

AVOCET *prints*

QUARTERLY NEWSLETTER

OCTOBER - DECEMBER 2009

The UPS Store

Special Holiday Pricing for Avocet Residents!!!

Color Copies - 29 cents each; Black and White Copies - 5 cents each.

Packing - \$ 2 off when we pack 1 package, \$ 5 off when we pack 2 packages, and \$ 10 off when we pack 3 packages.

Shipping - 10% off UPS Ground or UPS Air service.

Bring this ad or mention you are a resident of Avocet

P*Tree Ind. Blvd. & Summit Ridge Pkwy
(Publix Shopping Center)
3870 Peachtree Ind. Blvd, Ste. 150
Duluth, GA 30096
(770) 623-8222
store3857@theupsstore.com

Georgia Pressure & Steam Offer!!!

Georgia Pressure & Steam has teamed with Avocet to bring you a great 20% discount on their pressure washing services. To get a firm estimate, call William at 770-729-6200 and let him know you are an Avocet resident. You can also visit their website at www.georgiapressure.com.

Rob Hiller Landscaping

5 Years Experience
Avocet Resident
References Available
robhillerlandscaping@yahoo.com
404-312-2284

Advertisements

Arbor-Nomics Special Offer

Arbor-Nomics is proud to offer lawn care services to Avocet residents. We treat common areas and serve several Avocet residents. We provide lawn fertilization, weed control, pre-emergents, aeration and several other services.

We are offering you 50% off your 1st lawn care application and 10% off each additional lawn trees/shrubs service. Please call Brandon Stegall at 770-447-6037 Ext. 1154 or send him an email at brandon@arbor-nomics.com to receive your FREE analysis today.

Be Safe This Holiday Season

The period between Thanksgiving and New Year's Day is the busiest consumer purchasing period. Unfortunately, it is also a

time of year when criminal activity, due primarily to the enhanced availability of "crimes of opportunity," increases dramatically. Use the following tips for a safe and secure holiday period.

Before You Shop

- ▶ Always carry small amounts of cash. When shopping, carry only the desired number of credit cards that you will be using for your purchases.
- ▶ Avoid going to ATMs at night, especially if you are alone.
- ▶ Carry your keys, cash and credit cards separately from each other.

While Shopping

- ▶ If you do carry a purse or bag, carry it close to your body and always closed.
- ▶ Always carry wallets in your front pockets.
- ▶ Do not leave your bags unattended when shopping or paying for an item.
- ▶ Leave the store well before closing time. This way, there is greater assurance you will walk out with other people. There is safety in numbers.
- ▶ Avoid shopping until you are exhausted. You are more alert and vigilant when you are less tired.
- ▶ Always be vigilant and use your "street smarts."



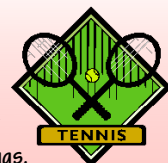
At Home

- ▶ Make sure all windows are closed and locked. If you have deadbolt locks, don't forget to use them. Also remember to close & lock garages.
 - ▶ When away from home, use timers to turn certain lights on for a couple of hours in the evening, or turn the television on for certain programs.
 - ▶ Remember to set your security alarm system when you leave.
 - ▶ Keep your valuables in a safe place.
 - ▶ Don't leave a spare key under the welcome mat or in another "secret" hiding place.
 - ▶ Keep gifts and purses hidden from view through outside windows.
 - ▶ After opening gifts, break down cardboard boxes to avoid revealing your purchase of expensive electronics or other valuable items.
 - ▶ Check your bills and bank statements for unauthorized charges and withdrawals. If you suspect identity theft, immediately call a consumer reporting company, close the suspect accounts, and report it to the police.
- Phone numbers for reporting ID theft:
- Equifax Credit Bureau - Fraud (800) 525-6285
 - TransUnion Credit Bureau - Fraud (800) 680-7289
 - Federal Trade Commission (877) IDTHEFT
 - Social Security Administration - Fraud (800) 269-0271

Tennis News

Michael Giberson is captain of the winter USTA men's team that is playing now on Saturday mornings.

ALTA Mixed doubles starts in January. Julie Dominguez is captain of the C team and Leah Scharff is captain of the B team. They will play on Sunday afternoons. If you are interested in participating in tournament play, you can contact the Recreation Committee at recreation@avocet-hoa.org. To reserve a court, you can go to <http://www.reservemycourt.com>. If you do not yet have a password, you can contact the committee for that as well.



ACC Procedure

- 1) Download and print ACC form located on the ACC web page.
- 2) Complete this form, include all applicable documentation (plat, paint chips, drawing and description of construction, etc.), and place in the ACC mailbox located at the corner of Avocet Dr. and the entrance to the amenities area.
- 3) Then send an email to architecture@avocet-hoa.org to confirm or call John Thisdale at 770-777-6890, ext. 140
- 4) Allow 10-14 days for a decision to be made.
- 5) Committee members will visit your home during the approval process and will talk to you regarding the change.

ARE YOU MAKING CHANGES TO YOUR HOME?



Just a reminder that Architectural Control Committee (ACC) approval is required for all exterior changes to your home. We strongly recommend that you contact the ACC prior to finalizing your plans. While the ACC makes every attempt to accommodate homeowners' requests, there are some changes that may not be approved. In those cases, you will be required to make a change in your plans. Changes requiring approval include, but are not limited to:

- ▶ Adding a fence
- ▶ Painting the exterior of your home, even if the same color
- ▶ Replacing your current mailbox post with a brick or wrought iron post
- ▶ Adding a screened-in porch, deck, room addition, concrete pad, shed or storage building
- ▶ Adding hardscape such as a retaining wall or dry creek bed
- ▶ Installing playground equipment, including swing sets, tree houses and basketball goals
- ▶ Replacement doors, windows, siding & awnings
- ▶ Any landscaping involving a change of the grade of land or runoff onto other's property, use of substantial mechanical assistance, or any other major restructuring of existing landscape

- ▶ Pool and hot tub installations
- ▶ Any flags other than the American, official Georgia state or seasonal decorative flags
- ▶ Satellite dish installation (away from street side view)
- ▶ Roof replacements

You can review the current guidelines by clicking the links on the ACC web page at <http://www.avocet-hoa.org/committees/architecture/architecture.htm>. You can find the ACC Request form there as well. If you have any questions, you can reach the ACC at architecture@avocet-hoa.org.

Please give the committee as much advance notice as possible. Many contractors say they will give a special rate if you agree to make an immediate decision and schedule the work on the spot. Most reputable contractors are aware of the need for approvals in communities like Avocet and will work with you.

The ACC approves many requests within 24 - 48 hours after all documentation is received. More complicated requests (such as home additions) will require additional time. Our goal is to make compliance with the ACC guidelines as simple and easy as possible for our community.

PLEASE NOTE: IF CHANGES ARE MADE WITHOUT APPROVAL, YOU WILL BE REQUIRED TO MODIFY THE CHANGE IF THE CHANGE DOES NOT MEET ACC STANDARDS.

Read ACC Procedure on Page 4.



Meet the new BOD

- Glenn Hofmann (President)
- Jeanne Aulbach (Vice President)
- Elizabeth Chua (Vice President)
- Alyson Coffman (Treasurer)
- Sri Sangodkar (Secretary)

Read their bios on page 2.

Make a point to get to know your new Directors, and add your support and input to their efforts. Contact them at bod@avocet-oa.org.

OUR NEWSLETTER IS BACK!

"Avocet prints" is back with latest news, events, coverage and information that is important to residents of our wonderful neighborhood. In order to make it as interesting a publication as possible, we will need help from the entire neighborhood. We're completely open to suggestions for what you would like to see in these pages. Please send suggestions to news@avocet-hoa.org.

- Sri Sangodkar, Jeanne Aulbach



The Kids Christmas Party is around the corner!

Train Rides * Crafts * Snacks

When: Sat, Dec 19th at 4pm

Where: Avocet Clubhouse

Contact: hollydavis@bellsouth.net



Meet the New Board of Directors

Glenn Hofmann President

Glenn and his family have been residents of Avocet since 2001 when they moved to Atlanta from Boise, ID. Glenn grew up in North Dakota, and although his girls complain about missing the snow, he has no such complaints. Glenn is currently VP of Business Information Systems at Servigistics, a privately held software development company, after spending over seven years leading various technology and project management groups at Interland. Although last year was Glenn's first year on the BOD (where he functioned as Treasurer), he has been active with community issues for many years.

Glenn can be reached at president@avocet-hoa.org.

Jeanne Aulbach Vice President

Jeanne is a self-employed Microsoft Certified Trainer and Developer. She is currently working on SQL Server Business Intelligence development projects. Prior to moving into the IT field, she worked for 13 years at Bank of America as Compliance Officer and Group Controller in the Capital Markets Group and also as a Cash & Treasury Management Consultant in Corporate Banking. Jeanne has served several terms on the Board and also served on the Architectural Control, Landscape, Finance Committees and is currently working on the C.O.P.S. Committee. She is owned by three cats. Jeanne is seriously considering walking in the Peachtree next summer. She is interested in forming an Avocet team to walk & train.

Jeanne can be reached at vicepresident@avocet-hoa.org.

Elizabeth Chua Vice President

Elizabeth Chua is a nurse who was born and raised in the Philippines. Her nursing experiences started with working amongst the poor in the mountains of the Philippines as well as teaching in a Catholic University. Shortly after, she migrated to South Bronx, where she worked with tough and culturally diverse customers for 7 years. Finally, in search of warmer temperature, she moved to Dallas, Texas where she worked at 2 prestigious hospitals. In 2004, she moved to Georgia after marrying her husband John, and has happily settled into a career with a hospital. In her spare time, Liz likes to read, travel, shop for antiques, spoil her nieces and nephew and volunteer with church activities.

Elizabeth can be reached at vicepresident@avocet-hoa.org.

Alyson Coffman Treasurer

Alyson is currently working on a Masters degree in Public Administration at the University of Georgia and will complete in May with emphasis on policy and nonprofits. She works at Agnes Scott College as the Community Engagement Coordinator. In the past, she has worked in fundraising for a nonprofit that helped abused children. Alyson moved into the neighborhood in May. She is actually from California, but came to Georgia to attend an all women's college in Atlanta (Agnes Scott) for her undergraduate degree.

Alyson can be reached at treasurer@avocet-hoa.org.

Sri Sangodkar Secretary

Sri has been an Avocet resident for three years. He is a technical architect by profession and works at Mirant located in Dunwoody. Sri was born and brought up in Mumbai, India. He has a Masters degree in Computer Science from RPI, NY. Sri's interests include music, photography and electronic gadgets. He is trained in Indian classical music and has been playing the keyboards for the last twelve years. His key interest lies in composing and arranging music. He has set up a recording studio in his basement and is currently working on a project of his compositions. Sri has worked in fundraising for a nonprofit organization named Raksha. Sri can speak five different languages.

Sri can be reached at secretary@avocet-hoa.org.

Avocet Finances

We know that our community has an active interest in keeping up-to-date on how their HOA fees are spent



throughout the year. Our main source of revenue is property owner HOA fees. We are expected to be on budget for 2009. We have three major areas of operating expenses: General & Administrative, Recreation Area and Grounds Maintenance. We have

strived to spend conservatively on capital improvement projects in 2009 to allow replenishment of the capital reserves fund. We set a goal of ending the year with a capital reserves balance of \$50,000 and are on track to meet this target. For more information on our revenue, operating or capital expenditures, you can view the financials at our web site: <http://www.avocet-hoa.org/bod/financial.htm>. For questions, please feel free to contact the Board of Directors at bod@avocet-hoa.org.

2009 Capital projects:

- 1) HVAC replacement in clubhouse(Q3.)
- 2) Amenities waterline replacement(Q3.)
- 3) Replacing the countertops and bathroom vanities at the clubhouse (Q1.)
- 4) Re-plastering the kiddie pool and investing in the main pool pump/filter system (Q2.)
- 5) Installing a professional community message board at the entrance(Q3.)
- 6) Upgraded/repairs amenities electrical system (Q3.)

Neighborhood News

Proposed Peachtree Corners Planning District

Please take the time to read this and view the video at www.upcca.com. Many of you are aware of the continued attempts by Norcross to take over parts of Peachtree Corners. This may be a way to enable Peachtree Corners to continue to be self determining in terms of zoning, etc, without the cost of fully incorporating.



What is A Planning District? A Planning District must be created by the General Assembly, signed by the Governor, enacted by resolution of the Gwinnett County Commission, and then approved by a majority of the registered voters in Peachtree Corners. A planning district:

- ▶ Creates legally defined geographical boundaries (currently underway with the County).
- ▶ Prevents an adjoining municipality from annexing any property in the Planning District, except by the 100% method.
- ▶ Allows specific governmental services to be provided.
- ▶ Creates a special tax district to fund those services.

Why Should We Do This? A Planning District would give us local control of quality of life issues without the costly duplication of services found in a City.

- ▶ We believe this will help us improve and maintain the quality of life in Peachtree Corners.
- ▶ Becoming a City is an expensive duplication of services that Gwinnett County already provides.
- ▶ However, certain government services, specifically those related to land-use are essential to address quality of life issues. All other current governmental services would continue to be provided by the County.

What Are the Benefits? The Planning District would:

- ▶ Participate with the County in long range, comprehensive planning for land use zoning and development.
- ▶ Conduct hearings on zoning and land use issues, including enforcement of overlay district provisions.
- ▶ Limit the County Commission's ability to overrule the Planning District, unless a super majority (80%) of the Commission votes to overrule.
- ▶ Spend tax proceeds on landscaping, maintenance, and beautification of roadways, rights of way, county owned green space, a portion of the operation and maintenance of county owned parks located in the Planning District and other incidental expenses as may be required.

What Does It Cost?

- ▶ The current legislative proposal would allow an ad valorem tax on real property not to exceed 0.5 mills.
- ▶ The annual dollar impact on property taxes for a home costing \$100,000 is currently being calculated by the County.
- ▶ The County would collect the tax, keep up to 4% for administrative costs, and then remit the net proceeds to the Planning District.

How Would It Work? The County Commission would appoint a five member Board, four of whom must be residents and the fifth being a representative of the commercial properties

The Board would conduct the business of the Planning District and provide to the County, and publish in the local newspaper each year, an accounting of monies spent.

It would be subject to open meetings and open records.

The Planning District would exist in perpetuity and the County could not make any material changes in the authorizing resolution (e.g., tax rate, boundaries, powers of the Board, etc.), without the approval of the voters in the District.

Avocet Wins C.O.P.S. Award



Thanks to our very own Barry Sharp and his hard work over the years, Avocet has won the "2009 C.O.P.S. Master Community of the Year" award. This is the third time that Avocet has won this award. It is given to a C.O.P.S. community in each district. The award is based on meeting certain guidelines and standards set by the program.

The Avocet C.O.P.S. Program is a neighborhood watch program that works with a Liaison Officer assigned from the Gwinnett Police Department. The Avocet C.O.P.S. Program warns residents of crimes in our neighborhood or adjacent neighborhoods through a system of block captains, the Avocet Forum on Yahoo, and/or by flyers that are left at each mail box. When we have had incidents, our assigned officer has been able to give us additional assistance.

The C.O.P.S. program is currently undergoing some changes, due to the budget cuts in Gwinnett County. The unit itself has been disbanded and our liaisons are now stationed at precinct headquarters. While they are still focused on community policing, they may be reassigned to normal policing duties if they do not have sufficient support from communities like Avocet. It is important to continue to support our C.O.P.S. program. Community policing and neighborhood watches help deter crime.

You will be receiving additional information about how you can support the Avocet C.O.P.S. program soon.

Bits & Pieces

Message Boards

Check out the message boards (at the entrance and the amenities area) for the latest updates, events and important information about Avocet. Special thanks to Roylene & Lexie Hofmann for keeping the message boards up to date.

Signs

Please note that our covenants only allow a single "For Sale" sign. "For Rent" and any contractor signs are prohibited. Also, county code prevents signs from being placed at the entry as they are in the right of way. Exceptions at the entry can be made for "Open House" signs and "Garage Sale" signs on the day before and the day of the event. The other exception is for



"School Spirit" signs with the approval of the BOD.

Parking Courtesy

Please respect your neighbors by parking your cars in your garage and driveway. Only park on the street when you really need to. It is safer for all. If you do park in the street, please do not park on the curb, sidewalk or the grass.



Lawn Care - Prepare for Spring!

Now is the time to pretreat your lawn to avoid weeds in the spring. See page 4 for a special lawn care offer from Arbor-Nomics.



Want to Rent the Clubhouse?

The Clubhouse is available to rent for our homeowners.

- ▶ Rental cost is \$50 with a \$100 refundable deposit. Both checks are due with your application which is downloadable from the website.
- ▶ You rent the clubhouse by the day
- ▶ The committee will get you the key in advance of your rental date.
- ▶ Please direct any questions about the Avocet Clubhouse to clubhouse@avocet-hoa.org.



Join the forum

An increasingly important method of communication within Avocet is the Avocet Forum. To join, go to <http://avocet-hoa.org/general/forms/> request avocetclub.htm. To access



the Forum once subscribed, go to <http://groups.yahoo.com/group/avocet>.

Please Help Protect Avocet's Assets

Many folks walk through the amenities area for exercise or to walk your dogs. When you do, we would like to ask for your help to secure the area. If you are in the area and there is no one at the courts or the pool, please check the following:

- ▶ Ensure the gates at the courts and the pool are shut and latched. There have been a number of occasions where gates were left open.
- ▶ Ensure the door to the clubhouse is closed and the window in the bathroom hallway is closed and secure.
- ▶ If the umbrellas by the pool are open, please close them. If they are open, they can be damaged by the wind.

