

Afton Downs Community News



A publication for the homeowners and renters of the Afton Downs Subdivision – November 2004

Meet your 2004- 2005 Board:

Fara Gindin, president
5110 Afton Way

Maria Kaner, secretary
5041 Bell Drive

Faye First, treasurer
5028 Bell Drive

Board members include:

Steven Fox

Kathy Mhlack

Abigail Rivera

Photo from Halloween Social!



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

About October's Homeowners Meeting!

First, we would like to thank the homeowners for attending the meeting and giving their input; we had a great turnout! During the meeting, we revisited old issues such as **parking** and **roaming pets**. We also discussed the **speed bump** issue which we decided to put to rest for now and instead find creative ways to get homeowners to abide by the subdivision's speed limit.

A new topic was discussed at the meeting (see more on back page) regarding **the number of people living in each townhome** and the legalities involved. Also discussed were the **revisions of Afton Downs Covenants** and the need for a **Mandatory Association**. By revising our covenants and by becoming a neighborhood with a mandatory association, we can control and/or refuse **Section 8 renting** in our subdivision and continue to increase our stalling property values, among other things.

Elected to the Board are **Fara Gindin**, president and newsletter editor; **Maria Kaner**, secretary; and **Faye First**, treasurer. Board members include **Steven Fox**, **Kathy Mhlack**, and **Abigail Rivera** (who also serves as the Welcome Committee).

The Social Committee includes **Holly Evans** and **Ellen Lauterbach**. The Architectural Committee includes **Allison Hill**, **Sandra Kuchno** and **Kathy Mhlack**. We also have many homeowners who volunteered for special and/or short-term committees.

Together we plan to accomplish many tasks this term. In order to do this, we will need your support and your input. Help us make Afton Downs a better place to live!

For additional information on our last meeting, view the minutes on the Web at www.aftondowns.com/meeting.html



The Halloween Social in Afton Downs!



On October 30, the Afton Downs Social Committee hosted a Halloween bash at the Afton Court Cul-de-Sac. Residents and their friends gathered together that evening, all decked out and ready to show off their scariest and most creative Halloween costumes. The social was a great opportunity for our neighbors to come together, get to know each other, and share a few stories. And, with more than 70 homeowners present, our social gathering was a success!



Holly Evans and Ellen Lauterbach (pictured top left), who head the committee, planned and organized the event with the help of fellow homeowner Dave Henry. Together the team took care to decorate Afton Court, provide the music, the games, and get the City's permission to host the block party. The ladies even started the neighborhood on a new "boo" tradition in which homeowners are encouraged to partake in a little game of secretly giving treats or goodies to another homeowner, who must then "boo" another homeowner; all in the spirit of the season and of being neighborly. You may have seen several homes with a "boo" sign taped to front doors throughout the neighborhood during the week of Halloween! Hope you got "booed."

To see more photos, visit us on the Web at www.aftondowns.com click on [Social Events](#)

Afton Downs is a Single Family Dwelling!

One of the many reasons parking has become a problem in Afton Downs is because there are too many people living in a single family dwelling or townhouse. This also increases the number of cars in Afton Downs and aggravates the parking situation.

Here are the rules regarding the number of people allowed to occupy a townhouse in Afton Downs. According to the City of Smyrna ordinances and our covenants, "**Single Family Dwelling**" means a unit comprised of one (1) or more related persons **or** three (3) or less unrelated persons occupying a dwelling unit and living as a single housekeeping unit. So, **you are in violation of a Smyrna City ordinance and the Afton Downs covenants, for example, if:**

- you own a townhouse in Afton Downs and have **more than** (2) two "unrelated" roommates living with you (as a *single housekeeping unit*).
- you own a townhouse in Afton Downs and are married **and** renting a room in your home to an "**unrelated**" person or roommate.

These covenants are monitored by the City of Smyrna. Please think about the above ordinance before you rent your townhouse in Afton Downs. Be sure to read Article I Section 1.12 of our restricted covenants for more information. The City will be advised of townhomes in Afton Downs that violate this ordinance.



Slow Down, Afton Downs!



Too many of us are **driving too fast** through our subdivision, especially when driving by the curbs! Please, **slow down** and abide by the **legal speed limit** as indicated just as you enter Afton Downs. We are a residential neighborhood where parents walk with their young kids, teen-agers ride their bikes, and folks jog and walk their dogs. By driving too fast through the neighborhood, you are affecting our quality of life and the way we enjoy our neighborhood. **PLEASE slow down!**

*Should this situation persists, we will have no choice but to ask for the assistance of the **Smyrna City Police Department** in patrolling our streets and issuing the proper citations.*

P.S. This campaign to "slow down" has been started by several homeowners in our community who have donated their time in designing and distributing flyers to you in asking you to abide by the subdivision's speed limit of 25 MPH.



Expired Tags / Parking on Grass?

Did you know that you could call Smyrna City Code Enforcement to fix many problems in our neighborhood?

For example, if *after talking to your neighbors*, they continue to keep **in-operative vehicles** or **vehicles with expired tags** in their driveway, you can call the **City Marshall** directly at **770-319-5490** to report them. You also can call on those **neighbors who continuously park their cars on their grass or other grassy areas** in Afton Downs. **It's the law!**

Did you Know?



Did you know that you could pay your water bill online?

Simply go to **www.smyrnacity.com** and click on the Pay My Water Bill Online icon seen here.



FYI!

Results from the 2004 Spring Survey indicate that several properties are in need of some maintenance. We have identified the maintenance issues and distributed letters advising the appropriate homeowners. We've also provided each of these homeowners with two separate pricelists obtained from two reputable contractors who have offered us special rates to perform the repairs for these homeowners and bring their property up to Afton Downs standards.

For more, please visit the **Archives page** at **www.aftondowns.com**