



# Avocet Talks

Volume 1, Issue 1

January 2006

## Avocet Homeowner's Association

## Board of Directors Monthly Meeting

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**When:** After the February meeting: it will be on the 1st Tuesday of the month.

**Time:** 7:00 P.M.

**Location:** El Vaquero Mexican Restaurant, 5260 Peachtree Industrial Blvd. near Medlock Bridge Rd. intersection.

Date and location subject to change.

All members are encouraged to attend and bring questions, ideas and concerns.



Remember to have your water dripping when we have freezes!

### Next board Meeting:

Monday, February 6 at 7:00 P.M. at el Vaquero Mexican Restaurant.

Stay up-to-date with all happenings by visiting the Avocet

Homeowner's Association website: [www.avocet-hoa.org](http://www.avocet-hoa.org)

If you have not joined the Avocet forum, visit the above website to find out how to join and stay in-

## Welcome Your New Neighbors!

We have new homeowners in our neighborhood. Please reach out and make them feel welcomed and at home. To join Avocet Yahoo Group, go to <http://www.avocet-hoa.org>. Contact your board members for an invitation to join.

### WELCOME!

## BOARD MEMBERS and more...

Our subdivision is managed by Heritage Property Management Company.

The manager is Robin Steinkritz, 770-200-8256; Email: [rsteinkritz@heritageproperty.com](mailto:rsteinkritz@heritageproperty.com).

Our board members are:

President: Karen Finol, Email: [president@avocet-hoa.org](mailto:president@avocet-hoa.org)

Vice President: Blake Slemmer, Email:

[vicepresident@avocet-hoa.org](mailto:vicepresident@avocet-hoa.org)

Secretary/Treasurer: Eugene Yu, Email: [secretary@avocet-hoa.org](mailto:secretary@avocet-hoa.org)

Board of Directors: [bod@avocet-hoa.org](mailto:bod@avocet-hoa.org)

## Just DUE it!

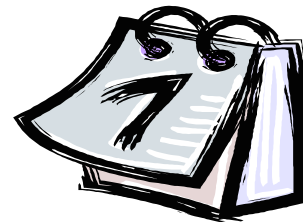
Please remember that our homeowner’s association dues must be received by our management company, Heritage Properties, \$40 by the 1st of the month. Payments received after the 10th day of the month are \$50.

Homeowners who are delinquent, please mail in your up-to-date balance as soon as

possible to avoid addition penalties!

Consistently paying homeowners dues will allow our community to thrive. If you have any questions regarding your balance, please contact Robin at 770-200-8256.

### THANK YOU!



### DUES ARE DUE!

## Neighbor, Rob Hiller, is our new landscaper!

Avocet will keep its beauty! As of February 1st, Rob Hiller will take over as our landscaping company.



### Thank you, Rob!

## Amenities Update: Clubhouse Renovations are Underway!

As a result of the damage from the flooding late last summer, the clubhouse went through a mold inspection and remediation process which included taking mold samples and submitting them to analysis. Three types of mold were identified and one unidentified. Due to the toxicity of the molds identified, inside the clubhouse, it was strongly recommended to close off the entire clubhouse to residents & guests until all infected material was removed. This included removing all drywall & insulation. The structure itself was free of mold. The demolition process was performed by Tom Greathouse, former Avocet resident, of Master Kleen (he is certified for mold remediation). Bids are now underway for replacing drywall & insulation.

According to our management company, there is money in the budget for repairs. The BOD hope

to have the clubhouse completely finished by early spring if not sooner. Social committee, start planning that party! Here’s a current view of the interior:



## Drainage Concerns are Down the Drain!

In December 2005, Drainage Solutions and Forsite Group and the BOD completed the final walk through—yeah!

Installation of drains were placed around the clubhouse and the pool area to prevent future flooding inside the clubhouse.



Want to “ad” something to this newsletter? Whether you want to contribute an column or item or know of a local business that would like to advertise, contact

Karen Finol,

Email:

[president@avocet-hoa.org](mailto:president@avocet-hoa.org)

## Bob the Builder, Can He Fix It?

Please take caution as the road construction continues on South Old Peachtree Road.

Updates on the progress will be passed along once new info is available. The director of Gwinnett county DOT, Bob Manning, is our contact person.

A meeting between Bob, the Project Engineer, Fabio, the contractors, BOD and the landscaping committee are in the works to discuss repairing the damage that was made to the front entrance of Avocet back in early 2005.

It's the  
smallest acts  
of kindness  
that so greatly  
impact our lives

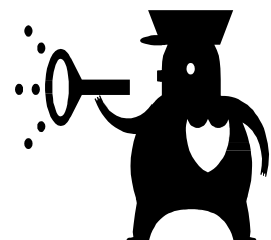
## Security-Neighborhood COPS

Please remember to lock all doors, keep garage doors closed and set alarms when not at home. Report crimes within Avocet to your block captains. If you are unsure who your captain is, please e-mail Barry Sharp, chairman of the security program and

COPS program at:  
[security@avocet-hoa.org](mailto:security@avocet-hoa.org), or at  
[barrysharp@hotmail.com](mailto:barrysharp@hotmail.com).

**The next COPS meeting is Thursday, February 9th at 7:30p.m. at El Vaquero Mexican Restaurant.**

All block captains are encouraged to attend.



## Avocet Homeowner's Association

<http://www.avocet-hoa.org>



## THE HONEY-DO LIST

Remember to keep your yard and the exterior of your home maintained according to the covenants. The BOD is working on drafting guidelines to remove the subjectivity in the inspection process. Of course, we will seek all homeowners input, as well as that of the management company and legal team, BEFORE they are finalized!

In the meantime, let's keep our community looking good and keep our property values up!



## Tennis Anyone?

Please make note of the following changes from the tennis committee. The tennis rules/guidelines may be viewed on the Avocet web-page.

### Changes:

1. Out of neighborhood players should be no more than 25%, will be extended to 49% if there is difficulty in fielding a team (this will be at the discretion of the sports committee).
2. Out of neighborhood fee increased from \$40 to \$60 beginning spring season 2006, payable per quarter or in January for the entire year.

### Additions:

1. Captains of official Avocet team may reserve a 3rd court for an official match more than 48 hrs in advance.
2. Resident Coaches may not use the amenities for financial gain unless they are coaching residents or official neighborhood teams.

## WANTED!

The board wants you, the community needs you. Please sign up for one or more of the following committees:

1. Finance Committee, [finance@avocet-hoa.org](mailto:finance@avocet-hoa.org)
2. Architecture, [architecture@avocet-hoa.org](mailto:architecture@avocet-hoa.org)

3. Information, [info@avocet-hoa.org](mailto:info@avocet-hoa.org)
4. Landscape, [landscape@avocet-hoa.org](mailto:landscape@avocet-hoa.org)
5. Pool, [pool@avocet-hoa.org](mailto:pool@avocet-hoa.org)
6. COPS, [security@avocet-hoa.org](mailto:security@avocet-hoa.org)
7. Social, [social@avocet-hoa.org](mailto:social@avocet-hoa.org)
8. Sports, [sports@avocet-hoa.org](mailto:sports@avocet-hoa.org)

**PLEASE SEND YOUR E-MAIL ADDRESS TO**

**BOD@AVOCET-HOA.ORG**

**TO RECEIVE THE NEXT QUARTERLY NEWSLETTER VIA E-MAIL,!**

*Thank you, everyone, for all of your support,*

*-Your Board of Directors*