

# Apalachee Plantation Newsletter

P. O. Box 76697  
Atlanta, GA 30358

www.apalacheeplantation.com  
Winter 2018

## WHAT'S HAPPENING?

2019 HOA Annual Meeting: **The 2019 Annual Meeting has been scheduled for 9am, Saturday, March 23, 2019, at the Ft. Daniel Elementary School, 1725 Auburn Road.** Refreshments will be furnished, and attendees will be entered in a raffle for a chance to win a \$50 Home Depot Gift Card. Mark your calendars to attend.

### Preliminary topics to be discussed are:

1. **Election of Board of Directors;**
2. **Discussion Violation Process;**
3. **Financial Reports.**

Please let the Board know via email to Helen ([helen@smgmgmt.com](mailto:helen@smgmgmt.com)) if you have wish to add any items to the Agenda.

***An important part of the Annual Meeting is the election of the Apalachee Plantation Board of Directors.*** To conduct business and elect a Board of Directors, a quorum (23) of eligible homeowners is needed in person or by proxy at the meeting. At the last HOA meeting only six (6) homeowners were present. A Saturday morning meeting is scheduled this year to encourage attendance.

All Board positions are open, so if you want to help make decisions about how the HOA is run, including how your money is spent, please volunteer. If you do not want to serve on the Board, you can still help Apalachee by serving on a committee.

If you are interested in serving on the Apalachee Board or Apalachee Committee, please email [helen@smgmgmt.com](mailto:helen@smgmgmt.com) to discuss volunteer opportunities.

**2019 HOA Dues:** Thank you to the homeowners who have paid their 2019 HOA dues. Many took advantage of the discount offered for pre-December 31, 2018, payments. **The full amount of \$175 is now due**, and late fees with interest and penalty charges will be added to all accounts not paid by January 31, 2019.

Paying of dues is a legal obligation that each homeowner agreed to meet when they purchased their home. It is not an optional expense

Homeowners can pay by check to Apalachee Plantation HOA; P O Box 76697; Atlanta, GA 30358 or go online to [www.smgmgmt.com](http://www.smgmgmt.com) and select the online payment tab in the top left side of the home page near the SMG logo. This will take you to the PayLease payment page. First time users should click on the Create your Account button on the right side of the PayLease On-line payment screen. It will then ask you to enter your personal information and create a password.

PayLease does not have information about a homeowner's assessment status nor does it give the amount due. PayLease charges a convenience fee for this service. The convenience fee charge does not go to the HOA or to SMG. **The homeowner needs to input the amount they are paying in the space with the -0-.**

**Covenants:** The Board's recent inspection of the subdivision reveals that the months of rainy weather have impacted the homes within Apalachee with mildew and mold build up. All home owners are encouraged to inspect their homes and not wait until they receive a violation notice about mildew. The

longer mildew stays on the siding, the more likely the siding will be damaged, shortening its life and reducing its curb appeal. Joel Castleberry of Truclean is offering pressure washing homes at \$125 for the 1 story homes and \$190 on the 2 story homes. This price does not include any decks or driveways but does include all front porches if any. Homeowners can contact Truclean by email to [joel@truclean.com](mailto:joel@truclean.com) or phone to 770-367-0303 to arrange for service. People contacting Joel should mention Apalachee Plantation. Go to website ([www.apalacheeplantation.com](http://www.apalacheeplantation.com)) for more information.

**Violation Notices:** As previously noted, the Board has begun regular inspections for compliance with the Use Restrictions within Apalachee and violation notices are being issued. Inspections happen once per month on a varied schedule. Official notices will cover all of Covenant restrictions listed, but homeowners should be aware that the HOA primarily inspects for the following violations:

1. Lawns cut on a regular basis and weeds removed from lawns and flower beds; driveways and sidewalks edged and kept free of grass clippings; and mulch/pine straw refreshed twice a year.
2. Trash cans left at street or in front of garage doors. Trash containers should be kept to the side of the house or garage.
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. Vehicles parking for extended periods on the street, facing the wrong direction, blocking a neighbor's driveway or mailbox, or parking too near the intersection in a manner that makes turning difficult. The HOA cannot tow, but since on-street parking is a Covenant violation, fines can be levied against the homeowner. Emergency vehicles (fire and/or ambulance) and school buses must be able to access Apalachee's streets. The Covenants require Homeowners to park in their garage and/or their driveway.

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.

**Parking Reminder:** Last year's Super Bowl Sunday saw a lot of cars parked on the streets and many were blocking driveways. Please remind guests that they are to park facing the flow of traffic and that 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.

Website: There is a good deal of information to be found on our website. 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](http://www.apalacheeplantation.com). Please take a few minutes to click on the various links and access this valuable Community resource.

**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 Change 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](mailto:helen@smgmgmt.com) for form.

**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](mailto:helen@smgmgmt.com). Email [helen@smgmgmt.com](mailto:helen@smgmgmt.com) with any questions or suggestions for the Board or the management company. You can also submit a question online at the website [www.apalacheeplantation.com](http://www.apalacheeplantation.com) by completing the form under the Contact tab.

### Frequently Asked Question:

**Can I find vendor references for work within Apalachee?** Yes, you can find the Services Directory under the Home tab, <http://www.apalacheeplantation.com/services.html>. 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 Services Directory, please send an email to the webmaster with your name, the service(s) you provide, and how to contact you.

If you would like to recommend a service provider to other Apalachee Plantation members, please provide the information requested in the online 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.

**Why serve on the Board of Directors?** Your family's biggest investment is your home, and the health of that investment depends on an active and involved HOA Board. The primary role of the HOA Board is to protect, enhance and maintain the Apalachee community. You are needed to help Apalachee grow and be the best it can be. We hope for that with our kids, and we need to do the same for where we live.

Yes, being on the Board takes some time but not daily, weekly or even monthly. It is not unusual to have a quarterly meeting of an hour with email exchanges about any questions that may come up.

If you want things done right—the grass cut in the common area, seasonal planting at the entrance sign, homes and yards well maintained, etc., volunteer to serve on the Board or a Committee. Just as you care about how your yard looks, you care about how Apalachee looks, and you want to help decide how your dues money will be spent.

A frequent comment is, "I don't know enough to make a difference," but a Board member does not have to be an expert. **They just need to care about Apalachee.** Serving on the Board can give you a chance to learn new skills from other Board members. You will not be alone, and your opinion will matter.

Apalachee Plantation is only as good as the homeowners make it. Yes, being an HOA board member can be frustrating at times (particularly when homeowners do not show up to the Annual meeting), but it can also be one of the most rewarding ways a homeowner will find to volunteer their time.