

Afton Downs Community News



A publication for the homeowners of the Afton Downs Subdivision – August 2004

Meet your 2004- 2005 Board:

Fara Gindin, co-president
5110 Afton Way

Milton West, co-president
5041 Bell Drive

Faye First, treasurer
5028 Bell Drive

Board members include:

Nina House

Kathy Mihlack

Abigail Rivera

Maria von der Goltz-Kaner

Afton Downs Has Two Presidents!

Elections held at this year's meeting in July produced a non-traditional outcome – two co-presidents. Those present at the meeting elected Fara Gindin and Milton West as co-presidents of the Afton Downs Homeowners Association. Wondering why? Milton, having served as president for more than two years, would like to retire from the post and serve as a board member. Fara, who used to be a board member, is hesitant about the number of hours this new responsibility would require. So, in the interim, while these things are being decided (another meeting to be held in October), we have two "interim" co-presidents.

We have several positions available on the board, including the presidency. We are looking for folks with a pleasant attitude and the ability to cooperate with the needs of all residents. We also need people who can commit to decisions that will serve the overall good of the community.

For more information on the available positions within the board and their requirements, please contact Fara at 404-723-1744 or Milton at 770-435-7299.



Afton Downs Board Gains Two New Members!

Following the events of the annual homeowners meeting held last month at the Smyrna public library, **Maria von der Goltz-Kaner** and **Abigail Rivera** have volunteered their time and services to the Afton Downs Homeowners Association!

Maria is a long-time resident, having lived in Afton Downs for nine years. Abigail is new to our subdivision and looks forward to lending a hand in our effort to continue to make Afton Downs a great place to live. We are very glad to have both of them on board!

Welcome, Maria and Abigail!



Yard of the Month

Congratulations to the following homeowners for a job well done in maintaining their front lawns. **Thank you both for doing a fine job!**



Rhonda Martin's yard, photo unavailable, has been selected as the July Yard of the Month. Rhonda has proven that the emphasis shouldn't be placed on how big or small your yard is, but rather in what you can do with what you have! On your next stroll through the neighborhood, see Rhonda's beautiful yard for yourself at 2026 Oakley Trace.

In June, **Bill and Linda Elkin's** yard (see photo) was the Yard of the Month. These homeowners at 5047 Bell Drive have spent countless hours working hard all Spring to redesign their front lawn. They've turned their yard into a

show-stopping masterpiece – be sure to stop by and see it!

See more photos online at www.aftondowns.com under the Archives section!

On the Web at:

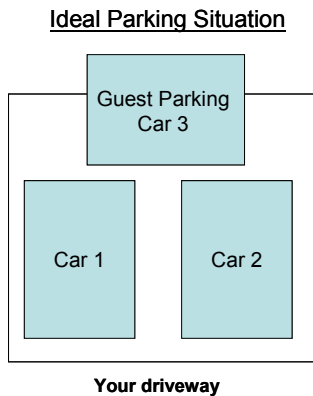
www.aftondowns.com

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

Experiencing Parking Problems in Afton Downs?



This topic was discussed at great length during our meeting last month as many homeowners have experienced problems with parking in our community. While parking in Afton Downs is limited, the Association is asking each homeowner to give careful consideration to his or her neighbors when parking and trying to accommodate guests or visitors. Since we have received several complaints about the parking situation, we ask that all owners and their guests adhere to the following guidelines:

1. Third-car parking is allowed. Have your guest park parallel to the street directly behind the two cars parked in your driveway (see illustration).
2. Temporary (preferably not overnight) parking is allowed on streets in Afton Downs where there are no curves, signs, and driveways hindered by the parked vehicle. (Do not park opposite side of street from someone else's driveway.)
3. **Never** park in any corner at Afton Downs. View of on coming traffic is restricted thus possibly causing an accident. A general rule for this situation is that if a vehicle approaching a corner has to look through a parked vehicle's windows to see oncoming traffic, then that parked vehicle is too close to the corner. **Subject to citations from Smyrna Police.**
4. **Never** let your guest(s) park in your neighbor's driveway without permission - **subject to towing.**
5. **Never** park in areas that have been painted yellow by city workers – **subject to citations from Smyrna Police/City Marshall.**
6. **Never** park directly across from another vehicle. Our streets are too narrow to accommodate this type of parking.
7. **Please**, do not park directly on your grass or anyone else's grass – **subject to citation from City Marshal.**
8. Do not park in any of the cul-de-sacs overnight - **subject to citations from Smyrna Police.**

The Homeowners Association wishes that everyone respects the rights and comforts of others. **In about a week's time**, following the delivery of this newsletter, the Smyrna City Police Dept. will be asked to monitor parking in Afton Downs and issue citations as needed.



Have Misconceptions about our Homeowners Association?

Some residents in Afton Downs look at the Homeowners Association as a select group of people who look for problems in the community to hassle residents – this certainly is not the way we operate or the image we want to project. So, we thought sharing the information below with you might help dissipate any fears and concerns regarding the Association.

The Afton Downs Homeowners Association is comprised of a group of paying members who elect officers each year to manage the Association's main business – protecting and enforcing the community's restricted covenants, which are enforceable by law. The elected officers and board members are responsible for upholding these covenants, and to ensure that residents maintain their property and do their part in maintaining the overall appeal and charm of our neighborhood.

The Association serves the entire community, albeit the board receives most of its complaints and requests from non-paid residents in Afton Downs. Nevertheless, the board investigates and follows through on each complaint received before acting on it. We try to handle complaints as diplomatically and efficiently as possible. If the complaint involves a breach in our covenants, we advise the person(s) at fault.

Often times, homeowners bypass the Association and submit their complaints directly to the City Marshal's office or the Police Department. While this is the right of any homeowner, the Association is sometimes blamed for the owners' actions and negative attitudes develop towards to the board.

The Association is here for you! The board is made up of dedicated homeowners who volunteer their time and efforts to ensure increased property values and to make sure that you get top dollar when you sell your property. We are here to bring neighbors together to support our common goals, interests, and community values. Together we can continue to improve our neighborhood.



Your Membership Support is Always Needed!

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.