

# RIVER PLANTATION MONTHLY

Issue 1

March 2017

## Welcome to 2017!!!

### Community Reminders:

- ❖ Please store your trash can on the side or rear of your house
- ❖ Please park in your driveway and not in the street
- ❖ Slow down! The speed limit through the neighborhood is 25 mph
- ❖ Dues are currently \$400.00 yearly, and were due March 15, 2017

### Contact Information:

River Plantation Board:  
Ben Spotts  
Becky Bos  
Janet Ash  
Kelley Graham  
Wayne Wise

### Access Management:

Steve Collins  
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Pkwy, #114  
Roswell, GA 30076  
770-777-6890 x128  
[scollins@accessmgt.com](mailto:scollins@accessmgt.com)

Happy Spring!

This year the Board will continue to make an effort to meet and get to know our neighbors when we see you around the subdivision. Please don't hesitate to approach us when there is an issue that needs attention. So, say hello when you see us in the neighborhood!

Our board is scheduled to meet on an as needed basis, including our HOA Annual Meeting. River Plantation residents are welcome to attend the meetings to hear discussions. If you would like to be put on the agenda please let us know 10 days in advance.

We are always looking for volunteers, especially for the Pool Committee. We always need help opening and closing the pool for security, but need some help from you. So if you are willing and interested, please email the board via Access Management.

## Who Is Access Management?

Our Association currently uses the services of Access Management, a property management company with 27 years of experience that currently manages 170 condominium and homeowners associations. Access assists the HOA through: managing maintenance needs, the billing and collection of dues, monthly inspections checking for compliance with our covenants, and coordinating with the Board to manage finances and provide advice and assistance where necessary.

Our account manager is Steve Collins. He is your contact for architectural requests, dues, or maintenance issues and can be reached at 770-777-6890, ext. 128.

## River Plantation Subdivision is on line NOW!

YES, River Plantation subdivision has its own web site. Please check us out on line at [www.river-plantation.us](http://www.river-plantation.us). The web site is a priceless tool for both potential homeowners that are looking for more information about our neighborhood and certainly for current residents. There will be two sections to the web site. Most of the site will be public while some aspects of the site will be password protected and only for River Plantation residents. Because we'll have the website for communication, this will be the only River Plantation newsletter that you get in the mail. Moving forward, all newsletters will be available on the website. Additionally, any important information, flyers, and notices will also be posted to the website. For those of you with limited access to the internet, a copy of the newsletter and/or notices will also be posted on the bulletin board at the pool.

### Annual meeting schedule

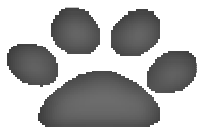
Our annual meeting has been scheduled for April 22, 2017 at 9 am at the Cherokee County Recreation Center. Homeowners are encouraged to attend our annual HOA meeting. Please be on time as we are allotted and have paid for a specific amount of time. If you wish to be on the agenda please notify us 10 days prior to the meeting. We look forward to homeowners taking a more active role with the HOA.

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### Email Us!

You can now email the River Plantation Homeowners Board! If you have any questions, concerns or ideas about anything related to River Plantation subdivision, email us at [riverplantationga@gmail.com](mailto:riverplantationga@gmail.com) We are only a few clicks away. Any emails will be answered within three business days. We are listening!

While Nextdoor is an invaluable tool, please understand it is not specific to just our neighborhood and includes access by other subdivisions. Questions directly related to our community should be directed to our new email address. This is also the email address to use if you want to reserve the pavilion at the pool. Further guidelines for the use and care of this amenity will be in our next communication.



**From the Animal House**



Man's best friends can also be his worst nightmare. There have been number of complaints about dogs and cats running around the community, leaving "gifts" in lawns and running into traffic. Please, for the safety of our residents and the safety of your pets, keep your pets on a leash at all times when away from home, in fact, this is a rule stated in the River Plantation

covenants. Make sure your dog is not able to jump over, sneak through or get under your fence. Also, please be courteous and pick up after your dog. If we all do our part it'll be easier to maintain the beauty of our community, the integrity of our neighbors' yards, and the health of our pets. Everyone, including our cats and dogs, will be much happier!

## Our Playground



The playground is looking good. Fresh mulch will be added in the next month to help ensure the safety of our children. Speaking of which, it has been nice to see so many children playing at the playground now that the weather is starting to get better.

## Lawn/Home Maintenance, Especially Important

River Plantation is a great community to live in and your Board of Directors are working hard to maintain and improve property values, as well as provide amenities to community members. Everyone benefits from each of you maintaining your homes and it continues to drive the overall market value of this community. Essential to this effort is the proper maintenance of homes and lots. As a friendly reminder, you do live in a community that is governed by documents called the Declaration of the Conditions, Covenants and Restrictions (CC&R), which you all agreed to comply with when moving into River Plantation. A copy of these Covenants is available on our website. Therefore, we would like to provide you with a few of these guidelines to familiarize yourself with.

### Landscape and Lot Maintenance

- Lots should have lawns that are regularly maintained, including mowing, blowing, edging, and trimming. Yards should be free of weeds and weeds not simply mowed.
- In the fall/winter, fallen leaves need to be removed, including from landscape beds and the road in front of your property. Please do not blow your leaves into the sewers.
- Landscaped beds should be free of weeds and saplings, and should be adequately covered with mulch or pine straw.
- An acceptable ground covering should be in place everywhere on a property that is not a legitimately naturalized, wooded area; i.e. there should not be bare spots in lawns or in landscaped beds.

- Maintenance for lawn debris extends to the center of the street in front of your home. Please keep this area free of grass clippings, weeds and leaves. **The seam between the asphalt and the curb should be weed free.**
- Mailboxes should be freshly painted, not leaning, with a legible address plaque. If you need a new mailbox post our website has a list of where you can buy a new one.
- Trash cans should be hidden from view on non-pick-up days.
- Play items should be stored when not in use - including nets for soccer, lacrosse, pitching, etc.
- **Under no circumstance** are homeowners allowed to dump yard clippings, tree trimmings, or any other type of refuse in any of the community common areas, i.e., the soccer field, any of the wooded areas surrounding the tennis courts, etc.

### **Home Maintenance**

- Home exteriors should be painted, caulked, and free of fungus or mildew. Any home exteriors with fungus, mildew, dirt, or grime should be pressure washed to remove accumulation immediately.
- Garage doors should be free of dents and should remain closed when not in use.
- Roofs should be free of fungus & moss, and gutters should be clean and free of rust, stains and debris.

### **Vehicles**

- Please do not block the sidewalk with vehicles.
- **Parking on grass or street is not permitted as a permanent daily parking spot.**
- **Inoperable cars must be garaged.**
- Driveways and curbs should be clean, free of debris, and free of personal property (except automobiles).

### **Safety and Property Preservation**

- Please promote safety and property preservation in the neighborhood. Drive the speed limit & obey stop signs. For vandalism, charged parties and their guardians will be responsible for the cost of all repairs associated with damages.

### **Sales and Leasing**

- Your closing attorney will request a closing letter from Access Management and they will forward closing information once the sale is complete. If you lease your home, please ensure you let Access Management know your new mailing address as well as contact info for you. Tenants are also bound by covenants.

### **Architectural Review Committee**

- **All changes and/or additions to the exterior of your home need the approval of your community Board, including tree removal.** Your request should be sent to directly to Steve Collins and he will ensure it is presented to the Board for their review.

After reviewing these general guidelines, please take a moment to look over your property and put together your action plan for this spring. Please feel free to contact the Board if you have any questions or concerns. We greatly appreciate your attention as well as cooperation and look forward to a great 2017!

## Inappropriate Behavior

We are very lucky to live in a nice development with some really great neighbors. For the most part we've experienced very few incidents. However, the board has received complaints regarding inappropriate behavior at the playground and tennis courts. We stress that it is the responsibility of EVERY HOMEOWNER to take care of this neighborhood. If you feel comfortable doing so, speak up when you see inappropriate behavior. If you feel threatened or unsafe you should call 911 or the police and file a report. While your board can not act as HOA police, you can certainly inform us of any inappropriate activity.



### River Plantation Classifieds



FOR SALE

WANTED

BUSINESS PLUGS

ANNOUNCEMENTS

SERVICE OFFERS

If you have something you would like to post in our next newsletter, email us at [riverplantationga@gmail.com](mailto:riverplantationga@gmail.com). We'll post it in this section of the newsletter.

IT'S FOR EVERYONE AND IT'S FREE!