



Avocet Talks

Sign up for email delivery of the newsletter: just send an email with your house address to bod@avocet-hoa.org

Note: Future issues will be posted on the website and delivered by email (for those who sign up), to save printing costs & time. If you have no internet access, put a note in the ACC mailbox (see page 3 for addresses) OR call Robin 770-200-8256 and tell him you need a paper copy!

Avocet Homeowner's Association

Clubhouse Update

The work on the clubhouse continues, moving toward a May opening date! The drywall is going up now. The new bathroom partitions are already installed.



Inside this issue

Community Garage Sale: April 22 & 23

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A community-wide garage sale is planned for the weekend of April 22nd and 23rd; from 9 am to 4 pm each day. It is easy to participate: Just email or call Blake Slemmer (BlakeATL@Bellsouth.net, 770-364-5633) and let him know. He'll drop off some balloons in your mailbox to tie to your mailbox on those days. Then just be ready for business on April 22nd and 23rd.



Maintenance Tips: Replacing a Dishwasher



Welcome Your New Neighbors!

Almost every month, 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. And let us know so we can organize a welcome!

If your home still has the original GE dishwasher, it's probably living on borrowed time. If one day it won't work and the symptoms are: it has power, makes some humming or clicking sounds, but no whooshing of water filling or being pumped out, and the water level never changes, it's probably a failed pump.

Having a dishwasher pump replaced costs around \$200, and the original GE dishwashers are bottom end, so replacing it is probably a better idea. If you do it yourself, you can save the \$100 installation fee: Here's how:

1. Cut the power at the circuit breaker—there should be one labeled "dishwasher"
2. Remove the two screws at under the counter edge and two near the baseboard.
3. You should be able to slide the dishwasher out about a foot. This will give you access to the electrical connection box (bottom right side) and the water inlet (bottom left).
4. Turn off the water (under the sink) and using a wrench, unscrew the hose at the connection to the dishwasher.
5. Using a screwdriver, disconnect the electrical wires.
6. Unclamp the drain hose from the dishwasher.
7. Now pull the dishwasher all the way out a free.

See page 3 for installing the new dishwasher.



Lawn And Garden Tips by Rob Hiller

April has finally arrived and it is time to start tending our gardens. I like to start with a plan. First figure out the rough size of your bed to help figure how much soil, mulch, and plants you will need; then, draw a rough copy of the bed on a piece of paper. Once you have the outline then you can lay out a plant plan on this paper to help you when you go to the nursery. I like to mix up my flowers to avoid a formal look, but you do want to keep smaller plants in the front and larger in the back. Varying the plant sizes keeps the bed interesting. Color is also key: bright red and orange flowers show up great in sunny areas while white and yellow help brighten up a shady spot. I like to use Lantana in the heavy direct

sun because they can take the hot dry weather well. In the shade I like Wizards Fire Coleus and Variegated Caladium.

Lawn care in April is very simple. Early in the month you can scalp Bermuda grass to promote early growth. Bermuda grass will just be coming out of dormancy and will not require much mowing. About mid-month I usually aerate and spread a high nitrogen fertilizer. This promotes a quicker and greener growth.



Planting Schedule: Frost

Most annual flowers and vegetables can be grouped in 3 categories:

1. **Frost-sensitive, heat-loving:** tomatoes, peppers, green beans, corn, eggplants, pumpkins, watermelons, squash, impatiens, begonias, caladiums, dahlias, lantana, hibiscus
2. **Cool weather, frost-tolerant,** but can be harmed by a freeze: most lettuce, beets, carrots
3. **Cold-weather, frost resistant:** kale, peas, pansies, spinach, broccoli, cauliflower

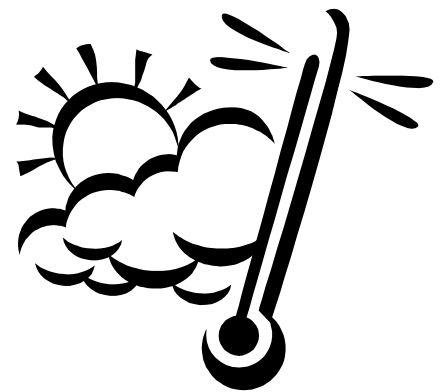
According to Walter Reeves, the average date of last frost for Atlanta is March 27. The National Weather Services at NOAA (http://www.srh.noaa.gov/ffc/html/last_frz.shtml) puts the last frost in our area between March 30st and April 10th.

The first group needs both the danger of frost to have passed and for the soil to warm before you should plant them. This generally means any time from mid April on.

The second group won't sprout if the ground is still very cold, but they need cool weather or they'll go straight to seed

Either way, it's safe to plant the latter two groups right now, and it's a late to plant the last group, as hot weather will be upon us soon. But you can still plant broccoli.

Any time from mid April on ought to be safe to purchase warm weather plants and plant them. If you hear warnings on the news of a freeze just cover them with a large glass or plastic jar, but that is very unlikely to be needed!



Buddy, Can Your Spare... a Plant?



If there is anyone who may have any plants that have taken over their yard or have simply gotten too big for the area, the Avocet Landscape Committee can help you out. We, the Landscape Committee working with Rob Hiller, are looking for plants that we can transplant around the neighborhood to enhance our common areas while keeping costs down. We know that this sounds simple, but we can make it even easier! Just let us know what plants you'd like to donate, and we will come and dig them up for you. We would like plants that are

Any type of Lily,
Any type of Hosta,
Any type of Iris,
Any type of ground cover,
Phlox,
Dianthus,

Iceplant,
Daisy,
Black Eyed Susan,
Purple Cone Flower,
Mums

healthy and suitable for separating or transplanting such as:

We are also sure that if you wanted to donate ANY plants, the Landscape Committee would be more than glad to accept them. Just email us at landscape@avocet-hoa.org with a plant name or description! We will contact you to make arrangements for the transplant operation. In advance...many thanks...

Maintenance Tips: Replacing a Dishwasher, continued

Installing the new dishwasher:

1. Slide the new unit halfway in the opening
2. Connect the drain hose.
3. Connect the water feed hose. Note: this is made a lot easier if you buy a dishwasher hose kit at Home Depot, Lowe's, or Ace. They're about \$12 and include a flexible braided steel hose and an elbow joint, which you will need if you can't get the old one off the old dishwasher. You can replace the copper pipe where it connects under the sink with the new hose.
4. Adjust the legs to raise and level the unit. Slide the unit back into the opening.
5. Connect the electrical wires (white to white, black to black and "green is ground, the world around.")
6. Flip the circuit breaker and test the unit. If it works, screw the unit's hold down screws under the counter and the cover plate on the bottom.

That's all there is to it!

South Old Peachtree Update



The contractor is planning to start paving next week. It is anticipated that it will take three weeks to get the path and roadway paved. They will be working on

finishing concrete and dressing shoulders at the same time, as well working on the traffic signal. The planned completion is the end of April, as always weather permitting.



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Standard Notices



Monthly reminder: Dues

Please remember that if you pay monthly, rather than annually or semiannually, the monthly amount (\$40) for the homeowner's association dues must be received by our management company, Heritage Properties by the 1st of the month. Payments received after the 10th day of the month are \$50. Questions? Call Robin with Heritage Properties at 770-200-8256.

Monthly BOD Meeting

Everyone's welcome to the monthly BOD meetings:

It's a chance to hear firsthand what the issues are, provide ideas or help solve a problem. Of course, if you can't make it, and want to reach any of the Board, just email at the addresses above, or call Robin to pass on a message!

When: the 1st Tuesday of the month., **Time:** 7:00 P.M. **Location:** the Avocet Clubhouse Date and location subject to change.

Next board Meeting: will be at El Vaquero due to the active construction at the clubhouse

Board Member Contact List

Our subdivision is managed by Heritage Property Management Company.

The manager is Robin Steinkritz, 770-200-8256; Email: rsteinkritz@heritageproperty.com.

Our board members are:

President: Karen Finol, Email:

president@avocet-hoa.org

Vice President: Blake Slemmer, Email:

vicepresident@avocet-hoa.org

Secretary/Treasurer: Eugene Yu, Email:

secretary@avocet-hoa.org

Board of Directors:

bod@avocet-hoa.org

If you haven't got email/internet access you can leave a written message for the BOD in the ACC mailbox (at the corner of Clubhouse drive), or call Robin at 770-200-8256.

Committees

There's no secret process to being on a committee: just tell someone on the committee or a BOD member that you'd like to help!

1. **Finance Committee**, finance@avocet-hoa.org
2. **Kid's Group** - bod@avocet-hoa.org
3. **Architecture**, architecture@avocet-hoa.org
4. **Information**, info@avocet-hoa.org

5. **Landscape**, landscape@avocet-hoa.org
6. **Pool**, pool@avocet-hoa.org
7. **COPS**, security@avocet-hoa.org
8. **Social**, social@avocet-hoa.org
9. **Sports**, sports@avocet-hoa.org

Inspection Report

Karen Finol accompanied Robin Steinkritz of Heritage on the March property inspections. Of the 218 homes, only 9 homeowners will be receiving a letter/check list of item/s that need attention. This is down from 26 in February. Great improvement!

Progress report

- Clubhouse renovation continues on schedule.
- The latest inspection shows continued improvement!

