



ARE YOU PLANNING EXTERIOR CHANGES?

The Architectural Control Committee (ACC) is tasked with ensuring that exterior changes to our homes meet good standards. The goal of the ACC is to work with homeowners to ensure that the changes meet the homeowner's needs as well as the community guidelines. We do our best to facilitate the process, often turning decisions around in less than 24 hours if we have required documentation.

On those rare occasions when the change does not meet the standards, we work with the homeowner to develop a solution that both meets their needs as well as the requirements of the community.

When do you need to contact the ACC?

When you are going to paint your home, install new siding, fencing, windows, doors or garage doors. Also, when you add hardscape to your property. If you are not certain about whether you need approval, you can contact the committee at: architecture@avocet-hoa.org.

Avocet 2013 - Year in Review

Accomplishments for 2013 include:

- Detention pond clean up and erosion repairs – in progress
- Repaired existing and added two new required backflow devices along water lines
- Violation letter revision – added graduated letters starting with maintenance reminder
- Inspections – worked with Crystal and Access to ensure accuracy and fairness
- Tree limbing and trimming at amenities area and entry
- Hired new law firm, Lazega & Johanson
- Enlarged planting beds at the entry
- Pool deck resurfaced

- Social – Kids Halloween gathering, Kids and Adult Christmas parties, Memorial Day pool party, College Football Saturday
- Clubhouse – new TV, replaced damaged/leaking hallway window, reattached and cleaned gutters, got certificate of occupancy from Gwinnett FD after restoring required fire suppression system over stove, cleanup and repair after flooding from back
- Amenities irrigation system repaired and put back into operation
- Started summer mosquito treatments at the pool
- Home sales up this year: 7 total last year, 14 year to date, 9 since 8-1-13.
- First audited financial statements – 2011 - 2012

THANKS TO OUR HOLIDAY DECORATORS

We would like to acknowledge our 2013 Avocet Entry Decorators. Thanks to these volunteers, our entrance to the neighborhood reflected the holiday season. Our December Decorating Crew: Barry Sharp, Joel Katz, Hunter O'Donnell, Scott Hughes, Scott Shaffer, Jeanne Aulbach & Rob Hiller. Our January Take Down Crew: Ben Howell.

Inside this issue:

Are You Planning Exterior Changes?	1
Why An HOA?	2
Board of Directors Meetings	2
Peachtree Corners News	3
Maintenance Guidelines	3
COPS	4

WHY AN HOA?

Avocet is a covenanted community. What does that mean? It means we are governed by our Homeowners Association documents: Articles of Incorporation, By-Laws and Declaration of Covenants, Conditions, and Restrictions. There are links to these documents at our website.

Why do we have a HOA?

The HOA is designed to protect our property values.

How is this done?

By maintaining the association's common assets to a high standard, ensuring the association is financially solvent and ensuring homeowner's properties are maintained to a good standard. The Avocet Board of Directors is tasked with meeting these goals.

A property management company, Access Management, assists the BOD with operations. Over the years, the BOD has solidified the association's financial position. We are close to our goal in having a year's worth of revenues in reserve to ensure we are solvent. This increase in solvency is offset by the need to maintain common assets. In recent years, both tennis courts

have been replaced, improvements have been made in the landscaping around the entry, pool furniture has been replaced, the pool deck resurfaced and the parking lot resealed and restriped. We also are responsible for routine maintenance.

How can you help?

By keeping your homes maintained properly.

Access Management's role here is to do a routine inspection, generally monthly, to check for maintenance needs. This inspection is done by our property manager Katherine Carrier. I am certain every one of us has at some point, received a letter. If you ever receive a letter that you believe was in error, please contact both Katherine and the BOD at: kcarrier@accessmgt.com, bod@avocet-hoa.org.

The list of maintenance items that Access checks for is on **Page 3**

Our documents also require that any exterior work on your home be approved by the Architectural Control Committee. There is more information about these requirements on **Page 1**

Welcome to our NEWSletter

Welcome to the newest edition of an Avocet newsletter. We will publish quarterly, and hope to include news, events, coverage and information of things that are important to residents of our wonderful neighborhood.

In order to make it as interesting a publication as possible, we will need help from the entire neighborhood. We are completely open to suggestions for what you would like to see included in these pages. Feel free to send in any accomplishments you would like to share about yourself, your neighbors and especially our young members of the neighborhood.

All submissions for the newsletters should be sent via e-mail to news@avocet-hoa.org. Make your articles as print-ready as possible, and keep them as constructive and positive for all to read. We look forward to learning more about our neighbors, our neighborhood and the surrounding community.

BOARD OF DIRECTORS MEETINGS

Avocet Board of Directors meetings are generally on the third Friday of the month at 7:00 AM at the clubhouse. Reminders of upcoming meetings are on the Avocet Forum. HOA Members are always welcome to attend these meetings.

You can read the BOD minutes on the website at <http://avocet-hoa.org/bod/minutes.htm>. Financials are available at <http://avocet-hoa.org/bod/financial.htm>.



PEACHTREE CORNERS NEWS....

Art on the Chattahoochee - Fine Art Market – April 12 – 10:00 AM – 6:00 PM – Jones Bridge Park

The Gwinnett County Parks and Recreation is organizing ‘Art on the Chattahoochee’ at Jones Bridge Park, a fun family event by the Chattahoochee River with art, artists and other entertainment. Free admission.

Filming in Peachtree Corners

Did you notice activity recently with trucks parked at the church on the corner of Spalding and Peachtree Corners Circle. Appears they were filming for an upcoming AMC TV series called "Halt and Catch Fire" which captures the rise of the PC era in the early 1980s. To find more info about the series:

<http://www.amctv.com/shows/halt-and-catch-fire>

What else is happening in Peachtree Corners?

Get latest Peachtree Corners news via the city’s website <http://peachtreecornersga.org> and Facebook page: <https://www.facebook.com/peachtreecornersga>.

MAINTENANCE GUIDELINES...LET’S DO OUR PART

Reminder that we all must do our part to keep our great neighborhood looking good. As part of that goal, our management company agent periodically inspects the neighborhood for maintenance needs. Here are some maintenance guidelines to help prevent you from receiving a letter..

Lawns:

- Grass mowed weekly as needed during growing season
- Lawns maintained weed free
- Bare areas under trees or elsewhere mulched or strawed
- Driveways and sidewalks edged to remove grass overgrowth.

Landscape Beds:

- Beds maintained weed free
- Beds properly mulched or strawed to prevent bare areas
- Plant material maintained properly, dead material removed

Shrubbery and trees:

- Shrubs along sidewalks, driveways and curbs pruned back to not overhang that area
- Shrubs should be maintained at a reasonable size, generally 4’ or less immediately against the house for safety reasons.

- Trees along streets should be limbed up sufficiently to allow drivers to see the road ahead clearly
- Shrubs should either be trimmed smoothly or allowed to grow to their natural state where appropriate.

Siding/Trim:

- Siding and trim should be maintained in a clean/painted state.
- Rotting siding and trim repaired/replaced.
- Any painting, siding, door or window replacement requires Architectural Control Committee approval.

Miscellaneous:

- Basketball goals must be maintained and located at the top of the driveway by the garage when not in use.
- Trash cans need to be moved away from street side view except on trash days.
- Mailboxes and posts maintained properly, dented damaged boxes and posts replaced.
- Toys, playhouses and other items need to be stored away from street side view when not in use.



AVOCET HOMEOWNERS ASSOCIATION

[HTTP://AVOCET-HOA.ORG](http://avocet-hoa.org)

Access Management Group (AMG)

Property Manager: Katherine Carrier - management@avocet-hoa.org
1100 North Meadow Parkway
Suite 114
Roswell, GA 30076

Office: (770) 777-6890
Katherine Carrier: (678) 710-6083
Fax: (770) 777-6916

BITS AND PIECES

VOLUNTEERS NEEDED

Serving your community is a great New Year's resolution. Here is a list of committees that need volunteers and the contact e-mail address. You can link to the committee pages at <http://avocet-hoa.org/general/ontacts.htm#committees>.

- Architectural Control Committee – architecture@avocet-hoa.org
- Social– bod@avocet-hoa.org
- Kids Club – bod@avocet-hoa.org
- Finance - bod@avocet-hoa.org
- Landscape - bod@avocet-hoa.org
- Information - bod@avocet-hoa.org
- Recreation – recreation@avocet-hoa.org

WANT TO RENT THE CLUBHOUSE?

The clubhouse is available for rental. It requires a \$100 refundable deposit and a non-refundable rental fee of \$50. You can find the clubhouse calendar and rental agreement at <http://avocet-hoa.org/resources/clubhouse>. The e-mail address for our clubhouse coordinator is: clubhouse@avocet-hoa.org.

TENNIS ANYONE?

Avocet is an active tennis community that offers several ALTA teams for its residents. We currently have men's, women's, and mixed doubles teams. The men's Avocet team plays at the B-6 level and the women's team plays at the B-5 level. The two mixed teams play at the B-2 and B-5 levels. There is also a C level Senior Women's Team.

Alta consists of 7 regular season matches (played over 7 consecutive weekends) and playoff matches at end of season for teams that qualify.

Rosters have already been submitted for the Spring season but if interested in joining a team for the Summer or Fall season, residents can email the avocet recreation committee: recreation@avocet-hoa.org.

C.O.P.S.

Avocet is a member of Gwinnett County's Neighborhood Watch program, called C.O.P.S. (Community Oriented Police Service). Barry Sharp is the chair of our COPS program. Part of the program is a network of block captains who interface with Barry and the county to keep our community informed. Block Captain responsibilities include passing on information to the community as defined by their "blocks".

Block Captains are also encouraged to attend an annual meeting with our Gwinnett PD liaison held at Avocet and also attend the annual COPS festival held at the G-Braves stadium in the fall.

If you have not been contacted by your Block Captain, please e-mail security@avocet-hoa.org. We will put you in touch with them. Also, we need some volunteers. We have several open slots for Block Captains. If you would like to be involved in your community, this is a great opportunity that does not require a lot of time. We will help develop your contact list.

The UPS Store

Special Pricing for Avocet Residents!!!

Color Copies - 31 cents each; Black and White Copies - 5 cents each.

Packing - \$2 off when we pack 1 package, \$5 off when we pack 2 packages, and \$10 off when we pack 3 packages.

Shipping – 10% off UPS Ground or UPS Air service.

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. 340

Duluth, GA 30096

(770) 623-8222 • store3857@theupsstore.com