

Apalachee Plantation Newsletter

P. O. Box 76697
Atlanta, GA 30358

www.apalacheeplantation.com
Summer 2017

WHAT'S HAPPENING?

2017 Annual HOA Meeting

The Annual Meeting was held on April 10, 2017, at the elementary school. Only five homeowners attended, which is not enough for a quorum to conduct HOA business. Fortunately, of those attending, three volunteered to serve on the Apalachee Board.

President: Mike Fry
Vice President: Joseph Rotella
Secretary: Kim Vogel

Go to the website, www.apalacheeplantation.com/HOABoard to review the meeting minutes and financial reports.

The Board is seeking volunteers to serve as block captains to assist Board with communications and input on yards maintenance issues, etc. If interested in volunteering, email helen@smgmgmt.com.

YARD OF THE MONTH

The Board has reactivated the Yard of the Month Program. This month's winners are posted on the home page and information about the Program and past winners can also be found on the website (www.apalacheeplantation.com). Many Apalachee homeowners work diligently to put their best yard forward. Two homes are selected and the chosen YOM has a sign posted in their yard and the homeowner receives a \$25 Gift Card from the Home Depot. If you want to nominate a yard for consideration, send an email to helen@smgmgmt.com or use the nominating form on the website.

WEBSITE

There is a good deal of information to be found on our website in addition to the ability to pay HOA dues. Want to review the Covenant documents, read prior Meeting Minutes, look at previous Newsletters, request a Closing Letter; or change your Contact Information? It is all possible at www.apalacheeplantation.com. Please take a few minutes to click on the various links and access this valuable Community resource.

Another overlooked website resource is the **Service Provider** tab on the Home drop down button. If you are an Apalachee Plantation HOA member and have a service to offer, such as computer repair, lawn care, pet sitting, babysitting, carpentry and would like to be listed on the website, please complete and submit the online form so your service/business can be listed.

If you would like to recommend a service provider to other Apalachee Plantation members, please provide the information requested in the same form. *Please note: The Apalachee Plantation Board has not undertaken to evaluate any recommendations made by members and makes no representation as to the quality or character of the recommended persons. A recommendation by a member is based on that member's experience only and is not a recommendation or ratification by the Apalachee Plantation Board. Members are encouraged to independently investigate any recommended person before hiring.*

SPEED HUMPS FOR APALACHEE

Once again the HOA requested approval of speed humps for our streets. The County conducted a study and monitored the speed on our major street. Unfortunately, Apalachee did not qualify for installation of the speed humps. The report did say that if 90% of Apalachee Homeowners requested speed humps, the Department of Transportation would consider the request.

Failure to qualify for speed humps is not permission to race down the Community's streets, however. There are children biking and playing in or near the street. Please follow the speed limit (30 mph) and be alert to avoid potential accidents.



COVENANTS

As discussed at the HOA meeting, the Board has voted to more vigorously enforce various covenants that will help keep Apalachee Plantation a strong and viable community.

1. Trash cans left at street or in front of garage doors. Trash containers should be kept to the side of the house or garage.
2. Lawns cut on a regular basis and weeds removed from lawns and flower beds; driveways and sidewalks edge and kept free of grass clippings and mulch/pine straw refreshed twice a year.
3. Homes in need of maintenance, particularly pressure washing for mold and mildew.
4. Mailbox clearly numbered and mailboxes in good repair. This is not just an HOA requirement, but a County requirement that all homes have visible house numbers. Can the fire and ambulance service find you if you have an emergency? The HOA is inspecting for missing house numbers and damaged mailboxes. Fines will be levied, so make repairs now.
5. Parking for extended periods on the street, facing the wrong direction or blocking a neighbor's driveway. The HOA cannot tow, but since on-street parking is a Covenant violation, fines can be levied against the homeowner.

This list is not inclusive. See website for greater detail. The first notice of a violation is a warning letter without a fine. If the violation is not corrected, then subsequent notices will carry a fine of \$50 per incident levied against the homeowner's account. Accumulated fines could result in a lien being filed against the property. The homeowner is responsible for notifying the tenant of a violation. If the HOA has contact information for both parties, the notice will be sent to both the homeowner and tenant unless the homeowner instructs the HOA not to contact the tenant directly.

PERMISSION TO LEASE YOUR PROPERTY

There is not a rental or leasing cap at Apalachee Plantation, but the HOA does require that a homeowner submit a Leasing Information Form so that the HOA knows how to contact the offsite homeowner and the tenant in the event of an emergency. The form is on the website, so please take the time to complete and submit the information.

ARCHITECTURAL/LANDSCAPE CHANGEW MUST BE PRE-APPROVED

Before making any changes to the outside of your house or to your yard (including roof replacement), homeowners must submit a request form and receive approval. Email helen@smgmgmt.com for form.

HOA Dues

As homeowners can see by reviewing the financials posted on the website, caring for the common areas of the Community is expensive. In addition to regular landscaping costs, there are maintenance expenses connected with the entrance sign, retention pond maintenance, fence repairs, utilities and insurance. There has not been an annual dues increase despite the increased costs, but to keep the dues at their current level requires every homeowner to pay their annual assessment when due (January 1 of each year). Paying of dues is a legal obligation that each homeowner agreed to meet when they purchased their home. It is not an optional expense. Mark your calendars now for January 1 so that you can pay your annual assessment. You can use PayPal via the website to make your payment.

Q What happens if I don't pay my HOA dues or if I am past due?

A. There is a late fee charge of \$35 plus delinquent interest at the rate of 1.5% per month for past due association fees. The schedule for HOA dues collection is:

1. Dues Invoice mailed on December 1 to be paid by January 1. Dues notices are also posted on the website. The Covenants state that failure to receive an assessment notice does not mean the homeowner can ignore the annual assessment. The dues amount is always posted on the website. It is the homeowner's responsibility to pay HOA dues by January 1 of each year.
2. First late notice mailed on February 1;
3. Second late notice mailed on 3/1, with late fee and interest added;
4. Lien pending notice mailed if not receive after second notice. If a lien is filed, not only do delinquent homeowners incur legal fees, court costs, etc., but the homeowner cannot sell the property without paying all charges associated with the lien. A lien may also have a negative impact on a homeowner's ability to get credit. If you are experiencing difficulties in paying dues, please contact Helen Johnson (helen@smgmgmt.com) to discuss a payment plan.

COMMUNICATION

Communication is the key to the Board's ability to meet its obligations to the neighborhood. Please let us know of any issues, concerns or suggestions you might have. Contact: helen@smgmgmt.com.