



QUARTERLY NEWSLETTER
JULY-AUGUST-SEPTEMBER 2014

SOCIAL EVENT: END OF YEAR POOL PARTY AND SEC FOOTBALL COOKOUT

Summer 2014 has come to an end, but we are not done yet....Let's have a pool party and cookout and watch some SEC football- University of Georgia vs University of South Carolina. The pool should still be open for those you want to attend the cookout but enjoy the pool area instead of watching college football. We will have Peachtree Growler beer there too.

Go SEC...Go Dawgs....Go Gamecocks...Go AVOCET!!

WHEN: Saturday September 13, 2014 - Lunch from 11:30am to 1:30pm; Game starts at 3:30pm

WHERE: Avocet Clubhouse

WHAT: BBQ, burgers and hot dogs will be provided. Sides are welcome

WHO: Sponsored by Avocet COPS Committee

2014 ANNUAL HOMEOWNERS MEETING

This year's Annual Homeowners meeting will be held again at the Avocet Clubhouse on September 18th at 7:00pm. Pizza and adult beverages will be served.

We will be looking back over the past year, sharing future plan and electing the board of directors. There will be a presentation by Access Management Group on the Georgia POA Act outlining the benefits for Avocet.

Come join your neighbors.

WELCOME KATIE OWENS.....

Katie Owens with Access Management has become our Property Manger as of June 15th, 2014. Katie received her BBA from North Georgia College and has spent her professional career in several fields that include working in a civil litigation law firm and executive recruiting with a focus on building materials/manufacturing. Today, Katie manages more than a dozen communities across the North Metro Atlanta area and is excited to join our team. In her spare time, Katie enjoys traveling with her husband, golfing and playing with her boxer Harvey.

If you have any questions, please feel free to reach out to Katie directly at:

kowens@accessmgt.com or [678-710-6236](tel:678-710-6236).

CROWELL BROTHERS CREMATORY REQUEST

On Tuesday, September 9th, the Peachtree Corners Planning Commission will hear a second request from Crowell Brothers Funeral Home to install a crematory in their facility. The original request was withdrawn by Crowell Brothers in order to build consensus in the community. You can view the application at:

<http://peachtreecorners.sophicity.com/CurrentPublicHearingCases.aspx>.

The meeting is at 7:00 PM at City Hall, 147 Technology Pkwy. You will have the opportunity to speak in support or opposition. The Planning Commission will recommend approval or denial to the City Council.

The City Council will hear the request on October 21st. You can contact your city council members to express support or opposition to this request. Contact information for City Council is located at:

<http://peachtreecorners.sophicity.com/Contact.aspx>.

PARKING IN AVOCET

We understand that with multiple cars in a single household, parking can sometimes be difficult. We ask that you consider the impact on your neighbors of parking on the street. Our streets are very narrow and parking on the street can cause safety issues.

There are regulations regarding parking, such as what direction is legal to park in as well as parking too close to intersections and stop signs. In addition, the fire department has regulations about parking. Any parking that would prohibit emergency vehicles from reaching their destination is illegal.

We are asking you politely to please park in your garage and driveway unless it is impossible. If you have to park a car in the street, please consider your neighbors and the regulations. Check to ensure you are parked in the correct direction, that

you are more than 30 feet away from intersections and stop signs, that your car does not block visibility and that there is sufficient room for a fire truck or other emergency equipment to get by your car.

If we continue to see safety compromised by improper parking, we will have no choice but to ask for patrols from both the police and fire departments. Violators will be ticketed.

Amenities Area Parking

A reminder to all that the only time parking is permitted in the amenities area is when you are using the pool, clubhouse, playground or tennis courts. Overnight parking is prohibited. This helps prevent crime in that area.

We will be placing warnings on cars in violation of this policy. We will have cars towed if necessary.

PEACHTREE CORNERS NEWS....

New businesses in Peachtree Corners.....

Sprouts Farmers Market- 5130 Peachtree Parkway
'cue barbeque restaurant- 5260 Peachtree Industrial Boulevard

Refurbished businesses in Peachtree Corners....

Burger King- 5325 Peachtree Industrial Boulevard
QuickTrip- 3229 Peachtree Corners Circle

Citizens Green Committee Gets Underway

In May of this year, a group of select citizens attended the City's first Green Committee meeting at City Hall. The Green Committee was formed to help Peachtree Corners achieve certification as an Atlanta Regional Commission (ARC) Green Community. The ARC Green Communities Program is a voluntary program to encourage local governments in the 10-county Atlanta region to become more sustainable.



AVOCET POA FINANCIALS SUMMARY 2014 – Q2

We know that our community has an active interest in keeping up-to-date on how their POA fees are spent throughout the year. As such, the Avocet Board of Directors [‘BOD’] has put together the following recap of the financials through six months of 2014.

Our main source of revenue each year is the dues paid by our homeowners. Total income through 6/30/14 is \$72,022.93 [of which \$69,496.36 is dues]. The number of “past due” accounts has remained about the same over the last quarter with a total of \$7,500 past due. Three accounts total 92% of the outstanding dollars.

Of those three accounts, we won a judgment against one and are setting up a payment agreement, one is now in suit and the third has voluntarily agreed to a payment plan.

We have three major areas of operating expenses: General & Administrative [‘G & A’], Amenities & Recreation and Grounds Repair / Maintenance. We also have a Capital spending account for capital projects.

Our G & A is a little under budget due to less-than-budgeted legal expense (\$1,100), less-than-budgeted utilities (\$745). Note also that social expense is under budget by approximately \$950 since neighborhood party did not occur for Memorial Day.

Our Amenities & Recreation spending is over budget thru 6/30, due to repairing a broken water heater in the clubhouse and pressure washing the tennis courts.

Our Grounds Repair / Maintenance spending is showing under budget by about \$3,300 but that is due to the timing of a few invoices for playground mulch and sod replacement.

Net income year-to-date is just about \$25,000, which is about \$5,000 higher than in 2013. This higher-than-expected income level is due to some capex invoices not getting processed until early July (e.g. \$7500 paid in early July for capex on the headwall and retaining pond).

The BOD is evaluating POA status for our Association, which would provide better protection for all of the property owners in our Association and well as a mailbox replacement initiative which would standardize all of the mailboxes in the neighborhood.

Enjoy the rest of summer!!

Your BOD,
Jeanne, Scott, Ben & Harry

WHEN THE LIGHTS WENT OUT AT AVOCET....

The Avocet Board members have been working hard to get the lights back on at the Avocet entry. We have worked with several contractors to get the required quotes to make certain we make the right decision on the quality of work to be done to ensure the solution is long term with low maintenance.

We had actually gotten a very busy electrician scheduled in to do the work. He fell and broke ribs and his collar bone the day before he was scheduled to do the work. We are in the process of getting this work done and scheduled in.

Keep an eye out and you will soon see the lights back on

AVOCET HOMEOWNERS ASSOCIATION

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

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.

Clubhouse Wi-Fi login info:

NETGEAR82 PW: jollyunicorn312

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 two men's teams play at the B-6 and A-8 levels and the women's team plays at the B-5 level. Our 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 and playoff matches at end of the season for teams that qualify.

If interested in joining a team, residents can email the avocet recreation committee:

recreation@avocet-hoa.org.

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[Access Management Group \(AMG\)](#)

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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
(Public Shopping Center)**

**3870 Peachtree Industrial Blvd, Ste. 340 Duluth, GA 30096
(770) 623-8222 • store3857@theupsstore.com**