

www.apalacheeplantation.com

Winter 2014

Apalachee Plantation Newsletter

P. O. Box 76697
Atlanta, GA 303589

HOA Board:

Jeff Ausburn,
President
John Nagel, Vice
President
Linda Martin,
Secretary

Management
Company:
SMGmanagement
of Atlanta LLC
404-372-8856

Closing on Your House?
Contact Helen Johnson
for a closing letter.
helen@smgmgmt.com

Planning to Lease?
Request a Permission to
Lease Form from
Helen as well.

Did you know that the
County requires all
homes to have a
visible house
number? Can the fire
and ambulance
service find you if you
have an emergency?
Make an early New
Year's resolution to
check the visibility of
your house numbers.

*Our New Website is coming in January—new colors, easier navigation,
increased information!*

What's Happening

The neighborhood looks very festive as many homeowners decorate for the holidays. Remember, though, that decorations should be removed by the end of January.

Many of you may have noticed the **Yard of the Month** winner for September/October. This program will run between May and September of each year to recognize the hard work homeowners are putting into the upkeep of their property. If you want to

nominate a home (even your own), please send an email to helen@smgmgmt.com or complete the nomination form on our new website.

Speaking of the new website, we want all homeowners to receive the announcement so they can take a visual tour of the site. To do that we need your email address.

You can simply email helen@smgmgmt.com with your name and address so we can capture your email information. We want to increase communication

within Apalachee and email is the best way to accomplish this.

Your Feedback!

Your feedback and input is extremely valuable to us. It lets us know what is important to you as a resident. We invite you to share your ideas and thoughts about the neighborhood. We exist to serve you, the homeowners of Apalachee Plantation, so let us know how we are doing!

2015 Dues

HOA Dues Statements have been mailed. If you pay your dues by 12/31/14, you can take a \$10 discount and instead of \$150, you can pay \$140. Checks can be mailed to Apalachee Plantation c/o SMGmanagement of Atlanta or you can go online to www.apalacheeplantation.com and pay via PayPal.

There will be a \$30 late charge on any dues received after January 31, 2015, so please take a few minutes and pay your dues in

January. Paying dues is not an option but a requirement under the Covenants.

Q: What happens if I do not pay my assessment?

A: Maintenance and management services incurred by the HOA are dependent upon timely receipt of the assessments from each homeowner. If payments are late, you will incur a \$30 per month late fee plus interest (18% annually). The Covenants

allow the Association to file a lien on your property or institute a foreclosure proceeding for nonpayment of assessments if Dues are not paid.

A lien on your property means you cannot sell your property without paying all charges associated with the lien. In some instances, a lien can also impact your credit rating. Contact Helen@smgmgmt.com if you have a question or need information about your account status.



Schools are closing for the Holidays and our children and out-of-town visitors may be on our streets....so please slow down and drive very carefully.



Covenants

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What are some very common violations?

1. Not maintaining your yards (cut and edge regularly and remove weeds).
2. Not placing trash cans and recycling containers out of view of the street.
3. Unleashed dogs or not picking up after your dog.
4. Not requesting pre-approval for architectural or landscape changes to your property.
5. Failure to comply with parking restrictions.
6. Failure to keep your mailboxes in good repair and failure to make sure house numbers are visible.

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

If you have a violation, what can you expect?

1. You will receive a first notice letter giving you 10 days to correct your violation.
2. If you have not corrected the violation within 10 days, you'll receive another letter with a \$50 fine charged for non-compliance.
3. Continued violation after the second letter may result in additional fines, late fees and interest charges assessed against your property.

Please do not hesitate to contact Helen Johnson (helen@smgmt.com) if you have any questions or concerns or if you feel you cannot correct your violation in a timely manner.

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

It is not too soon to be thinking of the 2015 HOA Board elections. If you are interested in serving on the Board or participating on a Committee, please let Helen know. More information on Board duties will be posted on the new website.

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.