

Elections for HOA Board

THE HOMEOWNERS ASSOCIATION will have a meeting on Tuesday, April 18, 2006 from 7-9 p.m., in the Fort Daniel Elementary School cafeteria. We will be electing new board members for 2006. If you are unable to attend the meeting please fill in the proxy below and mail it to the address below or send it with another homeowner who will be attending the meeting. If you are mailing your proxy please do so before April 13, 2006. It is very important for all homeowners to be involved in our association. Your home is the most important investment you will ever make. The best thing you can do to protect that investment is to be involved in the community where you live.

Please start considering if being a board member is in your future. We meet once every few months and correspond through e-mail the rest of the time. It will take very little time and will leave you with a feeling of satisfaction that you have done all you can to protect your home and community. If you would like to be on the board, or would like to nominate someone for the board (get their permission first) but will not be at the meeting, write their names and contact information along with the position on the proxy form in the newsletter. We have a lot to be proud of in our neighborhood. Let's keep it that way.

Current board members running for reelection are:

- **President:** Lee Adkins
- **Vice President:** vacant
- **Secretary:** Travis Nolan
- **Treasurer:** Madeline Andrade
- **Member-at-large:** vacant

PROXY for 2006 Board Members

List Five Board Members to be elected

President: _____

Vice President: _____

Secretary: _____

Treasurer: _____

Member at large: _____

Homeowner Name: _____

Homeowner Address: _____

Homeowner Signature: _____

Is Your Deck Ready for Summer Fun?

WOOD decks are a great place for grilling or just hanging out. They also add value to your home. To keep your deck looking new and extend its lifespan, here are a few maintenance tips.

We trust these tips will be useful in caring for your deck!

Carl Wiley, GRI and Brenda Wiley, Keller Williams Realty Across Atlanta
wileywisdom@bellsouth.net, 404-402-8845 Cell, 404-754-2728 Cell

1. Check for damaged boards. Look for excessive curling, cracking and rotting boards. Measure and replace each damaged board. If the wood is not pressure treated, you will need to seal it.
2. Check structural supports for signs of insect or animal damage. The dark, quiet environment underneath your deck is ideal for insects and animals. However, these animals and insects can cause damage to the supports, undermining the stability and safety of your deck. With a high-powered flashlight, thoroughly inspect the underside of the deck by looking for chewed areas, brittle wood and any other signs of damage. If you find any evidence of pests, call a pest control expert. To keep out animals, install lattice or another type of barrier.
3. Check for loose screws, popped nails and exposed bolts. Loose nails, screws and bolts are not only a tripping hazard but, over time, can impact the integrity of your deck. Reset any that are loose. Be careful not to strip the screws. If you do, you'll need to replace them with a slightly larger size.
4. Thorough cleaning. Being exposed to the elements will

cause dirt, mildew and mold to build up, diminishing your deck's appearance and making it slippery. A power sprayer is the easiest way to remove dirt build-up. However, mold and mildew need to be scrubbed with warm, soapy water.

5. Reseal or restain. Constant exposure to UV rays and rain can cause decks to fade, crack, split and warp. Not only does a properly maintained deck look better, but it will also last longer. There are many different products available for deck maintenance: clear water repellent, clear wood preservative with UV protection, semi-transparent stain and solid stain are just a few. Your local home improvement store can help you select the one that's right for you. Follow the product's application directions carefully—different treatments require different application procedures. Keep in mind that weather will affect the drying time and absorption, so plan accordingly. Always clean your deck first and make sure it is completely dry before applying any stain or sealer. You may also need to sand splinters, raised areas or, depending on its condition, the entire deck.

Apalachee Plantation Homeowners' Association Newsletter

Spring Clean-Up Day

LET'S do our part to keep our neighborhood attractive. Volunteering on our next clean-up day shows you care about keeping our property values high and our neighborhood a pleasant place to live. It also gives you an excellent opportunity to get to know your neighbors. Our next clean-up day is scheduled for April 15, 2006. We plan to clean the kudzu creek. Plan to meet there at 8 a.m. Call Lee Adkins at 404-432-6878 if you would like to help.

Enjoy the Flowers

HAVE you noticed the green shoots starting to sprout at our subdivision entrance? We can thank the willing efforts of a few neighborhood volunteers on our last clean-up day for the soon-to-bloom flowers. Our next neighborhood workday is scheduled for April 15, 2006.

Daffodils Up, Decorations Down

Winter will soon be a memory and spring is well on its way. Please take down your holiday decorations.

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Spring Prep for Your Lawn

HERE are some recommended tips in restoring your lawn from any winter damage and to prepare for spring.

Walk the yard and remove any limbs or debris that may have fallen, not only to protect your family and neighbors, but also your mower. Scalping is a recommended step that should be done to Bermuda or sod lawns. This will help to begin your cutting regime and will assist in the elimination of unwanted weeds. It is a good rule not to take too much off, just more than you would during a normal cutting season.

A good pre-emergent is also recommended for this time of year. This will act as a weed preventative for your lawn before it starts greening. Many types of notorious weeds can be eliminated during this application to avoid unwanted "guests" later.

Aeration will assist in seed development by allowing oxygen to penetrate to the lawn's root system. Water and chemical treatments will also have an easier time getting to the roots and display better results. These steps will make your efforts more rewarding later and may make your lawn something to be envied.

Courtesy of Jamie Burns, Reliable Lawn Care

Neighborhood Meeting Scheduled:

Fort Daniels Elementary School Cafeteria April 18, 2006, 7-9 p.m.

Parking for Safety

A FEW residents are again parking on the streets. Our neighborhood covenants, and Gwinnett County Code restrict parking on the streets to visitors. Residents are required to park in their driveways or garages. Safety is also a factor. We have many blind hills and curves in our subdivision. Cars left on the street could cause an accident.

Our street covenants also include vehicle maintenance and repair. Please do any such work in your garage.

Regulations are enforced by Police Services. For enforcement information contact them at: 770-513-5000.

Our County Code also includes the following regulations:

- School buses are not allowed to be parked in the street or in the driveways of residential areas.
- Business Vehicles having a carrying capacity greater than 1.5 tons must be parked in a fully enclosed structure.
- Boats, boat trailers, camper trailers, motorcycle trailers, truck campers or motor homes may be parked on a residential street no more than one (1) hour.

Raining Cats and Dogs

WE HAVE had many cats and dogs running loose in our neighborhood. This is not only against the law, it can also leave the owner liable to heavy fines and penalties should the animals harm anyone. Animal Control provides the following information:

What is my liability for property damage or personal injury by my pet? If your pet damages property or injures

another animal or a human, you can be subject to criminal and/or civil legal action. If you receive a citation for violating a law, you may have to pay restitution and a court fine at the time of your hearing.

What should I do if my dog or cat bites someone? You'll have to make a decision about your pet's future. Confinement for 10 days is required by law. You can choose to quarantine

the animal either at your vet or at the Animal Shelter. If you choose not to keep the animal, you can request that we put it to sleep and test for rabies. The options aren't pleasant, but the potential for rabies exposure is serious and you are legally liable.

Can I trap stray or wild animals in my yard? Yes. It is legal to use these traps to capture unwanted nuisance animals on your property if you provide them with adequate food, water and shelter until they can be transported to Animal Control. For domestic animals, it is important to give Animal Control any information you have about the owner.

Neighborhood residents seeing loose animals may call Animal Control at: 770.339.3200 (M-F, 8-4)

Association Projects in 2006

OUR ASSOCIATION will be hiring work done to care for a number of necessary projects this year. These will increase our costs to between \$15,000.00 and \$20,000.00 for the year. Currently scheduled projects are listed below.

Increased Landscaping Services: While we will continue to hold neighborhood cleanup days, it is unrealistic to expect the few who support them to care for the large common areas. Therefore, we will be expanding the amount of work cared for by our landscape maintenance provider.

Fencing: We are required by the County to provide and maintain protective fencing around neighborhood detention ponds. Work needs to be done on the fencing at the two ponds in our neighborhood. We also will be replacing fencing at the end of Fort Apache Trail that was on Marlowe Estates property. The estimates for fencing in the three areas are between \$10,000.00 and \$12,000.00.

Wash Repair at Fort River Detention pond: We will be repairing erosion damage at the Fort River detention pond. The County is providing the rock and we have to hire someone to do the grading for us. The repair cost will be roughly \$800.00.

Sprinkler system repair: The controller for the sprinkler system at our subdivision entrance has failed and must be replaced. The one that was put up there in the beginning is one that a homeowner would have inside a garage, not outside. The one that we are looking at is a mechanical timer that is designed for commercial use. The repair cost will be around \$1,500.00 to \$2,000.00. This will cover parts and labor for the installation.

Liens placed on non-paying HOA member homes: We can no longer allow homeowners to shirk their contractual obligation to pay membership dues. These are not optional. Their non-payment has a direct bearing on the increase in dues over the past two years. While liens will cost the Association \$150.00 each, these costs will be recouped when the homes are sold, or the owner fulfills his or her obligations.

Additional Projects: The Board also has several projects that they would like to accomplish in 2006. One is to firm out the maintenance of the website to a firm closer to our neighborhood. It took six days last time the site went down to get it back up.

Association Fees Due:
Pay by April 15, 2006

Formosa Termite Alert for Mulch

The destruction from hurricane Katrina is moving inland. This time in the form of Formosa termites in mulch from the affected areas. The next bag of mulch you bring home may contain Formosan termites. The state of Louisiana now requires most wood-based debris to be fumigated before being moved out of termite-infested areas. However, the quarantine does not apply to logging and timber operations. The Formosan termite is found in about half of Louisiana's parishes.

Protect your home: Check each bag of mulch you buy to make sure it has been fumigated. Cheap mulch may not be much of a bargain when it contains the voracious and fast-moving termites. If you purchase your mulch from a lawn service provider, demand proof that the mulch is safe. Have your home inspected for termites yearly. Additionally, do not spread mulch up the cement foundation. Do not bury wood of any kind on your property. Termites will eventually eat even treated wood and, when finished, head toward any wood nearby—such as your house.

Spring Garden Tips: Simple Tips for a Beautiful Yard

Gardening Tips from Pike Family Nurseries

- **APPLY** crabgrass preventer to your lawn. Don't wait too long; this product will do little or no good once crabgrass has sprouted.
- **CONTROL** weeds that have already sprouted, like Chickweed, Dandelions and Henbit, with a post-emergent weed killer.
- **AERATE** your lawn and planting areas to increase water penetration and air circulation in the soil for improved plant growth.
- **FEED** Fescue lawns with Atlanta Turf Special 31-3-10 fertilizer. Wait to fertilize dormant turf grasses, such as Bermuda or Zoysia until April when they are at least 50% green.
- **OVERSEED** Fescue lawns. 25 pounds of seed will cover 5000 square feet. Do not apply a crabgrass preventer if you sow grass seed in the spring.
- **FERTILIZE** shrubs and trees with a 16-4-8 or 12-6-6 fertilizer, according to package directions. Do not fertilize spring flowering plants or trees, like azaleas, camellias and dogwoods, until they finish blooming.

- **PLANT** trees, shrubs and perennials. Planting now will give the plants time to establish their root systems before summer's heat arrives.
- **FRESHEN** the mulch in your planting areas. Mulches, like pine straw or bark nuggets help to control weed growth by preventing the rays of the sun from reaching the weed seeds. They also help to reduce evaporation and conserve moisture in the soil.

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Ads

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

Contact the HOA

Board Members and Contact Information

President: Lee Adkins, 404-432-6878

Vice President: vacant

Secretary: Travis Nolan

Treasurer: Madeline Andrade

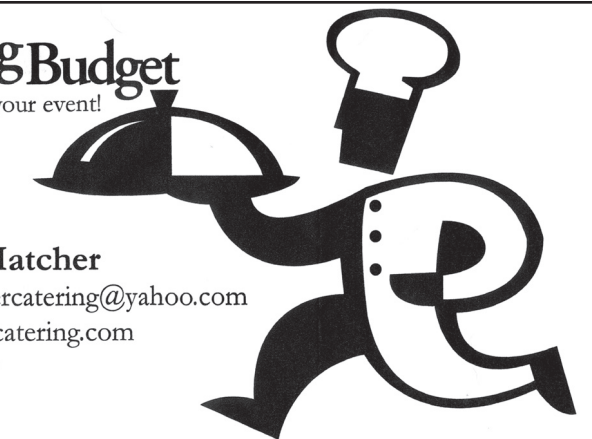
Member-at-large: Mary Farmer

• **Association website:**
www.apalacheeplantation.com

• **HOA E-mail:**
apalacheeplantation@yahoo.com

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