fee of \$20 unless the new ad is provided camera-ready.

Ads must be placed and paid for by the 15th of the month for inclusion in the next month's newsletter. For more information on placing an ad, call the Highland Pointe Office at 770-973-0925. Please send payments to the office address:

HPRA OFFICE  
3750 Club House Court  
Marietta, GA 30066

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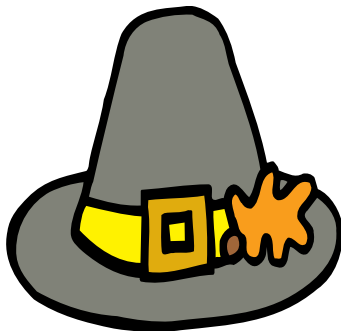
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*Highland Pointe Resident Since 1992*

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**I promise to advertise your home every day  
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today and ask for a free copy of my  
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**3628 Lone Indian Trail**



**4505 Forest Peak Circle**



**3511 Lone Indian Way**



**4530 Forest Peak Circle**

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for Freon

Tune-up: **\$79**  
Freon: **~~\$125~~**



The Owner of Casteel Heating and Cooling  
(and "Thermo") are Highland Pointe Residents...  
Once again voted Top 25 Small Business of Year.

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