

May 28, 2008

Volume 1, Issue 2

# The Board Report

For Chattahoochee Landing Homeowners and Residents  
Chattahoochee Homeowners Association, Inc. P. O. Box 3208 Duluth, GA 30096

Congratulation To ALL Our  
Community Graduates. May  
Your Future Be Filled With  
Great Success !



## THE BOARD POINTS OF CONTACT:

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E-mail Us At  
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Please be considerate of  
your neighbor's yard and  
pick up when your pet  
makes a waste deposit.



## Wanted

Photographs of  
Chattahoochee Landing  
homeowners and residents  
at work or play in the  
community for posting to  
our website. Please  
forward them with names  
to The Board at our e-mail  
address above.

## Community Meeting Scheduled for June 29 2008; 5pm

Greetings from your Homeowners Association Board,

Please mark your calendar for **June 29, 2008 at 5:00 pm** for a special community meeting to be held at the **Bunten Road Park** facilities. The Board will present the 2008 budget as well as propose several community Covenant and Bylaw revisions.

The 2007 Board purchased community Covenant and Bylaw revision drafts in March 2008. However, none of the revisions were presented to the community for a vote prior to the end of their term. In an effort to protect the investment of HOA funds (\$4,000) for these revisions, the Board has worked as a team with approximately 20 residents to review these drafts. Collectively we agree that there are some covenant and bylaw revisions that will benefit our community, but the drafts as a whole are overly restrictive and not in keeping with the general atmosphere and lifestyle of our community. If you would like to view the drafts, please visit our website at <http://www.clhoaduluthga.org/newsletters.html>. The Board will propose a minimum number of revisions at the June 29<sup>th</sup> special community meeting, such as allowing the use of HOA funds to maintain the entrance median landscaping. The proposed Covenant and Bylaw revisions require a 75% approval rating to become effective. We will continue to review the drafts to determine if there are any further changes that would be of benefit to our community. If so, those will be presented at a later date.

### Entrance Median

As stated above, a Covenant revision is needed for the expenditure of HOA funds to maintain the entrance median. In addition, approval is needed from The City of Duluth to maintain the city-owned entrance median. The Board requested and received interim verbal approval from the City of Duluth to perform landscape maintenance while continuing to work with them to obtain a permanent written agreement. Under the verbal agreement, Board members have donated labor to remove weeds, and mulch which was distributed along the median at no cost to the association.



### The Board Report e-Distribution

To avoid postage costs, the board will begin e-mailing The Board Report next month to those who indicated they would like to receive the report/newsletter via e-mail in last year's survey. If you would like to receive The Board Report via e-mail but you have not provided your e-mail address to the board, please contact us ([clhoa@clhoaduluthga.org](mailto:clhoa@clhoaduluthga.org)) with that information.

**THANK YOU**

**to our 2008 Architectural Control Committee volunteers !**

Jennifer Depace, James Washburn and Wanda Smith have volunteered to serve as the Architectural Control Committee.

This committee provides approval for exterior property modifications **prior** to their execution. As a reminder, modifications such as painting, roofing, removal of trees, fence replacement or installation, as well as any form of construction or installment requires prior approval from this committee. You may obtain a copy of the ACC form from the Board. Please refer to a copy of our current Covenants for more detailed information on this topic.

### 2008 Budget Revision

The 2008 Budget has been revised. The 2008 Budget along with monthly financial reports can be viewed on our web site or you may request a paper copy from the Board.