

Special Interest Articles:

- Entrance Sign Refurbished.
- Landscaping Update
- 2014 Dues
- Contact Information Form
- Slow Down!!
- Covenant Enforcement

SAVE THE DATE!

Annual HOA Meeting

April 22, 2014
7 pm
Ft. Daniel Elementary School
1725 Auburn Road
770-932-7400

Questions? Contact SMGmanagement at 404.372.8856. www.apalacheeplantation.com

Landscaping Update

We have now marched forward to Spring. After suffering through unexpected snow and ice events, we are more than ready to see an end to winter. Warmer days will also give us a chance to enjoy the new landscaping around the entrance sign and throughout the common areas thanks to our new landscaping contractor, Rivermore Landscaping Group. Our goal was to improve the overall look of the common elements, and

the Board felt it was time to bring in a new landscaping contractor. If you have any suggestions for future improvements, be sure to let our Property Manager, Helen Johnson with SMGmanagement (Helen@smgmgmt.com), know. In the meantime, please enjoy the new look.

As an introduction to the neighborhood, Rivermoore Landscape Group is offering homeowners a special rate on pre & post- emergent

treatment for a weed-free lawn this Spring.

If you are interested in talking with Rivermore about the details, contact Eric Raymond at 770-876-1638.

Update on Dues

Thank you to the homeowners who have paid 2014 HOA dues. Late fees with interest and penalty charges will go into effect on all past-due accounts on April 1. Pay online before April 1 by logging onto the HOA website and selecting the payment link.

Q: What happens if I don't pay my assessment?

A: Maintenance and management services incurred by the HOA are dependent upon timely

receipt of the assessments due from each homeowner. If payments are late you will incur a \$30 per month late fee plus interest (18% annual). The Covenants allow the Association file a lien on your property, or institute a foreclosure proceeding for nonpayment of assessments.

A lien on your property means you cannot sell your property without paying all charges associated with the lien. Contact Helen@smgmgmt.com if you have a question or need information about HOA dues.

ON-LINE CONTACT INFORMATION FORM

The Board is trying to keep expenses low so that we will not need to increase dues next year. Part of that budget process is reducing mailing expenses. By completing the on-line contact information form, we can send announcements and newsletters via email at substantial savings to our budget costs.

Please go to our website www.apalacheeplantation.com and follow the links to the

Move Forward to Spring!!!

That's right! You're ready for sure. Since our clocks moved forward, we will have more daylight at the end of our days, and everyone can start spending late afternoon and evening hours enjoying the daylight--with children, dogs and guests. Let's remind ourselves to slow down and watch out for children and pets. We do not want to be a part of the statistics listed below.

Motor vehicle accidents are the leading cause of death for children 14 years of age and younger!

- Every day in the United States an average of 4 children are killed in motor vehicle accidents!
- Every day in the United States an average of 500 children are injured in motor vehicle accidents!
- Every day motor vehicles kill more children than any disease!



Covenants

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All covenant violations should be corrected immediately upon receipt of the notice. If after two warning notices, the violation is repeated a fine of \$30 per month will be charged to the property until it is corrected.

Our Covenants were created to protect the residents of Apalachee Plantation, and were not intended to make things difficult for homeowners. We appreciate your adherence to these Covenant restrictions/violations.

1. No Parking for extended periods on the street, facing the wrong direction or blocking neighbor's driveway. Article 6.15 of our Covenants (www.apalcheeplantation.com; right side of home page) *Parking and Maintenance of Vehicles*, states that vehicles shall be parked only in a garage or on the driveway serving the Residence, and not on the streets. *Violation of this Covenant is potentially the most serious because it can endanger fellow residents, particularly children, when visibility and clear access for school buses and emergency vehicles is hindered.*
2. Trash cans must be removed from street by end of trash collection day.
3. Lawns should be cut regularly and weeds and volunteer plants removed from lawns & flower beds.
4. Homes should be inspected for needed maintenance such as pressure washing sides of home, replacing loose or damaged boards and railings, etc.
5. Make sure all house numbers are visible and mail boxes in good repair.

This list is not inclusive. See website for greater detail.

SAVE THE DATE!

Annual HOA meeting is scheduled for **Tuesday, April 22nd**, at 7pm at the **Ft. Daniel Elementary School, 1725 Auburn Road.**

Preliminary topics to be discussed are:

1. **Additional entrance sign enhancements.**
2. **Website re-design.**
3. **Possible summer social.**

Please let the Board know via email to Helen (helen@smgmgmt.com) if you have any items you would like to see on the Agenda.

An important part of our Annual Meeting is the election of the Apalachee Plantation Board of Directors. We have two open positions. You may vote at the meeting or if you send a request, you can vote using a proxy that will be mailed to you for a return by April 18.

We need volunteers for Open Board positions (Treasurer and Architectural Control Committee Chair). If you are interested in participating in the management of the HOA, please let Helen know.

Communication is the key to the Board's ability to meet its obligations to the neighborhood. Please let us know of any issues or concerns or suggestions you might have.