

Afton Downs Community News



A publication for the homeowners of the Afton Downs Subdivision – August 2003

Meet your Board Members:

Milton West, president
5041 Bell Drive

Fara Gindin, secretary
5110 Afton Way

Faye First, treasurer
5028 Bell Drive

Talia Jeanty, chairperson ACC
1007 Afton Way

Nina House, board member
5049 Bell Drive

Kathy Mihlack, board member
5020 Bell Drive

Get to Know your Neighbors!

The ADHA's Social Committee, headed by **Aimee McDonald**, is hosting a **Happy Hour** on **Thursday, August 14**. The event will begin at **7:30 pm** at Atkins Park. The park is located at the Market Village on Atlanta Road in Smyrna.

See you there!

Feedback?

The Afton Downs Community News is published as needed for the residents of the subdivision. Your feedback and comments are welcomed and appreciated.

To submit story ideas or comments, please contact Fara at faragindin@yahoo.com

Hello, everyone!

On behalf of the board, I would like to thank all of you for your continued vote of confidence and kind words of encouragement. With your support of membership this past year, we've accomplished many goals undertaken. We have added, among other things, two new flower beds to beautify the entrance of our subdivision and with the city's help, we were able to get new road signs to replace the previously worn and dirty ones.

This year, we plan to achieve even higher goals. One of our goals is to continue to draw the community closer together by promoting social and personal relationships between residents. Another goal is to be more effective in enforcing maintenance standards in the community per the subdivision's restrictive covenants.

Again, we thank you and ask that you continue to support us by volunteering and by paying your yearly association fees. Your dues say "Yes!" to the association and enable us to perform the duties necessary to maintain an attractive community.

Please feel free to contact me anytime with any comments or concerns.

Milton West, president
Afton Downs Homeowners Association (ADHA)



Afton Downs Board Elects a New Secretary

Following the events of the annual homeowners meeting on July 8 at the Smyrna library, elections held produced one additional member to the board. **Fara Gindin** is our newest member. She will be in charge of writing and editing our newsletter. Later that week, Fara also was nominated and approved by the board for the available secretary position. Having assumed this new post, one of Fara's many duties will be to assist the president with day-to-day business. Fara recently celebrated her two-year anniversary as an Afton Downs homeowner.

Welcome, Fara!



Yard of the Month



Congratulations to the following homeowners for a job well done in maintaining their front lawns.

Gina Berry's yard, see photo, has been selected as the August Yard of the Month. On your next walk through the neighborhood, see Gina's beautiful yard for yourself at 5178 Afton Way.

In July, **Mathew and Vanessa Edmonds'** yard was the Yard of the Month. These homeowners at 5045 Afton Way work hard to maintain their yard and it shows!

Thank you!

The ACC Takes a New Approach to Get the Job Done!

Hi, everyone.

We'd like to extend a special "thank you" to all the Afton Downs homeowners who take pride in their homes and who have invested in the upkeep of their properties throughout the years. Because of these diligent and dedicated homeowners, the community has maintained its appeal over the years and property values have increased significantly.

Following the spring survey, the Architectural Control Committee (ACC) forwarded maintenance letters to homeowners whose properties were in need of repairs. In addition to the letters, the ACC offered a series of group-rate quotes for repairs on many of the maintenance issues in hopes that homeowners would take advantage of the savings and make the needed repairs. Unfortunately, many homeowners failed to take advantage of this cost-saving offer. As a result, much of the repairs needed still exist throughout the neighborhood.

It is the responsibility of the ACC to enforce our subdivision's **restrictive covenants** and protect each homeowner's investment. The restrictive covenants, which we all must adhere to and is supported by Georgia Law, make it mandatory to maintain our properties and the guidelines set forth by this community. The ACC will enforce compliance to the rules of the neighborhood and will advise each homeowner of any existing problems and refer all non-compliance to the Afton Downs corporate attorney for legal action if necessary.

The process concerning notifications of maintenance and other ACC business has changed. To keep the community better informed and involved, the new procedures will be as follows:

- A chart will be forwarded monthly to all homeowners to inform the community of properties that are in non-compliance of the restrictions and the law. The chart will consist of phases progressively leading to legal action.
- Letters will be mailed to inform homeowners of existing problems on their property and ask them to contact the ACC if these problems cannot be resolved immediately. The ACC will attempt to work with homeowners at all phases to offer solutions and referrals. Properties will not be listed on the chart at that time.
- Phase I will involve a follow-up letter to those homeowners who have not resolved the problem(s) and have not contacted the ACC for assistance. If the ACC has not been contacted within a two-week period, the property and issue shall be placed in phase I on the chart.
- Phase II will consist of a warning of the existing situation and a plea to resolve the issue or at least discuss it with the ACC. After a two-week period from phase I, the property shall be listed in phase II.
- Phase III shall be a final warning of the existing problem(s) and the homeowner's failure to comply in resolving the issue. After a two-week period in phase II, the property with documentation will be listed in Phase III and delivered to the attorney for legal action.
- Phase IV shall represent all cases being handled by the ADHA and its attorney(s).

It is our hope that these new procedures will encourage homeowners to take responsibility for their property and allow for positive and effective communication between the homeowners and the ACC. By working together, we can maintain the beauty and peace in our neighborhood and support one another in times of understanding.

Talia Jeanty, chairperson ACC
Afton Downs Homeowners Association (ADHA)



Welcome Mat

A red-carpet welcome to new homeowners and neighbors **Nicole Miller**, 5123 Afton Court; and **Nikki Griffin**, 5202 Afton Way.

We're glad you're here!

Referrals Anyone?

Has a realtor, contractor, or other home improvement-related professional performed satisfactory services for you recently? Do you want to share that referral with us? Please e-mail Fara at faragindin@yahoo.com with your referral.

We Need your Membership Support!

The Afton Downs Homeowners Association board needs your financial support to continue to improve the quality and standard of living for residents and to protect our investment. These goals can be achieved through your yearly contributions of \$25. **You can mail or hand-in your association dues to our Treasurer, Faye First, at 5028 Bell Drive.** Please make your twenty-five-dollar checks payable to the Afton Downs Homeowners Association.

The ADHA board is made up of a group of homeowners in the subdivision who volunteer their time to the community free of charge.