

FOXTALES



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NEW SIGNPOSTS, NEW MAILBOXES

If you haven't noticed yet, all the older wooden signposts around the neighborhood have been replaced. The HOA worked hard to replace the signs that were deteriorating and rotting with brand new ones, brought by and installed by Cobb County.

The best part is that this replacement came at no cost to the neighbors or the homeowners association. The street signs you now see as you drive through the neighborhood are standard county-issued signs and will be maintained by the county.

Another change that's coming is a replacement program for your mailboxes. Just like the problems we've had with rotten and decaying street signs, many of the wooden mailbox posts are also failing and replacing them with the current standard is becoming near impossible.

Our former vendor who replaced the posts is no longer offering a solution and it's time the board must offer a long-term solution that will ultimately help homeowners solve the problem of replace-



New traffic and street signs debut throughout the neighborhood in July.

ment long-term.

After many discussions and receiving input from various sides, the decision was made to pursue a new standard that includes a black aluminum post and box. You should have recently received a letter and description of the new standard that is being adopted.

The new mailbox option is one that will be adopted over time as residents need to

replace theirs or choose to pursue the new look sooner. There's even an incentive program being offered for those who choose to replace their box early.

The HOA is prepared to pay \$100 of the purchase price for all who buy one before Sept. 30, 2007.

The August HOA Board Meeting will be designed to answer all questions associated with the new mailbox.

NEIGHBORS GATHER AT POOL ON JULY 4TH

It wouldn't be July 4th without a big party at the Milford Chase pool facility. It all started as neighbors gathered at the back entrance to the community, as usual. Then they all formed a line and paraded down Milford Chase toward the pool.

Thanks to Mark Nelson and

family who decided to jump in to organize the event this year, the party and festivities were a hit.

HOA President Jim Moon also helped coordinate the famous water activities such as water balloon toss, swimming races and the adult inner tub race.

All this preceded by a feast like none other, it was warm and excellent day for a visit to the pool.

Thanks to all families and neighbors who joined us on July 4th. We hope you enjoyed the food, swimming and fun. Be on the lookout for more neighborhood fun.

WHAT'S GREAT AT MILFORD CHASE?

by Jim Moon

QUOTE:

"I think most people move here because Milford Chase is the best mature neighborhood in our area."

Remaining 2007 HOA Meetings

Location

Milford Baptist Church
Milford Church Rd
(Family Center on lower level of east building)

Enter through double doors at portico. Go right at the hallway. Take the stairs at the exit door. Exit stairwell at door one floor down. Turn right in hallway. Family Center is through double doors.

Time:

7:00pm

Day:

First Monday of the Month
August 6
September 10
(moved in favor of Labor Day)
October 1
November 5
December 3

Why did you move to Milford Chase? Is it the convenient location? Is it the value for the money? The diversity? The swim and tennis amenities? Those are some of the reasons we moved here six years ago.

I think most people move here because Milford Chase is the best mature neighborhood in our area. What is it that makes it the best? It's the small things that make the difference.

Milford Chase appeals to people who love the beauty of nature and fine architecture. We have many more mature trees than any subdivision in our area. You can tell that Milford Chase stands for value and a great place to raise a family.

Milford Chase appeals to active people. We have a large 25 meter competition sized pool which sponsors an active summer rec league swim team and a 4th of July celebration every year. Our tennis teams compete in both doubles seasons.

And when you take a look around, you see diverse neighbors from many nations and backgrounds living together and getting along well.

It takes an extra measure of commitment to maintain a maturing neighborhood. An appealing neighborhood like ours was a prime location for aggressive real estate investors who sought to flip our neighborhood into a rental community. We fought them off with a change in our covenants that limits rentals to only five percent (22 homes) out of 434 in this subdivision.

Now we are fighting nature too. Our old wooden mailbox and street signs designs can't

keep up with the humidity. They are deteriorating faster than we can replace them. You'll notice that our street signs have recently been replaced with standard Cobb County signposts and signs, all at no cost to you or our association.

Next on our list of improvements is a new mail box standard. A new uniformly installed black mailbox will improve the first impression and property values of all of Milford Chase's valued homeowners.

We work hard to have the best mature neighborhood in central Cobb County, and it's worth it! So, please do your part in helping make this neighborhood the best it possibly can be. And let us know what else we can do for you.

KNOWING WHEN KIDS CAN BE HOME ALONE

Even though it's almost time for kids to head back to school, it's not a bad time to learn or be reminded what the rules are when leaving your kids home alone.

According to the Cobb County Department of Family and Children Services, children eight years or younger should not be left alone pe-

riod. Children between the ages of nine years and twelve years, based on level of maturity, may be left alone for brief (less than two hours) periods of time, and, Children thirteen years and older, who are at an adequate level of maturity, may be left alone and may perform the role of babysitter, as authorized by

the parent, for up to twelve hours.

There are some circumstances where an unsupervised older child is at risk or where a younger child has the maturity level to be left alone to care for other children.

To learn more, contact Cobb County DFCS at 770-528-5000.

NEIGHBORS: WE NEED YOU!

Your help is needed on our committees. We currently have several opportunities for you to serve your great neighborhood. One of our most important openings is to head the Social Committee. By leading this group, you can plan our annual gatherings and contests like the July 4th Pool Party and the popular Holiday Decorating Contest.

Other committees include Modifications, Pool, Tennis, Swimming and Grounds.

If you are interested in joining any of these groups or would like more information, contact us at theboardofdirectors@milfordchase.com.

Have you been to a board meeting lately? They take place every month on the first Monday of the month!



FoxTales is one of the items that will be available online.

NEW WEBSITE

A new website is in the construction phase for our neighborhood. Milford-Chase.com will soon have a new look and feel. We hope it will become more of a resource for our neighbors about information that happens at the board meetings, news on what's happening and a guide to making your neighborhood the best it can be!

THE GARDEN SPOT: JULY—SEPTEMBER

JULY

- There is still plenty of time to plant seed of marigold, cosmos, cleome and dwarf sunflower. They'll make a spectacular flower show in six weeks.
- Don't let fruit tree limbs break. Prop them up with poles or remove some unripe fruit.
- Cut back dahlias to half their height. Fertilize and water the plant to produce a crop of fall flowers.
- Ticks are a big problem this year. Take time to do a "tick check" when kids return from romping in the yard or nearby woods.
- Going on vacation? Most houseplants will grow just fine while you're gone if placed on a wet towel in your bathtub with the curtain drawn.

AUGUST

- Remove faded crape myrtle blooms and dry seed clusters now. With a little water and fertilizer, you may get more blooms in September.
- If you had tremendous numbers of Japanese beetles, you might get some control next year by poisoning the grubs. Now is the best time to do it; remember to water heavily after the insecticide application.
- Third week, cut back faded annual flowers by half, then water and lightly fertilize with liquid 20-20-20. A second season of blooms will begin to appear in two weeks.
- Pull English ivy out of your trees. The leaves act like a sail in a thunderstorm - you don't want that tree to navigate onto your roof!
- If daylilies haven't flowered well, it's probably due to overcrowding. Dig up entire clumps; then remove soil from the roots to expose the crown. Pull plants apart by hand or split with a sharp knife. Then replant the new divisions about 12 to 18 inches apart.
- Avoid pruning azaleas, forsythia, and other spring-flowering shrubs now because they are forming flowerbuds for next spring's displays.

SEPTEMBER

- Divide daylily, iris and monkey grass while you still have several weeks of warm weather to encourage root growth.
- Before planting fescue seed, wipe out weeds with a fast-acting but short-lived weed killer. Use Next Day, Finale or RoundUp now; you can seed in seven days.
- Spring-flowering bulbs are on sale now. You can buy them - but don't put them in the ground until soil temperatures are in the 60's or cooler in early October.
- Cooler weather means it's time to plant shrubs and trees. Make sure to dig a hole three times as wide as the root ball.
- Dig and divide perennials, such as coneflowers, garden phlox, foxgloves and Shasta Daisies. Transplant them soon to enable their roots to become established before winter.

NOTE: Excerpts from Walter Reeves website taken from permission from www.walterreeves.com

THE RECIPE CORNER: COOL SUMMER TREATS

Grilled chicken salad with olives and oranges

Serves 4

Ingredients

4 boneless, skinless chicken breasts, each 4 ounces
 2 garlic cloves
 8 cups leaf lettuce, washed and dried
 16 large ripe (black) olives
 2 navel oranges, peeled and sliced

For the dressing

1/2 cup red wine vinegar
 4 garlic cloves, minced
 1 tablespoon extra-virgin olive oil
 1 tablespoon finely chopped red onion
 1 tablespoon finely chopped celery
 1 tablespoon finely chopped celery

Directions

To make the dressing, in a small bowl combine the vinegar, garlic, olive oil, onion, celery and pepper. Stir to mix evenly. Cover and refrigerate until needed.

Prepare a hot fire in a charcoal grill or heat

a gas grill or broiler. Away from the heat source, lightly coat the grill rack or broiler pan with cooking spray. Position the cooking rack 4 to 6 inches from the heat source.

Rub the chicken breasts with garlic, then discard the cloves. Grill or broil the chicken until browned and just cooked through, about 5 minutes each side. Transfer the chicken to a cutting board and let rest 5 minutes before slicing into strips.

Arrange 2 cups lettuce, 4 olives and 1/4 of the sliced oranges onto 4 plates. Top with 1/4 of the chicken strips and drizzle with dressing. Serve immediately.

**Milford Chase HOA
Newsletter**

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*Milford Chase Homeowners Association
Newsletter*

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www.MilfordChase.com

HELPFUL HINTS AROUND THE HOOD

This summer has been a busy time for so many of our residents. And even though it's almost over and kids are about to go back to school, it might be helpful to recap a few of the popular topics around the area this season.

WATER BAN: Our warm summer got off to a very dry start. As in recent years, Cobb County became part of the state-wide watering ban put in place to help curb the annual drought we've been having. Residents are asked to water only between midnight and 10am each day except for Fridays with even homes going Mon, Wed, Sat and odd homes watering Tues, Thurs, Sun.

So far, the ban has not been lifted, but recent afternoon storms have helped make the restriction a little more bearable.

CROWDED HOMES: Cobb

County Commission passed a code amendment in July to limit how many adults live in a house and how many cars can be parked outside it.

The new housing law re-

lated adults and their children or grandchildren from living there. It would define family as parents, children, grandparents, grandchildren, brothers and sisters.

PETS ON LEASH:

We've had a few questions about the representation of pets in our covenants. Here's what it reads in Article 11, Section F: "No Owner or Occupant may keep, breed or maintain any pet for any commercial purpose. Pets may not be left unattended outdoors. Dogs and cats must be kept on a leash and be under the physical control of a responsible person at all times while outdoors in unfenced ar-



The flowers and shrubs at the entrance to Milford Chase.

quires that each adult living in a house has at least 390 square feet of building space, up from the current minimum of 50 square feet. It also prohibits more than two unre-

leased. No structure for the care, housing, or confinement of any pet shall be constructed or maintained on any part of the Property without prior written Board approval".