



PEACHTREE MANOR

A GWINNETT COUNTY COMMUNITY

website: www.geocities.com/peachtreemanor1994

email: pmha_board@yahoo.com

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A LETTER FROM THE PRESIDENT

I just wanted to say what a year it has been for Peachtree Manor Homeowners and the association. First the board had four new members, and all of us were trying to get to know what our job was and how to do it. Then hearing from many of you about not getting results from Today Management, we made a change and went with Brenda Howard from Today's Management, and what a difference that has made. We put out our first newsletter for the neighborhood and kept it going, and I think that was a huge success to this neighborhood. We tried to cut the cost of the landscapers and plant our own flowers, and in the end we saved about 200 dollars, a saving that we needed. For me, it has been a very fun and hard job. I would like to take this opportunity to thank each of the board members for sticking it out, and working hard to make difficult decisions that impacted everyone in the neighborhood. I would also like to thank a few people that also helped with a lot of things: Bob Spahr, who helped with the newsletter and working with the budget; and Craig Morgan who was head of our Architectural committee. These two helped us out; thank you to both. Also, I want to thank Brenda Howard for working hard this year trying to fix a lot of problems that were created by others and trying to help us get the neighborhood up to the standards of the covenants. Finally, I would like to thank the community for understanding what we are all trying to do. Bottom line, folks, we the board are just trying to follow the covenants and make each of our investments be profitable to each of us. Thank you once again from everyone on the board.

As you have seen the board sent out the bills for this year, and what a shock. Please understand that the board hated to do this and spent a lot of time debating, but when it was said and done, this was really are only choice. Because of the results from our amnesty and with almost 47% of the neighborhood not paying last year's dues, the rest of the good people in this neighborhood have had to take on the burden, but we assure you that this is not going to go quietly. We have hired a new law firm, and we are going to put money towards him to go after any homeowners with delinquent dues. People, the budget is set up to pay for the things that need to be done and just get by. We tried to put a reserve in this year's budget, but if people don't pay, that goes first, and then we start taking out where we can. The budget is designed

in hope that each homeowner pays their share, and it is not fair for the people who pay every year to take on your burden as well. We ask that you step up and pay your dues. Thank you to everyone that will be paying their dues or plan on paying their dues.

ANNUAL MEETING:

Our annual meeting will be held on **February 24, 2004, at 7:00 PM at Collins Hill High School in the chorus room.** We are bringing to the meeting a petition requesting speed bumps in the neighborhood. We need as many signatures as we can to try to slow down people who have no respect for the speed limit. We need whoever is on your mortgage to sign, so please keep that in mind. Also, we will be having at least 2 positions for new board members this year. If you are interested, please come to the meeting and throw your hat in the arena. You must be in good standings in order to be a board member, which means all association dues paid and current. If you think you are right for the job step up to the plate. If that is too much and would like to help in other areas please let us know at the meeting.

Once again on behalf of everyone on the board, we would like to thank you for your support last year and look for your support in what we do this year. Remember: *Together We Can and Will Make a Difference.*