



Peachtree[®] MANOR

HOME OWNERS ASSOCIATION NEWSLETTER

Vol 1 issue 1

SPRING NEWSLETTER

PMHA Board of Directors

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About the Homeowners Association

Peachtree Manor Homeowners Association (PMHA) is a mandatory association created for the benefit of the residents of Peachtree Manor Subdivision. It is registered with the Clerk of Courts of Gwinnett County as a non-profit organization. It was established in 1995 to govern and regulate the growth of our subdivision. The authority for PMHA is established through a document called the "Declaration of Protective Covenants" or simply the "Declaration." The Declaration restricts activities that residents or owners are able to do with their property and allows for the assessment of fees, which must be paid by each property owner.

These covenants grant the right to establish a Board of Directors with the unfettered authority to adopt Rules and Regulations which are intended to enrich the community. These same covenants give the PMHA Board of Directors guidelines which provide a parameter for their enforcement such as the ability to establish dues, levy fines, or use self help remedies.

The goal of the Declaration is to preserve and enhance the property values in the community by maintaining a certain level of standards.

Continuing Problems in the Subdivision

SPEEDING is the number one concern in the subdivision. The posted speed limit is **25MPH** and should be strictly adhered to by all residents. There are many children in the subdivision and their safety and well being is the major concern. The constant threat of speeding cars poses a severe danger to them. If one of our children is severely hurt due to the continuing speeding problem it could ultimately leave each and every homeowner liable for any damages that may incur due to a blatant disregard for the **25MPH** speed limit.

******* PLEASE SLOW DOWN AND REMEMBER THE SAFETY OF OUR CHILDREN*******

VEHICLES are being parked in the streets which create a danger to the community by making it impossible for emergency vehicles to enter or depart the subdivision. It is against Georgia law for vehicles to be parked on the street against the flow of traffic, so

please remember this and follow these laws. Also, cars should not be parked on the street when there is sufficient space to accommodate them in your driveway. This is a violation of **PMHA's protective covenants** which states that all vehicles must be parked on the driveway or in the garage and not on the street or in the grass. It also states that Recreational vehicles such as motor homes, boats, etc. are not allowed to be parked in the subdivision for longer than 12 hours and that no commercial vehicles over 6 wheels are permitted at anytime. Please follow these rules for the safety and protection of other residents in the community.

BASKETBALL GOALS are permitted in the community as long as they are in the homeowners driveways. Any goals that are along the street are strictly forbidden and must be placed in the driveway of the owner. This is for two reasons one of which is the most important ***the protection and safety of our children so that they are not playing in the street.*** The second reason is that they are in violation of PMHA's protective covenants. Please place these in a responsible place and eliminate the need for further action by the board of directors.

LOUD MUSIC is another concern of many residents in the community. There have been several complaints about loud music in the neighborhood and that vehicles passing through can be heard for several blocks. The county prohibits loud music or other disturbances after **11:00 pm** and residents should be considerate of others. As a rule of thumb if it can be heard more than **50** feet away then maybe it is a little too loud for other people. **"Please be considerate of you fellow neighbors by holding the music down and encouraging you friends to do the same."**

Spring is here Guidelines

Spring is here and many residents will be making plans to spruce up their properties so here are a few of the guidelines to remember before starting your projects.

Painting of your home and the trim is encouraged, but before starting your projects please make sure that you follow the proper protocol. If you plan on changing the color of your home or trim from its original color you must select your new paint colors from the approved colors that have been chosen by PMHA's board of directors. You may request these from one of your board members or by contacting **Today American Management Company**. Failure to do this could result in a large fine being levied to you or even the possibility of having to repaint your home again. Please allow at least **45 days** before starting any project thus giving the board time to review your plans and return approval to you. If you need a form, please contact one of your board members and they will be more than happy to accommodate you.

Grass in the neighborhood must conform to community standards. Each lawn must be maintained on a regular schedule, neatly manicured, edged along sidewalks, driveways, and street curbs. All reasonable effort must be made to keep summer lawns free of weeds and other such overgrowth. Failure to maintain these standards could result in a fine being levied against the homeowner. Please report any vacant property in need of maintenance to your board of directors.

Shrubs, bushes and trees should be neatly trimmed and shapely. Please try to do this on a regular basis as curb appeal is most important in keeping our neighborhood up to standards.

Mailboxes should be checked to make sure that they are solid and not in need of being repaired. If so desired the mailbox posts may be painted white or a natural stain used to preserve their beauty.

Yard of Month will once again be awarded during the summer months. The monthly winner will receive a \$25.00 gift certificate from Home Depot and a sign will be placed in the yard.

Management of Peachtree Manor Subdivision

The PMHA is managed by **Today American Management Company** who handles the daily operations for the Board of Directors. Their main function is to carry out the wishes of the Board and act upon their behalf. Their main function is to issue correspondence on behalf of the board, collect annual dues, and pay for existing services, works with attorneys in collection of delinquent dues, by issuing liens or obtaining judgment on behalf of PMHA. It also assists the board in obtaining quotes for any necessary maintenance or repairs that may be needed, in order to keep our community pleasing to the eye. Remember your Board of Directors are the eyes and ears to our community and if there are any issues or concerns please bring it to their attention.

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NEWSLETTER

This newsletter is your information for anything that is happening in our community. Any articles, information, help or support is greatly appreciated. It is scheduled to be published twice a year for right now with plans to expand to a quarterly publication. Any information that you feel will benefit our community can be submitted to one of your board members by October 1st as the next publication will be in November. This information can be services that may be offered by any one residing in our subdivision. (ex babysitting, cleaning, lawn care, tax services).

Information may be submitted via e-mail to **pmha_newsletter@bellsouth.net**