



Peachtree®

MANOR

HOMEOWNERS ASSOCIATION NEWSLETTER

Vol 1 issue 3

pmha_board@yahoo.com

PMHA Board of Directors

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Board Member:	Kimberly Condell	(770) 623-4747

New e-mail Address

Please take notice that Peachtree Manor Homeowners Association has a new community e-mail address. All correspondence to board members should be addressed to the following:

pmha_board@yahoo.com

Yard of the Month Awards

May 2003

2772 Manor Glen Lane

June 2003

2857 Manor Glen Lane

We wish to congratulate these two homeowners as they have taken great pride in the maintenance and upkeep of their yards and are a true reflection of what the community standards are for Peachtree Manor Subdivision.

We would also like to take this opportunity to commend all of the homeowners that have been making a conscientious effort to comply with community standards. It is becoming apparent that many of you are taking pride in the way people view your properties and our community. Please continue to keep up the good work as it will only help to enhance the value of each and every property in Peachtree Manor Subdivision. **CONGRATULATIONS TO ALL.**

Message from the Board:

The board has authorized the association attorneys to actively pursue legal action against homeowners who remain delinquent in their association dues. To date six (6) lawsuits have been filed against some of the most flagrant offenders for past dues, penalties, interest, and attorney's fees. We have also instructed the attorney's to continue to file new liens against delinquent homeowners and to update existing liens that have been filed in the past. We believe that it is every homeowner's responsibility to participate in the upkeep of our community. If you have a **Delinquent Balance** take heed, everyone will now be required to pay their fair share for the

upkeep of common areas. Failure to pay association dues will now be subject to legal action and the board will take all means necessary to collect your dues.

Speeding

We would like to take this opportunity to thank all of the residents of PMHA who have observed the **25 MPH** speed limit of the community. There are still some drivers that consider themselves above the law and don't have to adhere to the posted speed limit of the subdivision. If anyone observes vehicles speeding in the subdivision we urge you to get the vehicle tag number and report it to the Gwinnett County Police department (770) 513-5000. Tell them the name of the subdivision and the nature of your complaint. The more people that are concerned about this problem, then the more visible the police will be within our community. This speed limit has been established for the safety of community and especially the safety of our children. If this continues to be a problem then the Board will be forced to pursue other means of enforcement.

Above Ground Pools

Many of you have asked the question about above ground pools. It is our intent to further define what is acceptable in the way of above ground pools. The definition for above ground pools is for **PERMANENT STRUCTURES** that are meant to become a part of the landscape and cannot be removed during the winter months. The definition above ground pools is not meant to include KIDDIE pools that may be set up for the use by children. It is also not intended to include spa or hot tub structures that may be installed in ones backyard. Kiddy pools are acceptable starting on Memorial Day and ending on Labor Day. If you have any questions please contact one of your board members regarding when they are allowed or the type of structure that is permitted.

The Summer Gardner

Planting

Add container-grown plants to your garden as long as the temperatures are not too hot. If the temperatures are in the 90 degree F range, the plants will be slow to put out roots.

Rototill and add soil amendments to areas in which you will plant shrubs in the future.

Mulch new plantings with a 2-to-3 inch layer. Keep mulch away from the main stems; when it is piled up around stems it can create an environment that is attractive to insects and diseases.

Watering

Summer can arrive quickly. Keep new plantings well watered. Don't wait until plants look wilted before you water. Check them once a week. If the top 2 to 3 inches of soil is dry to the touch, it is time to water. When you water, do so thoroughly once or twice a week rather than a little every day. This will help your shrubs develop strong, deep roots. If you use a hose, place it near the center of the shrub and let a small stream of water soak in for at least a half hour. If you use a sprinkler, place some shallow tuna fish or cat food cans around the plants, and water until the cans are ¼ inch full.

Fertilizing

If you haven't fertilized shrubs yet, apply some 10-10-10 fertilizer. A granular slow-release fertilizer persists longer than a liquid feed, but both are effective. As a general rule, when using granular fertilizers, apply 1 tablespoon per foot of plant height.

Summer – Blooming Shrubs for Georgia

Now is a great time to add some summer blooming shrubs to your garden.

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|-------------------------------------|---------------------|
| * Bottlebrush Buckeye | * Butterfly Bush |
| * Harlequin Glorybower | * Summersweet |
| * Gardenia | * Rose of Sharon |
| * 'Tardiva' Panicle Hydrangea | * Oakleaf Hydrangea |
| * Lantana | * Chaste Tree |
| * 'Sunburst' Golden St. John's Wort | |

Summertime Recipe

Philadelphia Luscious Lemon Cheesecake

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| 2 pkg. (8 oz each) Philadelphia
Cream Cheese, softened | ½ tsp. grated lemon peel
may substitute lime peel) |
| ½ cup sugar | ½ tsp. vanilla |
| 1 tbsp. fresh lemon juice (may
substitute lime juice) | 2 eggs |
| 1 Honey Maid Graham Pie Crust (6 oz.) | |

Mix cream cheese, sugar, juice, peel and vanilla with electric mixer on medium until well blended. Add eggs; mix just until blended. Pour into crust. Bake at 350 degrees F for 40 minutes or until center is almost set. Cool. Refrigerate 3 hours or overnight. Garnish with whipped topping and lemon slices.