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Brookshire Banner



The Official Newsletter Of The Brookshire Community HOA



July - August 2016

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Amenities

TO MAXIMIZE ATTENDANCE, THE ANNUAL MEETING FOR BROOKSHIRE WILL BE HELD IN OCTOBER WITH AN OPEN MEETING A FEW DAYS PRIOR TO GATHER PROXIES. DATES AND TIMES ARE FORTHCOMING.

PARTIES

If you would like to rent either clubhouse please contact us at: <http://brookshirehoa.com/resident-info/clubhouse-rental/>

SOCIAL COMMITTEE UPDATE

The annual adult social is coming up as the summer season comes to an end. Any ideas or willing to help with the social committee, please email hunter31@bellsouth.net

COMMITTEES

We need volunteers for positions throughout Brookshire. Committees such as the Tennis, Social, Pool, basketball, newsletter, and the Architectural Committee need your help. Please send us an email at BrookshireHOA@gmail.com if you are interested.

NEIGHBORHOOD WATCH

We are seeking volunteers for our Neighborhood Watch committee. With an increase of development in our area, we need to be aware of suspicious activity. We ask our community members to serve as extra 'eyes and ears' and report your observations of suspicious activities to our local law enforcement. If you are interested in taking a more active role in working with the local law enforcement to discuss which problems should be addressed and how, please contact Matt Hamby at Matthewhamby@comcast.net or email BrookshireHOA@gmail.com.

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Brookshire HOA
Woodstock, GA

Sally Mooney, CMA | Property Manager

T: 404.835.9174 • E: smooney@cmacommunities.com

www.brookshirehoa.com

2016 HOA Board Members

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Michael Pons, 1st Vice President
Tara Healy, 2nd Vice President
Dr. Sam Kashani, Treasurer
Chuck Blevins, Secretary

Need a Plumber?



Hello.

I am Rusty Bryan, owner & licensed Master Plumber, with 20 years experience. I grew up in the Woodstock area & graduated from Etowah High School. I perform & guarantee all work personally...and will beat all written estimates!

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Pool Policies and Rules

- Swipe cards must be used to gain entrance into the pool areas.
- Please do not open the gate for persons without their cards.
- All money outstanding to the Association, including dues, must be paid in full before cards are issued. If your card is not working or you need a replacement card, please contact the Property Manager.
- Children 11 and under **MUST** be accompanied by an adult at all times while using the Amenity Areas.
- A resident over the age of 10 must accompany all guests at all times.

POOL HOURS:

Monday – Thursday	10:00 a.m. until 9:00 p.m.
Friday	10:00 a.m. until 10:00 p.m.
Saturday	9:00 a.m. until 10:00 p.m.
Sunday	9:00 a.m. until 9:00 p.m.

LIFEGUARDS:

The lifeguards on duty are responsible for the enforcement of the Pool Rules and Policies and are the first and last line of authority. Lifeguards will use various methods of rule enforcement including verbal warnings, time out of the pool, suspension of pool privileges and referral to the Pool Committee for further action.

If you witness anyone or any of the lifeguards not following procedure at any time, please report it immediately to Sally Mooney with the date, time and location. By doing so, we can make sure that the staff that is guarding our pools is the best.

GENERAL POOL INFORMATION:

In consideration of using the swimming pool facilities, the residents and guests expressly agree to assume the risk of personal injury sustained while using the facility, and hereby agree that the Association and its Board of Directors will in no way be held liable for any injury. Residents also agree to indemnify and hold harmless the same for any accidental injuries sustained by any guests while using the facility (all persons using the pool do so at your own risk).

The authorized lifeguards on duty, Pool Committee, and the Associations' Board of Directors have the authority to deprive any resident or guest admission to the facilities either temporarily or permanently for failure to comply with the rules.

In addition, the Pool Committee and Board reserve the right to add, amend or change these rules and policies, as needed.

The Homeowners Association will not be responsible for any loss or damage to personal property of any kind.

INCLEMENT WEATHER:

The pool may be closed, and the pool deck area cleared, under the following conditions: Lightning or thunderstorms, hail or heavy rain showers that prevent observation of the bottom of the pool and/or any other climatic condition the lifeguard feels may endanger pool users or the staff.

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Pool Policies and Rules, cont'd

POOL RULES

- **NO DIVING**
 - Swimming alone is prohibited.
 - **NO glass allowed in the pool area.**
 - **NO smoking inside the pool fence area.** Smoking is prohibited inside the pool gate area. All smoking must remain outside of the pool area and all cigarettes must be disposed of in the provided ashtrays.
 - **NO drinking while in the pool.** Food and drinks must be consumed only at the tables and chairs provided.
 - **NO grills of any type allowed in the pool area.** Please use grills outside of the pool fences, if so desired.
 - Except for service dogs, pets are prohibited from entering the pool area. Dogs shall not be leashed or chained to the pool gate/fences for any purpose.
 - All infant/toddlers that are not potty trained must wear approved swim diapers at all times when they are either in the baby or adult pools.
 - Lifeguard chairs are for the use of lifeguards **ONLY!** Absolutely no jumping from the lifeguard stands is allowed for any reason. Any person jumping or diving from the lifeguard chair will receive suspension of pool privileges.
 - The use of pool furniture is prohibited in the pool.
 - **NO potentially hazardous swimming equipment shall be used in the pool.** Swim fins, goggles and masks, snorkels, rafts, water toys and similar equipment may be used at the discretion of the lifeguard. Frisbees, tennis balls and hard balls are prohibited. The use of the permitted equipment must not interfere with the enjoyment of the pool by other swimmers.
 - Appropriate swimwear (bathing suits) must be worn while in the pool at all times. Jeans, jean shorts, cutoffs and thong style swimwear are prohibited.
 - Any person having an infectious or communicable disease is prohibited from using the pool.
 - Persons having open blisters, cuts, etc. are advised not to use the pool.
 - Spitting, spouting water, blowing the nose or discharging bodily waste in the pool are strictly prohibited.
 - Running, boisterous behavior, rough play or excessive noise is forbidden in the pool area, showers and dressing rooms.
 - **ALL CHILDREN 11 AND UNDER MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OR OLDER AT ALL TIMES.**
 - **PROPER BATHING ATTIRE MUST BE WORN: NO GYM SHORTS ARE ALLOWED IN THE POOLS.**
 - **NO CHILDREN OVER THE AGE OF 6 ARE ALLOWED IN THE TODDLER POOLS AT ANY TIME.**
 - **TODDLER POOLS ARE NOT GUARDED BY LIFEGUARDS AND ARE THE RESPONSIBILITY OF PARENTS AND OTHER ADULTS.**
- The lifeguard staff has full authority to enforce all safety and sanitary measures deemed necessary for the proper operation of the pool. They are charged with the enforcement of all pool rules and regulations. They do not have the authority to make exceptions to the rules and regulations.
- It is the responsibility of all homeowners, and their guests, to clean up after themselves and dispose of trash properly.

Pool Policies and Rules, cont'd

PARTIES:

For the consideration of all homeowners in the Brookshire community, there shall be NO deck side parties in excess of 8 non-resident guests at any time. Any party greater than 8 or more non Brookshire residents shall be required to rent the clubhouse and be subject to paying for an additional lifeguard if over 10 people (additional lifeguard fee at contract rate).

Clubhouse rental during the pool season does not allow you and your guests exclusive use of the pool.

If you would like to rent either clubhouse, please contact: Jill Hunter 404-408-2074

Persons not adhering to this policy will be asked to leave the pool area and the party will be terminated.

VANDALISM:

Anyone found to have vandalized or destroyed any property of the Brookshire community will be prosecuted and subject to having their privileges revoked.

LOST AND FOUND:

The lost and found will be placed in an open bucket/ crate at each pool and will be emptied weekly.

AMENITY PARKING LOTS:

No loitering in the pool/amenity parking areas. Parking area closes at 11:00 pm. Parking lots are private property owned by the Association. Vehicles will be tagged and towed if illegally parked in these areas. Any suspicious activity noticed in these areas should be reported to the police immediately.

If you have any questions, concerns or comments please contact

Sally Mooney, Association Manager
404-835-9174
smooney@cmacommunities.com

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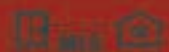
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Contact Jason Fleeman at jasonfleeman@gmail.com for information or to reserve your child's spot or for further details please visit our website at www.brookshirehoa.com.

JUNIOR TENNIS PROGRAM

The Junior Tennis program has begun! Rates are \$60/hour for private lessons and \$70/hour for group lessons. Please email Jason Fleeman at jasonfleeman@gmail.com for details.

DID YOU KNOW?

- Woodstock amphitheater is slated for fall opening
- Woodstock Music Festival: Tracks On Main, set for Saturday, Aug. 13, will feature 14 bands on three stages: the gazebo at the Park at City Center; the local stage on Wheeler Street behind the Chambers Street shops and the Resurgens Orthopaedics stage at Elm Street Event Green.
- Madlife Stage and Studios is now open! "At MadLife Stage & Studios, our employees and performing musicians create and capture amazing live music and entertainment experiences, with and for our guests, delivered in a fun, high-energy and intimate venue serving superb food, beverage and guest care."

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The Future of Woodstock

by Tara Healy

Please review the following updates regarding rezoning cases or developments in Woodstock, particularly along Ridgewalk Parkway. Some rezoning cases are time-sensitive and will require immediate action. If you are interested in being involved, please attend the public hearings. You may also join our Facebook group (Future of Woodstock). All meetings are held at 7:00 PM at the Chambers at City Center 8534 Main Street. Please see the Cases below for public hearing dates.

The Planning Commission and City Council will vote on the following cases in July/August.

Case: Z#085-16 (Piedmont Real Estate Group, Inc.)

Location: Western side of Main Street, North of Dupree Rd. (92N06 009A and 010)

Request: Rezoning from DT-CBD to DT-CMU for mixed-use residential with parking deck.

Public Hearing: 7.7.16 Planning Commission

Public Hearing: 7.25.16 City Council

Case: V#139-16 (Waffle House)

Location: 8558 Main Street

Request: Variances to Architectural Requirements, Parking, Open Space, and Streetscape Requirements

Public Hearing: 7.7.16 Planning Commission

Public Hearing: 7.25.16 City Council

Case Z#084-16 (FrontDoor Communities) **Approved**

Location: East side of Rope Mill Rd, South of Rope Mill Lane, Parcels 15N11 054 and 052A

Rezone the SL-C property to In-VIL, variance to allow driveway to be 20' wide, variance to allow garages in the second layer, offset by 10', variance to allow blockface to exceed 400' without pedestrian access, variance to allow encroachment into impervious setback. Request for 28 townhomes and 44 detached single family homes.

Case Z#082-15 (Minks Package Store) **Withdrawn**

Location: West side of Olde Rope Mill Park Road, north of RaceTrac at Ridgewalk Pky

Request to rezone to General Commercial for a Package Store and adjacent future retail

Case CUP#028-15 (Ridgewalk Center) **Denied Multifamily; Approved Costco**

Developing a planned center to include a warehouse retail store (Costco), retail outparcels, multifamily, and a gas station.

- Conditional Use Permit for Multifamily (360 Units)
- Conditional Use Permit for Gas Station
- Variance 1 – Parking calculations
- Variance 2 – Parking location
- Variance 3 – Requesting a variance from the B-grid

frontage to allow for more automobile-oriented standards to service the uses of a warehouse retail store

- Variance 4 – To exceed the maximum building setbacks
- Variance 5 – Variance to allow retail building in T4 District

We urge everyone to be involved whenever you are able. Whether you rent or own, Woodstock is your home and you have a voice. Please add Planning Commission meetings and City Council meetings to your calendar and attend when you are able.

Our Representatives:

The Planning Commission is comprised of seven members. We are located in Ward 1, and we are honored to be served by Brookshire resident David Hacker. Meetings begin at 7:00 pm on the first Thursday of every month at the Chambers at City Center – 8534 Main Street – Woodstock, GA 30188.

Regular meetings of the Mayor and Council are held the 2nd and 4th Monday of the month at 7:00 pm at the Chambers at City Center – 8534 Main Street – Woodstock, GA 30188.

The Council Member for Ward 1 is Warren Johnson. Council Member Johnson is very receptive to hearing your concerns and ideas, and can be reached by email at wjohnson@woodstockga.gov or (770) 592-6000 X-1003.

Mayor Donnie Henriques has been a proponent of smart growth in Woodstock. He may be reached at dhenriques@woodstockga.gov or (770) 592-6000 X-1003.

Each councilmember votes on matters that are important to Brookshire and the City of Woodstock. They make decisions that directly affect us. Show your support or opposition by showing up at the polls and casting your vote. Please be sure to register to vote at <http://voter.cherokeega.com/>

Election Dates 2016:

~~Tuesday, March 1, 2016: Presidential Preference Primary~~
~~*Tuesday, May 24, 2016: General Primary, General Nonpartisan Election~~

Tuesday, November 8, 2016: General Election

*Voter Registration Deadline is October 11, 2016 for the General Election (November 8, 2016) Don't delay, Register Today

Online voter registration can be done on the Georgia Secretary of State's website (www.registertovote.sos.ga.gov)

Weight Loss: How Optimum Health Can Help!

A common concern we address with our patients is regarding weight loss. Whether you have 10 pounds or 100 pounds to lose, our wellness staff works to address the underlying cause and obstacles that are getting in your way and preventing success. Our objective is to not only help you lose weight, but to understand and identify how to KEEP the weight off. Following are the different programs that we offer to address your weight loss concerns.

hCG Program

We detailed this quick weight loss program for you in one of our last posts. To recap, hCG utilizes daily human chorionic gonadotrophin injections which work with the part of your brain that decreases appetite while also helping you burn fat, instead of muscle. These injections are used in conjunction with a customized low calorie diet, weekly B12 injections and weight loss monitoring, pharmaceutical grade supplements, and ongoing nutritional guidance and support. This program is medically supervised by our certified hCG Diet Council practitioners. Each patient receives a medical evaluation and blood work to pre-screen for medical health conditions. Studies have demonstrated that, on average, women lose 18 to 24 pounds in 32 days while men lose 24 to 28 pounds in 32 days. You can visit our website at www.optimumhealthrehab.com/hcginjections/ to learn more.

Wellness Testing

As mentioned above, our goal is to help you understand why weight loss has been difficult for you it is not always as straight forward as dietary changes and/or more time in the gym. We utilize this very personal style of medicine to address your underlying cause and may include testing for food sensitivities or allergies, adrenal analysis, gastrointestinal, hormone, thyroid, or gluten intolerance. We aim to evaluate the root cause inflammatory, detoxification or bio-transformational imbalances, hormonal, immune, digestive or absorptive issues. It is important to ensure that these items are "in balance" to help promote long-term success. You will work closely with our medical and wellness staff by first having a detailed medical evaluation followed by a customized treatment plan. This plan may include dietary and lifestyle modification, pharmaceutical-grade supplementation, bio-identical hormone replacement therapy, and/or detoxification. Many of our patients utilize this testing in conjunction with the other programs outlined. You can learn more about our Wellness Testing at www.optimumhealthrehab.com/wellness/.

Detoxification Program

We offer either a 14 or 21day detoxification program to safely and effectively rid your body of toxins and inflammation while supporting healthy liver function and metabolic pathways. The program consists of daily shakes that provide nutrients, anti-inflammatories, antioxidants, protein, and fiber as well

as pharmaceutical-grade supplementation to support digestion, liver detoxification, and safe elimination of toxins. We also provide a customized, detailed program guidebook which outlines dietary and lifestyle recommendations. This option is especially great for people who like to stay active, feel like they've hit a plateau with weight loss, or have a few stubborn pounds to lose. Our wellness staff works closely with you to ensure understanding and guidance for long-term success. This short program also works very well before beginning either the hCG program or Wellness Testing.

Lean Body Program

This program couples our 14day Detoxification Program followed by a 14Day regimen designed to support healthy weight loss and weight management. It utilizes daily shakes that include a high-quality vegan protein source, fiber, and nutrients as well as pharmaceutical-grade supplements to supports a healthy metabolic rate, help the body burn fat as fuel, support insulin and leptin sensitivity, modulate cortisol, control food cravings, and support increased energy levels. Like the Detoxification program, we also provide a customized, detailed guidebook which outlines dietary and lifestyle recommendations while working closely with our wellness staff to ensure long-term success and provide customized treatment recommendations. *The Lean Body Program can be completed without first completing a Detoxification Program.

Nutritional & Lifestyle Coaching

Sometimes you just need a little push in the right direction! Our Wellness staff can work closely with you to provide individualized dietary plans, lifestyle coaching, nutritional counseling, and supplementation. Together you will discuss your history, concerns, and desired goals and work together to become a HEALTHIER you!

At Optimum Health, we offer many weight loss options to choose from, we recommend you schedule a free consultation with one of our providers to determine which of the above best suits you. We offer 8 convenient locations throughout north metro Atlanta- Woodstock, Buford, Cumming, Dunwoody, Grayson, Hamilton Mill, Hiram, and Suwanee. Call 877-704-1761 or visit www.optimumhealthrehab.com/scheduleappointment/ to find a time and location that best fits your schedule. We look forward to seeing you and helping you achieve your weight loss and wellness goals!.

Optimum Health

www.optimumhealthrehab.com
2560 Towne Lake Parkway, Suite 104,
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Hours:

Monday–Thursday
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Around the Neighborhood

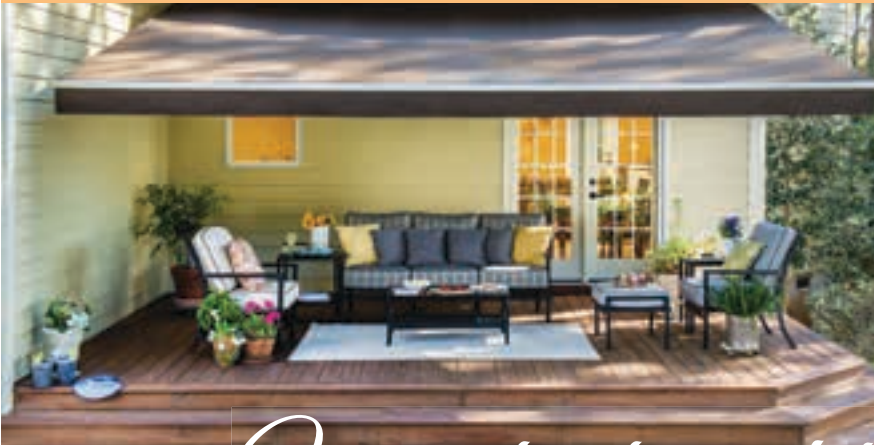
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Cornerstone Mortgage Group	Patrick Molley	Mortgage Consultant	678 578 7603	pmolley@cmghl.com
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Keller Williams Realty Partners	Karina Graham	Realtor	678 736 3933	karinagraham@kw.com
Mercedes-Benz of Marietta	Matt Hamby	Service Manager	678 932 5000	810 Cobb Pky, Marietta, GA 30062 www.mbmarietta.com
N/A	Brandon Barfield	Yard projects on weekends as hobby; not licensed; but highly recommended	404 973 8081	brandonlbarfield@yahoo.com
Optimum Health	Sam Kashani	Wellness (medical weight loss, stress/fatigue, nutrition, supplementation) Physical Medicine (chiropractic, physical rehab, massage therapy, auto accident/injury)	770 516 7477	www.optimumhealthrehab.com
Peachtree Realty Group	David Karp	Residential Real Estate Broker with 33 years experience	404 538 1639	www.peachtreerealtygroup.com
Salmon Barton & Associates, LLP	Robyn Oldham, CPA	CPA and Certified QuickBooks Proadvisor		roldham@sba-cpa.com
Scentsy	Stephanie Miller	Sales Representative Scented fragrance wax for electric warmers and more...	770 855 8977	www.smmiller.scentsy.us hanmom0102@gmail.com
Sensible Sensory Spaces	Amy Molley Occupational Therapist	Sensory spaces for your home	678 895 5223	www.sensible sensoryspaces.com amymolley@sensible sensoryspaces.com
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Burns Law Group - 770-956-1400

Closet Organization

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Patrick Family Dental-Smyrna - 770-863-0005
Nia Pediatric Dentistry - 770-479-9999

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Pinnacle Orthopaedics - 678-453-5717

Plumbing

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pathpost.com

Swimming Pools

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Mirage Pools - 770-886-1304

Tree Services

AKA Tree Removal - 404-496-5405

Under Deck Systems

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AquaGuard - 678-956-7098



Around the Neighborhood

MEET THE NEIGHBORS? There's an App for That

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Thousands of neighborhoods are already using Nextdoor to build happier, safer places to call home.

People are using Nextdoor to:

- Quickly get the word out about a break-in
- Organize a Neighborhood Watch Group
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike
- Finally call that nice man down the street by his first name

Nextdoor's mission is to use the power of technology to build stronger and safer neighborhoods. Learn more at www.nextdoor.com.



NEIGHBORHOOD AND COMMUNITY AMENITIES

Greenprints Alliance was founded to help show off the Woodstock area's natural resources and connect everyone to them. Whether you run, walk, ride, or paddle, there is a plan to provide an outlet for you to get outside.

Please take action!

Donations allow Greenprints Alliance to help construct the projects they have shared with us. They are a volunteer organization, which allows them to use 100% of donations received for the project that is specified. You may make a donation on their website at www.woodstocktrails.com.

Join the Cause: Greenprints Alliance is looking for volunteers for their committees, if interested please contact Gary Moore at gary@greenprintsalliance.org or call (770) 289-9854.

For updated information and interactive maps, please visit www.woodstocktrails.com.

BROOKSHIRE OWNER MAINTENANCE

It is very important this time of year, and with the sales market as it is, that all owners maintain their lots in order to keep property values high. Please make sure that you are maintaining your lawn as well as the exterior of your home. All portions of your lot to the curb are the responsibility of each owner.

Lawns should be cut weekly during the growing season, weeds should be treated on a regular basis and all bed areas should be edged, free of weeds and have proper coverage of pine straw or mulch. Please be sure to keep shrubbery and trees trimmed and allow proper clearance for all sidewalks.

If your home is in need of **exterior painting**, please remember all requests must be submitted to the ACC for review prior to the work beginning. All forms for the ACC can be found on the Brookshire website. www.brookshirehoa.com

Fences should be cleaned and sealed. Stains should be natural in color. If you have a questions regarding stain color, please submit it prior to staining the fence. Damaged boards and slats should be replaced.

Declaration of Covenants

MAINTENANCE OF LOTS AND LANDSCAPING

The owner of each Lot shall be obligated to keep and maintain all portions of his Lot and the portion of the right-of-way on which his Lot is located lying between his Lot and the pavement of the road within such right-of-way in a neat, sanitary and attractive condition which is satisfactory to the Board of Directors. In the event that the owner of any Lot shall fail to maintain all portions

of such Lot and the aforesaid portion of the right-of-way in a condition which is satisfactory to the Board of Directors, the Board of Directors shall have the right, exercisable by it or through its agents or employees, and after giving to the owner of such Lot at least fourteen (14) days' notice and an opportunity to correct the unsatisfactory condition, to enter upon such Lot and such portion of such right-of-way and correct the unsatisfactory condition, including, without limitation, cutting the grass, weeds, and other vegetation, and removing dead trees, shrubs and other plants. The owner of the Lot upon which, or upon the right-of-way adjoining which, such maintenance work is performed by the Association (or its agents or employees) shall be personally liable to the Association for all direct and indirect costs as may be incurred by the Association in connection with the performance of such maintenance work, and the liability for such costs shall be secured by all the liens, and shall be subject to the same means of collection, as are the assessments and charges provided in Article V of this Declaration. In addition, all such costs shall be paid to the Association by such owner at the same time as the next due Annual Assessment payment, as provided in Section 4 of Article V of this Declaration, or at such earlier time, and in such installments, as the Board of Directors shall determine.

We appreciate all that you do to make the neighborhood beautiful and a great community to live in!

Brookshire Board of Directors

Sally Mooney, Property Manager- smooney@cmacommunities.com

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www.ghpweb.com
 Office: 770 409-8292

ORDER FORM

ORDER DATE
 Quotation # 20140430
 Customer ID BROOKSHIRE

CUSTOMER CONTACT INFORMATION	
NAME	
ADDRESS	
CITY, STATE, ZIP	
TELEPHONE #	
EMAIL ADDRESS	

Comments or Special Instructions: Please remove any shrubbery around the post prior to your service date. Our technician will need approximately 12" around the post and access from the curb.

BROOKSHIRE HOA MAILBOX REPLACEMENT PROGRAM			
	MODEL	SELECTION	AMOUNT
IF ORDERED BETWEEN MAY 1, 2015 - OCTOBER 31, 2015	MB-120A MAILBOX W/ INSTALLATION		\$ 191.00
ORDERS RECEIVED AFTER OCTOBER 31, 2015	MB 120A MAILBOX W/ INSTALLATION		\$ 206.00
ORDER TOTAL			

MB 120 w/ 2 1/2" Post, MB 550 Scroll Bracket & Decorative Base

Please mail your order to the address above and include payment. We will schedule you installation within 14 working days from receipt of order/check.

Order must be received within the pricing period to qualify for that tiers pricing.

Prior to installation please be sure that there is 12" of clearance around existing post so that we can safely remove the old mailbox and install the new one without damaging any plant material.

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**BERKSHIRE
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