

# Afton Downs Community News



A publication for the homeowners and renters of the Afton Downs Subdivision – March/April 2005

## Meet your 2004- 2005 Board:

**Fara Gindin**, president  
5110 Afton Way

**Faye First**, treasurer  
5028 Bell Drive

**Board members include:**

**Steven Fox**

**Kathy Mihlack**

**Abigail Rivera**

## Looking for a contractor?

Visit our Web site at  
[www.aftondowns.com](http://www.aftondowns.com) to get  
a detailed contractor's list.

You might just find one or two  
contractors who will help you  
with your home improvement  
needs.

## On the Web at:

[www.aftondowns.com](http://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 [faraqindin@yahoo.com](mailto:faraqindin@yahoo.com)

## Spring Properties Surveys are on-going!

Hello, everyone!

The Afton Downs Homeowners Association's goal is to help property values increase and to maintain the aesthetic appeal of the community. Members of the Homeowners Association and Architectural Control Committee currently are conducting the Spring 2005 property surveys. You should be receiving your copy of the survey very soon.

The purpose of the survey is to carefully evaluate your property, to let you know its condition and to share with you what needs repairing as per our Restrictive Covenants.

Upon receiving your property survey, the Association expects all **homeowners to complete all necessary repairs or fixes to the exterior of their homes within 3 months**. Follow-up letters will be mailed to each homeowner if reparations are not being made. Please be aware that action will be taken to enforce our Covenants if properties are not being maintained.

Thank you for your understanding and cooperation!  
Afton Downs Homeowners Association.



## New Procedure for Yard of the Month!

As we all know, in Afton Downs, it pays to have a beautiful yard!

As an Afton Downs homeowner and paying member of the Association, **we invite you to help us select potential candidates who work hard to maintain their yards**. Using our nomination form, found on the Internet, homeowners now can nominate each other's yard based on a list of criteria which details the specifics of what makes an Afton Downs yard stand out from the others.

You can submit your nomination by placing the completed form in Fara Gindin's mailbox at 5110 Afton Way by the 10th of each month. The Association will then tally all your votes, assess the properties to make sure that they meet our criteria and award the winning yard with our coveted Yard of the Month award. As always, we will reward the homeowners with a special gift in appreciation of their hard work in their yard.



## Yard of the Month!



Micah Green certainly has a green thumb... and it shows! Having only moved-in our community a short while, Micah has transformed his old yard with new sod, beautiful plants, neatly trimmed shrubbery, night lights and more! Micah received several nods from his neighbors and so his yard was selected as the April Yard of the Month.

On your next stroll through the neighborhood, be sure to see Micah's beautiful yard for yourself on Bell Drive. As a "thank you" for his efforts, Micah (who is a renter in Afton Downs but whose landlords are paid members of the Association) received a \$25 gift certificate to Vinocity, a chic midtown-Atlanta restaurant.

**To nominate a yard in our neighborhood, please go on our Web site to download the nomination form at [www.aftondowns.com](http://www.aftondowns.com)!**

## Noise Control!

It's about that time to talk about controlling the amount of noise we emit through the thin walls of our townhomes, through the loud music of afternoon or late-night barbecues or get-togethers in our backyards, and the lingering chatter that goes on outside of our homes in the middle of the night.

The City of Smyrna does have a noise ordinance that is enforceable and enforced. During the Spring and Summer months (when we spend most of our time outside), we must take care to be considerate to our neighbors when hosting parties or after-parties, etc. If your neighbor is playing his/her music too loud, find a nice way to let him/her know. If your neighbor and his/her friends are carrying on with loud outdoor conversations after hours, let them know. If all else fails, please call the Smyrna Police; they will be glad to enforce the City of Smyrna noise ordinance and issue the proper citations or warnings.

Whatever you do, PLEASE do not call the Association at 1:00 A.M. in the morning with your complaint!



## Trash Can Lids, A Curb-Appeal Basic!

Curb appeal starts at the curb.

In walking through the neighborhood, it is quite visible that many homes have really ugly, beat-up, and rusty trash lids. **This is an ugly problem that has a really easy and cheap fix.**

If your trash can lid is in decent shape but the color is fading, you can freshen it up! Just go to The Home Depot or Lowes and buy green spray paint TO MATCH! Make sure they get the Rust-OLEum spray paint; it has a protective film that keeps the rust away for longer.

If your trash can lid is just beat-up and worn out, you will need to get a new one. New underground trash liners and lids can be obtained by calling City Sanitation at **770-431-2850**. The City will deliver your new item and charge it to your water bill. **Lids cost approximately \$10** and liners cost \$13.

Just imagine, for about \$10 dollars or so, you can add some much needed curb appeal to your home and join the fight to increase property values in Afton Downs!



## Welcome Mat!

We would like to extend a warm welcome to the new homeowners and renters at:

**5068 Afton Way • 5153 Afton Way • 5198 Afton Way • 5191 Afton Way  
5202 Afton Way • 5204 Afton Way • 5022 Bell Drive • 2009 Oakley Trace**

These owners and renters have recently received a Welcome Packet from the Association. **Please feel free to e-mail us at [faragindin@yahoo.com](mailto:faragindin@yahoo.com) with your current information so we can be sure to update our mailing list.**

If you have recently moved to Afton Downs and have not received a Welcome Packet, please contact Fara via e-mail at [faragindin@yahoo.com](mailto:faragindin@yahoo.com) or visit our Web site to get a copy of our covenants!



## Association Dues are Being Accepted!

You should have received a form in the mail regarding Association dues. Please submit your dues to Faye First, treasurer of our Association at 5028 Bell Drive.

Please make all checks payable to Afton Downs.