

APALACHEE PLANTATION HOA

Spring 2015

Apalachee Plantation Board:

Jeff Ausburn, President

Patrick Anderson, Vice President

Linda Martin, Secretary

Open Position, At Large Representative

Management Company:
SMGmanagement of Atlanta LLC
Helen Johnson
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Atlanta, GA 30358
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404.372.8856

HOA Dues

If you have not paid 2015 HOA dues, the full amount is now due and a late fee of \$30 per month plus 18% annual interest penalty has been added to the past due amount.

Liens will be filed on dues more than 90 days past the 1/1/15 due date.

You can pay dues using PayPal (www.apalacheeplantation.com) but remember to also select the second PayPal button for the late fee payment.

Contact helen@smgmgmt.com if you need to set up a payment plan. Working with the HOA may prevent the filing of a lien.

Covenants and Use Restrictions: Please keep the following use restrictions in mind:

- **Revised Policy: Yards and flower beds** should be cut and edged at least every two weeks during the growing season and any weeds removed. Bare dirt areas should be covered with grass, landscaping, mulch, or ground cover and grass clippings should not be left in the street, sidewalk or driveway. Tree branches should not hang low over the sidewalks or extend into the streets. Visit our website for Yard of the Month criteria.
- **Dogs** must be kept on a leash and any pet waste immediately removed from the Common Areas and homeowner yards.
- **LANDSCAPE/ARCHITECTURAL CHANGES** still require prior approval. There is an architectural/landscape change form on the website or you can contact helen@smgmgmt.com for a form or have questions about the requirements. You will also need to attach a sketch to the request of the location of your project in relation to your property line and house. If making landscape changes, include information about the types of plants and their projected height at maturity.

These are not all of the use restrictions. See your Covenant Declaration Documents (also on the website) for a more complete list. Regular inspections for covenant violations are made within the subdivision and notices of violations are sent to the homeowner. There is no fine assessed for the first violation notice, but if a second notice is sent, there will be a \$50 fine assessed against the homeowner for each 14-day period the violation is not corrected. **If the violation charge is not paid, a lien may be filed against the homeowner.**

President's Corner

Dear Neighbors,

I would like to thank all homeowners who have paid their 2015 dues.

This is our only source of revenue for meeting the needs of the Association. Any time we have to send out late notices or file liens, we spend money that is not available for other needs. If you have not paid your dues, please send your check in as soon as possible or pay using PayPal via our website (www.apalacheeplantation.com).

The Board welcomes Patrick Anderson to the Apalachee Board as Vice President to fill the unexpired term of John Nagel who has moved from the subdivision. Patrick has been an Apalachee homeowner since 2005, and he brings six years' experience from serving on the Board of Hamilton Fields in Buford. His previous involvement in all phases of HOA Board service will be a real asset to our neighborhood.

Good news! Our website has gone live with a new look and expanded content. Check it out and send us your feedback. See, www.apalacheeplantation.com

Before you know it (hopefully soon), **Spring** will arrive. This means more attention to yard maintenance—applying pre-emergent to prevent weeds, clearing flower beds, and general outside housekeeping duties. I know we are weeks away, but planning for warmer days may help the next few weeks go by a little more quickly. Check out the website to learn about our Yard of the Month program. The program will begin in May.

Jeff Ausburn, President
Apalachee Plantation HOA

Friendly Reminders:

Stop--Caution: Remember to stop at the Stop Signs. Make it a habit now so that children and walkers will be safe when the weather warms up.

Parking Concerns: Super Bowl weekend saw a lot of cars parked on the streets and many were blocking some driveways. Please remind your guests that they are to park facing the flow of traffic and they should not block access to driveways or mailboxes. Obviously, the same applies to residents. Emergency vehicles and school buses must have access at all time. Please adhere to the parking restrictions.