

# *Apalachee Plantation*

## *Homeowners' Association Newsletter*

### *New Board Members Elected*

**A**T OUR past HOA meeting, new board members were elected. Our new vice president, however, has resigned as she will be moving.

Our officers are:

President: Lee Adkins

Vice President: vacant

Secretary: Travis Nolan

Treasurer: Madeline Andrade

Member-at-large: Mary Farmer

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### *Landscape Maintenance Contract Renewed*

**R**ELIABLE Lawn Care has once again been awarded the contract for our landscape maintenance. Owner Jamie Burns consistently does good work and has offered to donate up to five hours free work on our next clean-up day. If you would like Reliable Lawn Care to quote for services for your home, please contact Jamie Burns at 770-596-3042.

### *Maintenance Completed*

**S**EVERAL maintenance projects have been completed since our last Home Owners' Association Meeting.

#### *Main Entrance:*

- Broken sprinkler heads have now been replaced
- Lights have been fixed and waterproofed to prevent further water damage.

#### *Beaver Dam on stream at Fort Apache:*

- Our HOA president, Lee Adkins volunteered his time to install a drain at the dam. The beavers left when the dam was broken, but should they return, the drain will allow water to continue to flow and prevent flooding nearby. The drain needs to be monitored to prevent blockage.
- We are looking for a nearby resident to check the drain once a week. Contact Lee Adkins at 404-432-6878.

### *In The Works*

**W**E STILL have a number of projects to care for over the next few weeks

- **Fencing at retention ponds.** The law requires us to have a fence on the sides next to a house and it has to be maintained. We have looked at having the fences at the price of \$6600.00 to finish off the two retention pond fences, if we had some volunteers to help with the fence we could cut the cost of the fence project to almost half.
- **Sewer line work.** Last summer as you all may know the county came in and put a sewer line through our neighborhood from Daniel Park to Marlow Estates and we need to clean up along that area by cutting some of the tall weeds down along the creek back there.
- **Blocked drainage at retention ponds.** The retention pond on Fort River needs to have the drain cleaned out in it again or we could face a fine from the county in addition to fines for brush at the sites.

To volunteer for a job, contact HOA president Lee Adkins. (404-432-6878)

## Carbon Monoxide Control: Protect your family

**D**ID you know that Carbon Monoxide (CO) is often called “the silent killer”? It is a toxic gas that is difficult to detect—you can’t see it, taste it or smell it. All fuel-burning appliances and equipment, many of which are found in our homes (lawnmowers, grills, fireplaces, gas water heaters, stoves and space heaters), normally produce CO. But when they aren’t working properly or when there is inadequate ventilation or fresh air, dangerous levels of CO can build up causing illness or even death.

The easiest way to protect your family is to install a CO detector. There are many to choose from, so make sure you check with Consumer Reports or Underwriters Laboratory (UL) for help selecting the most effective model. Be sure to follow the manufacturer’s instructions about where to best install the detector and how often to check it.

We trust you have found this information helpful. We are committed to helping you with your real estate needs and questions year-round. Please keep us in mind if you or if someone you know is looking to buy or sell.

*Carl Wiley, GRI and Brenda Wiley, [www.wileyrealtygroup.com](http://www.wileyrealtygroup.com), 770-932-9368 Home: 404-402-8845 Cell: 404-754-2728. Keller Williams Realty Chattahoochee North.*

### Carbon Monoxide Safety Reminders:

- Make sure your appliances are correctly installed and you follow the manufacturer’s instructions for safe operation. Appliances that vent their fumes to the outside are always preferable.
- Have your heating system inspected by a trained professional every fall.
- Make sure vents and chimneys are properly connected, free of blockage and overhanging branches and vines, and in good condition.
- Have your chimney checked annually by a professional chimney sweep and cleaned as recommended.
- Pay attention to signs that could indicate a malfunctioning appliance, such as a decreasing hot water supply, a furnace that runs constantly or is unable to heat your house properly, sooting or an unfamiliar or burning odor.
- Never burn charcoal indoors or in a garage.
- Never use a gas range or oven to heat your home.
- Never leave a car running in the garage. Even with the door open deadly fumes can accumulate quickly.
- Never operate unvented gas-burning appliances in a closed room, especially a bedroom. Crack a window to ensure proper ventilation.
- Do not use any gasoline-powered engines (mowers, weed trimmers, snow blowers, chain saws, small engines or generators) in enclosed spaces where the fumes cannot be vented out.
- Do not ignore symptoms of CO poisoning (headaches, nausea, blackouts, fatigue, dizziness or irregular breathing), particularly if more than one person is experiencing them. You could lose consciousness, or worse, if you do nothing.

## Summer Lawn Care

**W**ANT a beautiful lawn? Here are a few tips to help you keep your lawn in top condition.

- Leave your lawn a little longer and cut it every seven to ten days rather than scalping it every couple of weeks
- Check the mower blade often and make sure it is sharp
- Change your cutting patterns. Rotation will prevent traction damage and continuous routine growth patterns. It will also give you a “ball-field” type look.
- Take your time

If you follow these tips, not only will you achieve better results, your lawn and the summer heat won’t get the best of you.

*Tip by Jamie Burns, owner of Reliable Lawn Care, specialists in low maintenance and native gardening. 770-596-3042. Call for a free estimate.*

## Moving?

**P**LEASE ask your real estate agent to give the HOA board one week’s notice to provide closing letters. Any less than time and we may not be able to get it to your real estate agent in time.

## In Our Next Issue

**C**ONTACT the HOA board with your comments and article suggestions for upcoming issues.

Web: [www.apalacheeplantation.com](http://www.apalacheeplantation.com)

Phone: Lee Adkins can be reached at: 404-432-6878.

## *Architectural Control*

### *Committee*

**W**E NEED some people to volunteer to be on the architectural control committee to review the projects that home owners would like to do to their property. This includes fences, storage buildings, and so forth.

Contact information is on-line at [www.apalacheeplantation.com](http://www.apalacheeplantation.com).

Lee Adkins can be reached at: 404-432-6878.

### *Fine Avoided*

**B**Y GWINNETT County law, our two retention ponds must be kept mowed and accessible to county vehicles. The county can fine for violations if the ponds are not maintained. In the spring of 2004, neighborhood home owners cleaned the ponds during the neighborhood cleanup day. However with a total of three persons showing up this past Spring day, and none for the Fall day, we were facing a potential fine of \$30,000 or more. This would have resulted in a special assessment of at least \$130 per home owner.

To avoid the fine, and comply with county law, the HOA board has decided to include clearing of brush at the retention ponds in our annual lawn maintenance contract.

## *Solving Neighborhood Problems*

**H**ERE are some useful suggestions for caring for neighborhood concerns. If you notice a problem, please take the initiative to inform a board member.

*Streetlight out:* Call Jackson EMC at 770-963-6166. Give them the pole number. Each pole has a number clearly marked about halfway up the pole.

*Entrance sign lights:* contact HOA by email or phone

*Noisy neighbors:* Please try to resolve this peacefully with your neighbors. The board can send a letter where noise violations are frequent. You can also contact the police as there are noise laws in the county.

### *Bounce House Rental*

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RENTAL CO.*

3 to Choose from:

Sponge Bob

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Hot Air Balloon with Mini  
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Affordable fun,

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770-614-7665

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### *Reliable Lawn Care*

*Serving Apalachee Plantation*

- Lawn Maintenance
- Garden Design
- Specializing in low maintenance and native plants
- Full-service Company
- Free Estimates

770-596-3042

### *Ads*

*Ads can be placed for \$15 per year for homeowners and \$25 per year for non-homeowners.*

*Contact the HOA*

### *HOA Contact Info*

- *Association website:*  
[www.apalacheeplantation.com](http://www.apalacheeplantation.com)
- *HOA E-mail:*  
[apalacheeplantation@yahoo.com](mailto:apalacheeplantation@yahoo.com)
- *HOA President, Lee Adkins:*  
404-432-6878.