

Brookstone II Neighborhood Newsletter Connections

February-April 2022



Meet Your New Board

Alan Doherty, President

I'm originally from the UK, but we made BKII home in 2019, with my wife Karen. I have 2 kiddos, 1 middle schooler, and 1 high schooler. I work for a multinational e-commerce retailer and head up their North American Operation. I enjoy music, love spending time with friends and family, and yes, I prefer Football to Soccer! I'm looking forward to serving the neighborhood. I can be contacted at: aldohertyhoa@gmail.com



Brian Shinall, Vice President

I was born and raised in Smyrna, GA, where my parents still live. I moved to Brookstone II in 2006 and have worked in the Environmental Consulting and Contracting arena for the past 25 years. I have a daughter named Emma who grew up in the neighborhood and now lives in Mississippi. My wife is Amanda. We have a dog named Toccoa (after one of my favorite fly-fishing spots in Georgia). I look forward to serving the neighborhood to the best of my abilities. I can be contacted at: bshinallhoa@gmail.com



Thomas Neely, Secretary/Treasurer

I was born and raised in Southern California and working for AT&T forced a move to Acworth, Georgia in 2005 that I have not regretted. My wife Ann and I have 4 grown children and 5 grandchildren that all reside in Louisiana or California. I enjoy music, cooking, and ministry and fellowshiping with family and friends. I look forward to the opportunity to serve BKII neighborhood. I can be contacted at: tneelyhoa@gmail.com



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Alan Dohertyaldohertyhoa@gmail.com • 404-981-9116

Vice President

Brian Shinall bshinallhoa@gmail.com • 678-313-7593

Secretary/Treasurer

Thomas Neely tneelyhoa@gmail.com • 470-420-6985

Vice President/Treasurer

James Holdaway . .james.r.holdaway@gmail.com • 252-655-4347

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Clubhouse

TBD

Landscape Areas

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Neighborhood Watch VACANCY

Newsletter Editor

David Foster Brookstone2news@gmail.com

Newsletter Publisher

KDA & Tlehs...sales@kda-communications.com • 770-623-6220

Playground

OPEN

Pool

TBD

Social Chair

Jessica McCorvey jmccorvey07@gmail.com • 404-966-5837

Swim Team

Amanda Roby amandarny@gmail.com
Jordan Archer jordanjonesarcher@gmail.com

Tennis

Ralph Wiseman wiseman2300@comcast.net • 770-919-0906

Website Address www.brookstone2.com

Webpage Admin

Thomas Neely tneelyhoa@gmail.com • 470-420-6985

Welcome

OPEN

Property Management

All-In-One Community Management, Inc.
5200 Dallas Hwy. Suite 200 / #266
Powder Springs, GA 30127
Phone: (678) 363-6479
<https://allinonemgmt.com/>
Property Manager - Kristina Culver
kculver@allinonemgmt.com

Publication Schedule

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Dear Neighbors,

Hello, neighbors! December's annual meeting was successful and we have a completely new board for 2022. Due to a lack of nominees, we have a three-member board instead of the five member one we've had in recent years. The bylaws allow for this and the new board is planning on taking advantage of this to put in place committees that have previously been needed but for various reasons not utilized. This will allow the board to, hopefully, not have their roles be fulltime jobs along with their actual fulltime jobs. Those needs will be communicated soon when the board determines what's needed. But one immediate need is a new Welcome Committee Chair. Thank you to Jennifer Moore for doing a great job.

I wanted to take a moment to recap all the 2021 board accomplished. The leak in the Club House/ pump house was repaired. All street signs and stop signs were replaced. The entrance from Mars Hill has been bricked to help eliminate the need to replace and repair the grass and area when trucks illegally enter that way. And last, but not least, everyone has new mailboxes! Thank you to the previous board and enjoy your rest.

A couple other things to note. The next newsletter will be the graduation edition. We need a volunteer to take on getting the banners for the entrances. Please let a board member know if you are willing to take on this job. Also, registration for the 2022 swim team is open. Please look on the BKII website for waivers and applications.

No "Nutritional Balance" or "Socrates' Notepad" this issue as Mary-Kathryn Bailey and Bryan Kibbe are taking off for an issue. Look out for them next time. Enjoy Winter break, the start of Spring and I'll see you in May!

David Foster

Connections Editor

Brookstone2news@gmail.com



Contact us today! 770-623-6220 - sales@kda-communications.com

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Gentle Reminders

Please remember that when walking your dog, they must be on a leash and please be courteous and clean after they do their "business".



Yes, I still get notes about this and have experienced it myself.

Please remember that vehicles should only be parked in the driveway and not on the road in front of the house, if possible. This can make for dangerous situations should children come from around a parked car.

Remember that there is no overnight parking allowed in the lot at the pool and tennis courts.

Please visit the Brookstone II website to download the ARB form.

Urgent E-mail Communications

Please make sure your email address is correct in the resident database on the Brookstone 2 website (www.brookstone2.com). Important/urgent communications from the board and property management are sent using these email addresses. To check your email address, log on to the website, click on 'User Profile' at the top of the left-hand menu, update the 'Email Address' and 'Resident 2 Email Address' if needed, and click the 'Save Changes' button at the bottom.



Thoughts from the Board

As a new board we are getting our feet wet. We have met with the previous board and the transition of responsibilities have been put in place. A hearty shout out to the previous board and all the work they did to ensure homeowner values do not diminish.

As a new board, we will be evaluating committee needs and have had several folks express interest in heading up committees such as Swim Tennis; Landscape; Architectural Control Committee (ACC); Neighborhood; Social. As you can imagine, lots of material to review as a new board including covenants, regulations, and agreements currently in place.

We will be hosting a 'coffee with the board' in a few weeks and we look forward to meeting you. We ask in the meantime that you give us grace as we transition into our roles. We are open to your thoughts, concerns, or criticisms. Please reach out to us first for resolution before 'hitting the send

button' into the social media forum. Give us a chance.

A kind reminder to homeowners who are updating, renovating their homes that any changes need to be approved by the ACC and Board. All requests need to go through the ACC committee for approval. This includes any additions or changes to the home such as painting, new roof, fences, structural changes, outdoor sheds/storage building, decks, playhouses, trampolines, landscape changes, etc. The reason for this is not to 'police' or 'nitpick' what the neighborhood is doing rather to ensure that the integrity of the neighborhood is in place to ensure home values stay current and hopefully better than other neighboring communities.

We look forward to serving you this year.

Sincerely,

Your BKII Board

Yard of the Quarter

There were no nominations this issue for yard of the quarter. Submit all nominations to brookstone2news@gmail.com.

Architectural Control

Please submit an Architectural Control Form for any exterior changes to your property prior to starting your projects. This includes repainting even if you are using the existing color, putting in a playset, and the removal of dead trees, just to name a few. To see which items need approval, refer to the Documents section on www.brookstone2.com website, then under Architectural Control Committee, select ACC Standards. A change request form is included in every issue of the newsletter, or you can print one from the website and send it to All In One Management. Please contact a member of the board with any questions.



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Neighborhood Watch

Please consider helping out by becoming our **Neighborhood Watch Coordinator** or get a neighbor to join you and be Co-coordinators. Crime in our area is actually down, but diligence is important to help keep it that way. See www.spotcrime.com for more information.



Please make sure you keep your car doors and trunk lids locked when they are parked on the street or in your driveway. Don't leave tempting items such as purses, cell phones, laptops, cameras, or GPS devices, in sight in your car even if it's locked. Also keep garage doors closed.

If you are currently serving as a Block Watch Captain, or are interested in becoming one (we have openings in Blocks B & O), contact Walt Archer if there are any problems in the neighborhood until we get a new liaison. Walt can get the information out to the rest of the neighbors. If you are interested in this position, a member of the board.

Please let any of us know what questions you may have on the program, how we can make it more effective, and what it would take for YOU to volunteer to be a Block Captain if you do not already have one. The "Blocks" consist of groups of about a dozen homes, so there can be multiple block captains on a single street.

Block Captains

Mike Braddock
(Captain, Block AA)

Barbara Brown
(Captain, Block F)

Barbara Burke
(Captain, Blocks L and S,
southern part)

Leigh Klusovsky
(Captain, Block DD)

Open
(Captain, Block B)

Staci Lindfield
(Captain, Block P)

Open
(Captain, Block O)

Cathy Massett
(Captain, Blocks L and S,
northern part)

Yvonne Mavor
(Captain, Block BB)

Judy McArthur
(Captain, Block D)

Michele Miller
(Captain, Block U)

Bijal Shah
(Captain, Block JJ)

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Welcome Committee

Welcome Committee looking for items for the Welcome Baskets! The Welcome Committee is starting fresh this new year! Do you have a business or do you know someone that would like to get their business name out there? Do you have samples from your business that you would like to add to the baskets drop them off to me! Do you have a favorite restaurant that you like and would like to share with new neighbors? Grab a few menus and drop them off to me! This is a wonderful neighborhood, let's give our new neighbors a warm welcome! The Welcome Committee chair is open. Please contact a member of the board if you are interested in filling this position.



Be a Good Neighbor

Would anyone like to start up a neighborhood activity group such as those listed below, or something else?

- Bridge**
- Bunco Group**
- Cooking Club**
- Crafts Group**
- Decoration Committee**
- Dining Out Group**
- Mah Jong**
- Players**
- Playgroup**



Please contact the newsletter or a Board member if you'd like to be the point of contact and we'll get the word around.

If you've got a comment, concern or praise you'd like to see here, please send it to brookstone2news@gmail.com.

Brookstone II Tennis

As you know, we have 2 tennis courts (newly rehabbed) available for Swim & Tennis members to use. Additionally, BKII has participated in ALTA tennis, men's, women's and mixed teams, for many years. Anyone that appreciates the game should use the courts! You can reserve courts by going to the Brookstone II website (www.brookstone2.com) and logging in with your resident login ID. If you do not have an ID, you can request one on the website main page. Once logged in, click "Reservations" and select "Tennis" and pick your day/time slot. You can reserve courts up to 30 days in advance.



The BKII Men's ALTA team is always looking for new players! Last spring, we made it to the playoffs ... all the way to the semifinals! If you are interested in learning more, please contact the captain of the ALTA team, Pete Gray at pgray4860@aol.com or by phone (cell) 770-366-4763.

Brookstone II Pickleball

Did you know that with when the tennis courts were rehabbed, that Pickleball lines were added to one of the courts? Do you play Pickleball? Do want to learn? Pickleball is a paddleball sport that combines elements of badminton, table tennis, and tennis. It's a lot of fun and easy to learn and play. We're looking to find players in the neighborhood who are interesting in playing regularly and with cooler weather coming, it's a great time to get outside. If you are interested in playing, please contact me, David Foster, at brookstone2news@gmail.com or Susan Schroeder at kynative59@gmail.com.



Social Committee Activities

Please consider volunteering for an event and make sure you're subscribed to e-blasts to get information as it becomes available.

If you have a fun idea or are interested in starting a group for the community such as bunco, cooking club or Pinterest nights, let us know. We would love to help and participate.

Please contact Jessica McCorvey at jmccorvey07@gmail.com or (404) 966-5837 if you can help or if you have questions.

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The City of Lost Mountain

The Importance of Speaking Up

Late last year, we attended public hearings held before the Cobb County Planning Commission (on December 7th) and Cobb County Board of Commissioners (on December 21st) to register our concerns over the request to partially rezone and develop 21 wooded acres known as the **Fords Road Tract** (see satellite image below). This property is located off -- to the south of -- Fords Road and abuts several lots in Brookstone II (BKII). See <https://bit.ly/3oA6fwP> for a complete description of the proposed project.

It is important to note we do not oppose development because we believe property owners have the right to use their land as they see fit. We also know there is a desperate need for housing. Rather, our concerns centered around the way the proposed house builders for the site – Kerley Family Homes – develop their neighborhoods.

We came to this conclusion, prior to attending the above-mentioned meetings, after we drove to 7 new neighborhoods near Brookstone II developed by Kerley (see below) and read the information about these communities provided on the Kerley website (<https://www.kerleyfamilyhomes.com/>). We were saddened to see that the only trees left standing in the neighborhoods, where construction has obviously started, are in mandatory buffers. All interior trees have been removed, and most terrains are leveled and scraped bare. Two examples of this, taken from Google Maps, appear below along with a picture from Kerley’s Gunnerson Pointe neighborhood on Acworth Due West Road.



Satellite image of Kerley’s Villas at Hickory Grove (source: Google Maps) with house lots (source: Kerley website).



Satellite image of Kerley’s Cantrell Crossing (source: Google Maps) with house lots (source: Kerley website).



Satellite image of Brookstone II and surroundings (source: Google Maps). Area outlined in yellow (Fords Road Tract) will be developed (source: Cobb County, Community Development – Zoning Division)



Kerley Family Homes neighborhoods in West Cobb (source: Kerley Family Homes website)



Kerley’s Gunnerson Pointe neighborhood, Acworth Due West Road (source: JJBelwood).

We feel strongly that the development practices we saw at Kerley Family Homes properties are not consistent with the natural aesthetics and ecological integrity of the many developments that surround Brookstone II. These include Brookstones I and III, The Links, The Farm, The Lake at Victoria Falls, The Hamlet, Eagles Crest, Battleford Plantation, and neighborhoods east of Mars Hill Road. Mature trees in all these subdivisions were left whenever possible and existing topography was maintained as evidenced by the Fords

Road Tract image referenced above, which shows the dense tree canopy in the area surrounding BKII (as well as the property to be developed).

We highlighted these points in a letter (along with photographs) to all five members of the Cobb County Planning Commission as well as to Keli Gambrill, the Cobb County Commissioner for our district (District 1). We also cited portions of the Cobb County Code, Chapter 50 Environment, Articles VI §50-219 and Article III §50-75 that pertain to tree preservation and the protection of natural vegetation and minimization of disturbance to existing topography, respectively.

We are happy to be able to report that Keli Gambrill informed us in an email and in person that a stipulation letter has been issued to St. Bourke – the asset management and property development company that is designing the proposed neighborhood, informing them that clear cutting will not be permitted. Disturbance at the site is to be limited to roads, building pads and utilities. The final grading plan for the site will also require her approval. We will keep an eye on this.

Your Voice Matters

Our positive experience with the Cobb County Planning Commission and District Commissioners is a good reminder that ordinary citizens can influence, or have a say in, matters that affect the quality of life in the places they live. We also realize that in the grand scheme of things, the development of the property near us is a relatively minor issue. However, it does affect the aesthetics of property that is literally in BKII’s backyard. In this case, we feel we have made a difference.

With the above as a backdrop, the remainder of this article focuses on another initiative looming in our collective backyards that has the potential to affect us all. Specifically, this is the proposal to form the City of Lost Mountain (COLM), which -- if approved – would include all BKII.

As biologists, our interest is in the preservation of green space and the maintenance of the ecological integrity of West Cobb. However, our purpose with this article is not to persuade our BKII neighbors one way or the other regarding the proposal. Rather, our intent is to educate our community about the issue at hand. Most of the information presented below does not reflect our views but instead is taken, sometimes word-for-word, from the COLM website (<https://cityoflostmountain.com/>) and accompanying video (<https://www.youtube.com/watch?v=FokgeJMsSfI&t=28s>; March 11, 2021) as well as other, presumably unbiased, reporting sources (Marietta Daily Journal and the University of Georgia.)

The City of Lost Mountain - History, Rationale, and Details

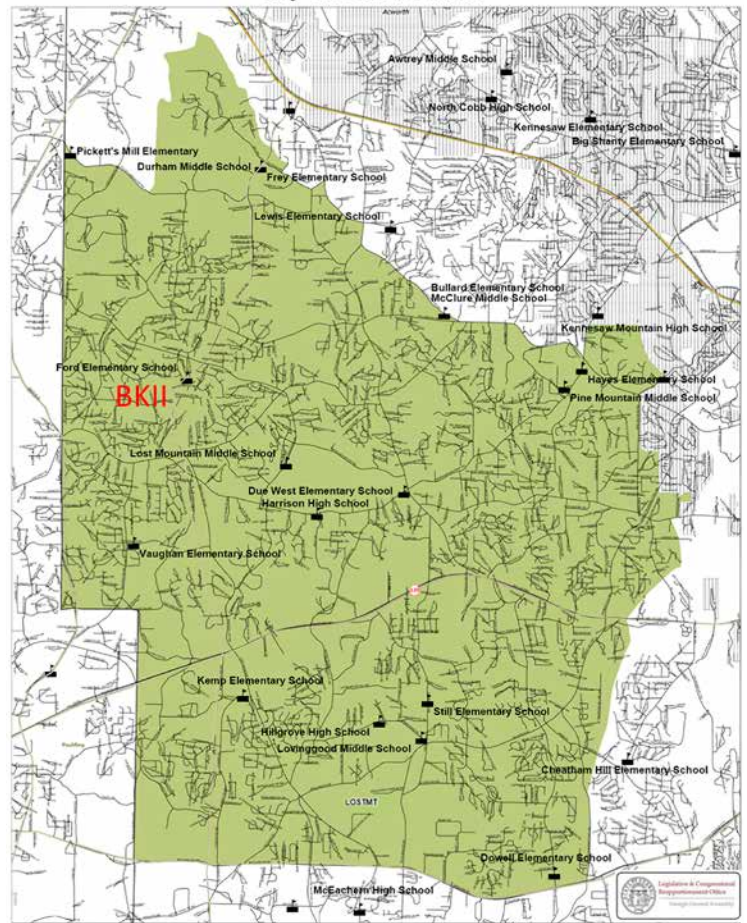
A bill to form the COLM was introduced by State Rep. Ginny Ehrhart (R-Marietta) on March 31st last year. Co-sponsors of the initiative are state Reps. Ed Setzler (R-Acworth) and former State Rep. Bert Reeves (R-Marietta).

A map of the proposed city’s footprint appears below. Lost Mountain would have a population of between 70,000 and 74,000, making it the 12th or 13th largest city in Georgia. In contrast, the cities of Kennesaw and Acworth each have a population of about 30,000.

The rationale behind formation of the city is two-fold:

First, it is to preserve the quality of life and aesthetics of West Cobb with its low-density housing, rolling hills, farms, horse farms, local businesses, and fantastic schools. As such, the COLM would be responsible for planning and zoning, code enforcement, parks and recreation and sanitation services. Erhardt envisions a “city-lite” model in that police and fire services and road maintenance would continue to be provided by Cobb County. School

City of Lost Mountain



Proposed City of Lost Mountain map (source: City of Lost Mountain website).

districts would remain unchanged as they are created and defined by Georgia’s constitution, not county government.

Second, it is to allow self-governance. If approved, all the residents of the new city would elect a mayor and another five city council members. This means each elected council member, one for about every 12,000 residents, would have been elected by all residents and thus be accountable to all the city’s citizens, not just those in his/her district.

Today, Cobb County has about 800,000 residents – more people than in North Dakota, Alaska, Vermont, or Wyoming -- and has five council members, one for about every 160,000 residents. However, in contrast to the COLM, each of our current city council members represents only the residents in his/her district. This means that the decision – say to rezone a property in West Cobb – could be decided by a majority council vote that includes approval from East Cobb and South Cobb even if is not supported by our West Cobb council member.

A recent case-in-point is the 0.9-acre parcel that occupies the site of the former fire station on Mars Hill Road next to Kroger (<https://bit.ly/3HhMAJj>). In an unusual and somewhat unprecedented move, our county commissioner Keli Gambrill was able to successfully override recommendations by the Cobb County Planning Commission to rezone this property from single-family residential to NRC (Neighborhood Retail Commercial), which would have allowed structures such as an auto repair shop or fast-food restaurant at this already-very congested part of Mars Hill Road. Ultimately, the parcel has been rezoned to LRC (Limited Retail Commercial), which will allow construction of specialized or low-intensity shopping.

continued on page 12

The City of Lost Mountain *cont'd*

With the above example in mind, it is important to note that the goal of the COLM is not to stop development. Rather, it is to implement smart development in “activity centers” that serve as well-planned centers of commercial activity (see more below).

Questions and Answers

For the sake of brevity, a distillation (mainly answers) to the Frequently Asked Questions (FAQ) section of the COLM website appears below in bullet form:

- **What is the need?** West Cobb needs the COLM to combat industrial zoning and high-density housing that is going unchecked in this area and is chipping away at the rural-suburban feel of our community and has the potential to reduce property values, increase road traffic, reduce green space, and overcrowd schools.

- **Will our taxes increase?** Taxes will not be increased after the COLM is formed. This is highlighted in a recently completed feasibility study (<https://cityoflostmountain.com/feasibility-study>) by the University of Georgia’s Carl Vinson Institute of Government, which conducts such studies that are required before cityhood can be considered in Georgia. This study determined that the COLM would raise about \$12.5 million in revenue every year, but only spend about \$9.1 million, leaving a \$3.3 million annual surplus.

- **Is this just another example of “bigger government”?** The COLM is being designed on a “city-lite” model, which means that:

- It will be responsible for Planning and Zoning, Trash Collection, Code Enforcement and Parks and Recreation. Nothing more.

- School Zoning, Water, Police and Fire Services will continue to be provided by Cobb County through our county taxes.

- The COLM will not purchase or build a large city hall or other buildings, but instead will rent office and meeting space as needed.

- **Is COLM anti-development?** The COLM is not anti-development and will not stop development. Rather, the vision is to thoughtfully concentrate commercial development and thriving businesses in “activity centers” and commercial corridors that already exist. Current examples include The Avenues West (at Dallas Highway and Due West Road), the Publix/Kroger intersection at Mars Hill and Stilesboro Roads, the Due West Intersection (where Due West, Acworth Due West and Kennesaw Due West Roads intersect) and the intersection of Lost Mountain/Mars Hill Road and Dallas Highway.

- **What is the timeline to potential cityhood?** The road from here to incorporate the COLM is as follows:

- In the Spring of 2022, the state legislature must pass, and the governor sign, a bill allowing the people of West Cobb to vote on cityhood.

- Citizens of West Cobb would get a “yes” or “no” vote at the ballot box at the May 24, 2022, General/Special election.

- City Council members would be elected in November 2022.

In closing, we urge all our neighbors to educate themselves on the matter of the proposed City of Lost Mountain, and VOTE, so that the outcome of this initiative is one on which most of us agree. If you have questions, contact State Rep. Ehrhart at 404-656-0152.

As always, if you have any nature related questions, give us a call, or send us an e-mail dlkrusac@aol.com or jjbelwood@att.net.

*Dennis Krusac, Wildlife Biologist, USDA Forest Service
Jackie Belwood, Biology Department, Georgia Highlands College
Brookstone II residents*

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POA Meetings

Watch the Facebook site and your email for meeting announcements. If there are any changes to the Annual Meeting they will be posted via those communication outlets.

Please make sure you email is up to date on your www.brookstone2.com profile.

BK II Remains at Lease Limit

Our POA is at the limit for leases according to our current bylaws. You may apply for a Hardship Leasing Permit if you meet certain requirements. This also applies to lease-purchase agreements. Go to www.Brookstone2.com, under the "Documents" heading, click on "Governing Documents" and then "2008 Amendments to Covenants" to review the Bylaws (Article X, Section 10.22, pages 4-8). The application for the Hardship Leasing Permit is under "Leasing Documents".

If you have questions regarding the POA guidelines or the application, please contact All-In-One Community Management at (678) 363-6479.



HANDYMAN HELPERS

Check ACC Rules Before Starting Projects

Thinking about putting in a fence or a playhouse? Changing the color of your house? Taking out trees? Major landscaping renovations or window and door replacements? Please review the Architectural Control Committee rules before starting any project. These rules can be found at www.brookstone2.com under the 'Documents' heading. The ACC standards, forms to submit, and fence styles are all listed for your review and guidance. If you have any questions, please contact a member of the board, or All-In-One Community Management at 678-363-6479.

Volunteers Needed!

In our subdivision of nearly 400 homes, there are myriad opportunities for volunteers to help keep the neighborhood running smoothly and continuing to be an attractive place to live where people are engaged and involved. Here are just a few of the vital places we could use a little more help:

Neighborhood Watch Coordinator Neighborhood Watch Captains

All Committees – contact a committee chair and ask how you can help.

Spending time in one of many of the volunteer positions within Brookstone II is a great way to give back to this great neighborhood and to meet many fantastic people. Please contact a Board Member if you would like to help. See all Contact Information on Page 3.



Indoor Fitness Equipment – Which To Choose?

January and February are a retailer’s busiest months for the sale of indoor home exercise equipment. The reason is obvious...we set our sights on unpacking those holiday pounds that we accumulated from Thanksgiving, Christmas and New Year’s. Over-indulgence prompts us to make fitness resolutions to lose weight, get in shape and get healthy. So, with that in mind, let’s take a look at the most common and popular indoor exercise machines, how they can help us achieve our fitness goals and their cost ranges.

The first (and most popular) indoor exercise equipment is the treadmill. There are different choices in features, sizes and prices to choose from. It provides a great alternative to walking and jogging when the weather is inclement or you need to be home in order to work out. It only works the lower body (glutes, hamstrings, quadriceps, calves) and depending on whether you walk or run, speed and incline (you preset), you can expend between 350-600 calories an hour. Prices range from \$500-3,000 (new) or used for under \$500 (be sure to give it a thorough maintenance check).

The elliptical machine is the second most popular at-home exercise apparatus. It’s similar to a stepper, but while moving your legs in a step/glide movement, you alternatively pull the handles in a rowing motion. Unlike the treadmill, you get the

benefit of moving your upper body (with resistance) which can both help raise your heart rate and tone your arms. Depending on your settings, speed and duration, an average session can burn 300-600 calories per hour. The median cost of a new elliptical is between \$500-2,000 or used ranges are \$150-500.

The next choice for exercising indoors is the upright or recumbent bicycle. While both are beneficial in working your cardiovascular system and lower chain, the recumbent bike gives you the added benefit of middle and lower back support. Some folks also find the upright bike seat to be less comfortable, although you can purchase a larger, more padded seat that will often fit over the model’s version. Also, similar to the treadmill, you’ll only work the lower body. Like all equipment, depending on your presets, speed, duration, etc., expect to burn around 250-550 calories in an hour. The average cost (new) can range \$250-1,500 and used \$100-300.

Lastly, (and my personal favorite) is the rowing machine. While you don’t see many row machines in gyms, they offer an excellent cardio, lower and upper body work out. Like the bike, the seat can become uncomfortable without good padding, but using a throw pillow or getting a pad to go over the seat can help. I also find the motion of the rower really assists in working the core/abs to a great

affect. You can set the resistance, distance, incline, time...like the other equipment. Depending on your effort, you will expend 300-700 calories per hour and average cost is \$300-\$1,500 (new) or \$100-500 (used).

Keep in mind that when you bear weight on your body’s frame (walking, resistance training, treadmill, elliptical), you are getting the benefit of improving your bone density. However, for those of you who might suffer from arthritis (especially in hips, legs or feet), the option to exercise off your feet, from time to time (bike, row machine, etc) can be an attractive option.

So, there are many options available for you to choose when it comes to at-home fitness machines. Of course, when buying new, you have the benefit of a warranty if any components aren’t working properly, but the price will be higher. You can find good deals on your local marketplace sites, just be sure to really look the equipment over and give it a good maintenance review before purchasing. Happy New Year and let’s keep moving!



*Patty Tyndall, Personal Trainer
ptyndall1019@gmail.com
Brookstone 2 Resident*



Lila Borrelli, 11 (on the right)
October 26th

Jack Borrelli, 13 (on the left)
November 8th

We apologize that we missed these two birthdays in the last issue.




Beckett Bryan, 2
February 18th
Happy 2nd Birthday, Beckett!!!
We love you, silly boy!
Dad, Mom, and Weston


Robyn Foster, 13 (no photo)
March 5th




Monroe Billington, 10
March 24th







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SCAN ME





BABY SITTING

No baby-sitting ads at this time

YARD WORK

Monroe Billington, 10

Lawns mowed for \$10 a lawn. Please call (470) 716-2508 to schedule

CLASSIFIEDS

Math Tutor - Libby Hamilton

Math tutoring by certified (recently retired) High School Math Teacher. Contact using email for further information. libbyh101@gmail.com

English, Reading and Writing Tutor

Strengthen your English, Reading, and Writing skills with the help of a certified and retired Middle School Teacher. Please E-mail me, Mrs. Joey Jacobsen, for further information and rates: joey_jacobsen@bellsouth.net

Peace, Love Petsitting

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Editor's Note:

We list "At Your Service" ads for teen-aged residents on this page and free classified ads for adult residents. Both adults and teens can list classified ads and "At Your Service" ads at no charge on our website. Resident-business owners may also buy advertising from KDA & Tiehs at a special rate (see page 3 for more info).

Acworth Arts Alliance

BKII has lots of kids again and the Acworth Arts Alliance's Art House is offering summer art classes. The Art House will be offering afternoon classes for Kids/Youth on Tuesday, Wednesday, Thursday and Friday this summer. Please visit the web page to see the full schedule and register for classes.



The Art House is located at 4425 Cherokee Street, Acworth, GA 30101. Hours: Tuesday-Saturday, 12-6, and 12-5 (from Memorial Day thru Labor Day).

Phone # 678-543-5777 • Email: acworthartsalliance@gmail.com

Contact: Cathy Green- Executive Director.

Website: acworthartsalliance.org/classes

Girl Scouts

While many of the things your girl was looking forward have been canceled or postponed, Girl Scouts is still here. We have developed safe, quality programming designed to meet your family's needs and are constantly updating to adapt in this new environment. Visit JoinGirlScoutsATL.com to learn more.



Food Drive

Please contact Michelle NeSmith at (404) 642-1769 or stop by 5821 Fairwood Walk if you would like to assist or donate to her monthly food drive. Everyone donates at Thanksgiving & Christmas, but the rest of the year is slow. Please consider helping out anyway you can.



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RETURN THIS FORM TO
Brookstone II HOA – ACC
 c/o All-in-One Community Management
 5200 Dallas Highway, Suite 200 #266
 Powder Springs, GA 30127

Tel: 678-363-6479
 FAX: 678-363-6481
modifications@allinonemgmt.com
www.allinonemgmt.com

Brookstone II ACC MODIFICATION REQUEST FORM

PROPERTY ADDRESS: _____

DATE: _____ DAYTIME PHONE: _____

NAME: _____

EMAIL ADDRESS: _____

MODIFICATION(S) REQUESTED

Check appropriate box. No construction or alteration is to begin without written approval from the ACC. The ACC will respond within 30 days. Any request lacking adequate information will be disapproved and must be resubmitted for approval. Homeowner is required to get all permits, etc from applicable government departments.

| | |
|---|---|
| FENCE(S) Specify materials, style & attach sketch on plat | ROOF Mfg Name, Type & Color – Provide sample if needed |
| LANDSCAPING Specify materials & attach sketch | SCREENING Specify material, style & include drawing of elevations |
| POOL(S) & SPA(S) Attach plans | STATUARY Provide complete description, location & picture/photo |
| RECREATIONAL EQUIPMENT Specify type (play set, trampoline, etc.) & attach sketch with specific location | STRUCTURE ADDITION Provide 2 sets of plan drawings with elevations and include list of materials to be used |
| REPAINTING Paint Mfg. & Color(s) Provide paint samples & specify areas | STRUCTURE MODIFICATION Provide 2 sets of plan drawings with elevations and include list of materials to be used |
| OTHER Include detailed description and plans if applicable | TREE REMOVAL Provide sketch with location of proposed tree removal & type of tree |

MODIFICATION(S) DESCRIPTION

(Attach additional information as necessary)

FOR ARCHITECTURAL CONTROL COMMITTEE (ACC) ONLY

| | |
|--|---|
| Date Received: | <input type="checkbox"/> In Person <input type="checkbox"/> By Mail <input type="checkbox"/> By Email |
| Date Reviewed: | |
| ACC Reviewer(s): | |
| Date Responded: | |
| <input type="checkbox"/> APPROVED <input type="checkbox"/> CONDITIONAL APPROVAL ** <input type="checkbox"/> DISAPPROVED ** | |
| **Explanation: | |

IMPORTANT – PLEASE READ - NOTE: Please allow up to Thirty (30) days after submission to the ACC in writing. Only one request per ACC form will be accepted. Remember to submit color samples, drawings, sketches or site plans as applicable. FOR YOUR PROTECTION: Inquire with your City, County, and/or any other applicable government agency regarding required permits before starting any work on your property involving new construction, alterations, or additions (etc).
 APPROVAL OF ANY STRUCTURE OF ARCHITECTURAL CHANGE BY THE ACC IS IN NO WAY A CERTIFICATION THAT THE STRUCTURE FOR ARCHITECTURAL CHANGE HAS BEEN BUILT IN ACCORDANCE WITH GOVERNMENTAL RULE OR REGULATION OR THAT THE STRUCTURE COMPLIES WITH SOUND BUILDING PRACTICE OR DESIGN.
 NOTE: Improvement work may not commence without written approval of your community HOA Board and/or ACC.
 Unauthorized improvements are subject to removal at the expense of the homeowner.

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BR49N2

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- HAPPY CLIENT

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