

Outside the fence

Come join us at the next UPCCA Meeting

Monday, February 25, 2008
7:30 – 9:00 PM
Simpsonwood Conference and Retreat Center
Rollins Lodge, North Georgia Room
4511 Jones Bridge Circle

Speakers from Gwinnett County Dept. of Water Resources and the horticultural and landscaping industry will be discussing:

- Saving Our Water and Plants:
- Information on Conservation and Xeriscaping

Also, updates on 2008 UPCCA projects including the Peachtree Corners Gateway Monument Sign. And please visit the UPCCA website (www.upcca.com) for Voting Information.

Donate old computer equipment to help others

Many of us know Mike Frinther. He has donated time and energy in volunteering to help our community. He has served on our board, helped to clean out our flooded clubhouse, assisted with the installation of the new playground equipment, and installed landscaping around the pool. He has also assisted with some maintenance issues.

He has recently begun a charitable ministry through his

church, rehabbing and refurbishing

old computer equipment and distributing it back out to the community to those in need. If you have some old equipment that you no longer use, please consider the following:

Have old computer equipment lying around? Put it to use in your community by donating it! DOTCOM (Donate Old Technology Computer Outreach Mission) is set up to help nonprofits, missions, and selected others by providing them

with refurbished computer equipment that is donated by people like you. DOTCOM is a non-profit community outreach, so you may be able to receive a tax break for donations.

If you are in need of computer work at your home or office, call DOTCOM to take care of your needs. We use the proceeds from the work we do to support our mission. Please take a look at the DOTCOM website, www.dotcom.giving, for more information.

Señora Victoria's—Spanish Classes for Kids

Our classroom is a nurturing environment where children learn vocabulary, simple phrases, the alphabet, number-recognition and SO much more through fun daily activities, games, songs & art. We're going to have LOTS of FUN learning Español.

Group, Private Classes, Tutoring and After-school Enrichment Classes also offered around the Peachtree Corners - Norcross - Duluth area. Contact me for **Group Classes** in *your* home.

CLASSES FORMING NOW!

1/7 – 2/21/08
2/25 – 3/31/08
4/14 – 5/19/08

Web: www.freewebs.com/spanish-classes
Email: LoveSpanish@gmail.com
Phone: 770-368-1350

THE UPS STORE

Special Pricing for Avocet Residents!!!

Color Copies - 33 cents each. Black and White Copies - 5 cents each.
Mail Box Rental - 1 month free with a 3-month mailbox services agreement, 2 months free with a 6-month mailbox services agreement, 3 months free with a 12-month mailbox services agreement.

Bring this ad or mention you are a resident of Avocet

Peachtree Industrial Boulevard and Summit Ridge Parkway
(*Publix Shopping Center*)
3870 Peachtree Industrial Blvd, Ste. 150 • Duluth, GA 30096
(770) 623-8222 • store3857@theupsstore.com

Great Offer from Georgia Pressure & Steam!

The folks from Georgia Pressure & Steam have teamed up with the Avocet Property Owners Association to bring you a great 20% discount on their pressure washing services.

To get a firm estimate, you can call William at 770-729-6200 and let him know you are an Avocet resident. You can also visit their website at www.georgiapressure.com.

JAN.-FEB.
2008
Bobby McVey, Editor

AVOCET Prints

Avocet 2007 Year in Review

Finances

In 2007, we implanted a Special Assessment of \$325 per household to provide needed funding to improve our common areas and amenities. In conjunction with the, annual fees were increased by \$10 month to \$600 annually. In order to ensure this money was spent as wisely as possible, a Spending Limit Bylaw Amendment was passed at the 2006 Annual Meeting. In addition, the 2006-2007 Board of Directors made a recommendation to future Boards to maintain fees at the same level through 2010.

Lighting and Irrigation

There have been visible changes in Avocet. The very first was the installation of new lighting at the entry to replace the lighting torn out by the county when South Old Peachtree was widened. A less visible change was the installation of a new irrigation system at the entry along with the restoration of the existing irrigation system in the amenities area.

Landscaping

In early spring, we installed new landscaping along South Old Peachtree and Lou Ivey. We were able to get assistance from the county to replace what had been torn out. They provided a convict labor crew and 200 bales of pinestraw. This really saved us money and allowed us to focus on getting the best plants possible.

The vast majority of the planting survived the drought, but we did lose some plants. Because of the ongoing drought conditions, we will probably be unable to do any watering this Spring or Summer. Because of this, a decision was made to wait until Fall to replace the plants that were lost to the drought. We also added landscaping on the bank behind the pool to help correct existing and prevent future erosion

Playground

In May, the old, splintery playground equipment was torn down. Thanks to our Kids Club members for their assistance in picking the best equipment possible within our budget guidelines. Special thanks go to Beth Ostapiuk for coordinating the activities involved in the process. The new equipment has been a hit with our Avocet children. We did have some damage on the slide that existed when it was delivered. We are in the process of having this replaced under the warranty terms.

To save some money, we did a supervised self-install of the equipment. Playworx provided an experienced installer to supervise all of the helping hands from Avocet. We were thrilled that our supervisor brought along 3 of his experienced friends, which helped us get the installation done in a day.

Security

We made changes in the amenities area to ensure better security and discourage intrusions. We found graffiti on the clubhouse wall. We had the fence around the pool damaged in 2 areas to allow access without keys, probably to access the unlocked bathroom area of the clubhouse by teens looking for a quiet spot. The upper tennis court lock was broken. There was parking in the amenities area overnight, sometimes by non-homeowners. There were alarming conversations overheard by the lower tennis courts in the middle of the night. We also had homeowners who enjoyed "midnight tennis."

We had the graffiti painted over, the fence repaired and the lock on the upper courts repaired. We added a lock to the main clubhouse door that locks automatically. To discourage intrusions, we added a streetlight in the lower court area and added signs prohibiting overnight parking. We also installed new timer on the tennis court lights set to shut the lights off when the courts officially close for the night.

Fun

To celebrate, we had a Memorial Day cookout at the pool. The attendance was awesome! Many old time homeowners stated they had never seen that many

Continued on page two

The next Board of Directors meeting is Weds., Feb. 20 in the Clubhouse at 7:00 pm.



Year in Review, *continued*

people turn out for an Avocet event! Party with turkey, ham and soft drinks provided with homeowners contributing sides and desserts.

The Kids Club provided a number of events for our children. There was an Easter Egg Hunt in the Spring. The annual Halloween gathering with the parade behind the firetruck and glow necklaces for all was a huge hit. Santa came to visit in December and children had lots of crafts projects to complete, including creating reindeer food! There was a new event this year, a special movie night as well.

Pool & Tennis Courts

We purchased 20 new lounge chairs and 4 umbrellas for the pool. In addition, the crumbling grout line was replaced with a flexible beauty strip.

We had an engineering study done on the lower court. The news from the study was not that good. When the court was installed originally, the surface was not level. It sloped from the upper left front to the lower right back side of the courts.

To correct this, the court was immediately resurfaced. Unfortunately, the upper surface did not bond properly with the lower surface. The area between the two surfaces is crumbling. This is the cause of the unusual cracking.

An overlay surface will not work with this as it depends on the stability of the underlying surface. This implies a tear out and installation of a new surface. We got additional bad news. The area by the gate has improperly settled fill underneath. If we do a tear out, we have to spend additional money to compact the area under the court.

This leaves us with an option to replace the courts called a slipsheet surface. This effectively installs a new court over the old. Because the

existing court can support the weight where there is improper compaction and the installation technique effectively separates the original surface from the new, this is the most apropos technique.

The upper court is in better shape and can get by with having the net poles reinstalled and a resurface.

We are gathering bids on this work. In the meantime, in order to ensure that the courts were safe to play on, we did have the cracks repaired.

General Maintenance

In addition to the capital projects, we also had normal maintenance to cope with. We had to have the fire suppression unit over the stove in the clubhouse replaced, the pool pumps had maintenance performed, we dealt with various leaks in the water lines along the amenities area, installed a new security system, in the clubhouse, unstopped toilets in the bathrooms, and upgraded the clubhouse thermostats to digital with timers that automatically set the temperature back to energy saving levels.

Zoning

After a hard battle, we got some significant concessions on the towhome development behind Avocet. The density was dropped from 8 to 7 homes per acre; 4-side brick was required (except on the upper floor due to weight problems; and we got some additional privacy with the addition of an 8-foot fence, an extension from a 30 to a 40 foot buffer, the retention of the existing trees and natural landscaping within that buffer, and a significant landscape buffer where the trees do not exist. Homes are now selling.

We had an interesting time working on the request to place a fast food drive-thru restaurant at the corner. Again, conditions were placed on the request that benefit Avocet. The drive-thru would be sited to

discourage cars from exiting onto South Old Peachtree, hours were limited, no speakers are permitted on-site and any restaurant in the strip center or corner property must have scrubbers to remove the odors and particulate matter from cooking emissions.

Board Changes

The 2006 Board consisted of Jeanne Aulbach (President), Lara Foreman (Vice President), Dave Spanjers (Vice President), Julie Dominguez (Secretary), and Sean Bennett (Treasurer). In the Spring of 2007 we lost Dave when he moved from the neighborhood. Mike Frintner was appointed to finish his term. At the end of the 2006-2007 term, both Mike and Julie decided to step down from their Board duties. We want to thank Dave, Julie and Mike for taking the time and energy to serve their community last year!

At the 2007 Annual Meeting, homeowners elected Sean Bennett (President), Lara Foreman (Vice President), Kenneth Grecker (Vice President), Jeanne Aulbach (Secretary), and Neil Gonsalves (Treasurer).

We will need volunteers for the board in 2008 - 2009 as not all of us will be able to serve again. We have a Nominating Committee that can help work with those who would be interested in serving. You can reach the committee at nominating@avocet-hoa.org. To get more information, you can check out the web site at <http://www.avocet-hoa.org/committees/nominating/nominating.htm>.

Newsletter

The newsletter was given a new look and focus this year, thanks to Bobby McVey. The information presented has been directly related to our Avocet and greater Peachtree Corners communities. We have also been working with vendors to provide reliable and discounted services to our community.

Bits and pieces

Amenities Security

Recently, while doing an inspection, it was discovered that both pool area gates were left open as well as the door into the clubhouse. The liability issues this brings up are too great to list. Please respect the safety and security of the neighborhood by closing the gates and doors to these areas each time you leave.

COPS Meeting

Avocet will have a COPS Meeting on Tues., Feb. 19, at 7 pm in the Avocet Clubhouse. Officer Eric Wilkerson will be there to discuss crime in our area and what we can do to protect ourselves, our families, and our property. This will be a great opportunity to ask questions to a representative of the Gwinnett Police Department. All are welcome to attend. If you have questions, call Barry at 404-407-6573.

Avocet Tennis

Tennis is very exciting in Avocet this season. We have two mixed teams playing, meaning there are matches every Sunday through February and hopefully some playoff matches later.

Our A6 team under Dawn Polack took all 5 points in their 1st match, and our B7 team under Anuj Vohra took 4 out of 5 points. Match time is Sunday afternoon at 1 pm. Come on down, watch some good tennis, meet neighbors, make new friends and cheer on your neighbor-hood team. — *Julie Dominguez*

Clubhouse Rental

The Clubhouse is available to rent for our homeowners. There is a refundable deposit of \$100 plus a \$50 fee for rental. There is a full kitchen, big screen TV and brand new DVD player with surround sound that you can even hook your iPod up to. You can check out the details at <http://www.avocet-hoa.org/resources/clubhouse/rental.html>.

Leisure Lawn Special

Contact for Leisure Lawn for a 10% discount for new service for Avocet homeowners. Just call 770-441-7699 and mention the Avocet discount for new service.



VOTING INFORMATION

IN PERSON ADVANCED VOTING SITES

No Absentee or Advanced Voting the Monday prior to Election Day

SATELLITE OFFICES... Voting Hours: 9 am - 7 pm

Satellite Voting will be held at these locations on the following dates only:

Presidential Preference Primary: Jan. 28 - Feb. 1, 2008
General Primary: July 7 - 11, 2008
General Election: Oct. 27 - 31, 2008

Centerville Community Center 3025 Bethany Church Road
 Snellville, GA 30039 **George Pierce Community Center** 55 Buford Highway
 Suwanee, GA 30024

Dacula Activity Building 2735 Old Auburn Road
 Dacula, GA 30019 **Singleton Road Activity Building** 5220 Singleton Road
 Norcross, GA 30092

**Satellite Offices will not be open for runoff elections.*

GWINNETT COUNTY BOARD OF REGISTRATION & ELECTIONS ABSENTEE VOTING OFFICE

455 Grayson Highway, Suite 200 • Lawrenceville, GA 30045
 Voting Hours: 9 am - 4:30 pm

Presidential Preference Primary: Jan. 28 - Feb. 1, 2008
General Primary: July 7 - 11, 2008
General Election: Oct. 27 - 31, 2008

"NO REASON VOTING" BY MAIL

Begins 45 days before an Election....Application available at www.gwinnettcouny.com....An application for absentee ballot must be completed before a ballot can be mailed.

For information, e-mail: absentee@gwinnettcouny.com

2008 ELECTION DATES

Presidential Preference Primary: Feb. 5, 2008
Voter Registration Deadline: Jan. 7, 2008
Absentee Voting & Advanced Voting (Mail): Dec. 21, 2007 - Feb. 1, 2008

General Primary: July 15, 2008
Voter Registration Deadline: June 6, 2008
Absentee Voting & Advanced Voting (Mail): May 30 - July 11, 2008

General Election: Nov. 4, 2008
Voter Registration Deadline: Oct. 6, 2008
Absentee Voting & Advanced Voting (Mail): Sept. 19 - Oct. 31, 2008

VOTER REGISTRATION... Information and applications are available at:

www.gwinnettcouny.com

Applications for Voter Registration must be received or postmarked by the cutoff date in order to be eligible to vote.

VOTER REGISTRATION APPLICATIONS CANNOT BE FAXED OR EMAILED.

POLL OFFICIALS NEEDED:

For information email: pollofficials@gwinnettcouny.com or call 678-226-7210