

October 20, 2008

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The Board Report

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

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Elections for the 2009 HOA Board

Elections for the 2009 HOA Board are anticipated to be held in January. Please give some thought to serving on the board and helping our community. If you are interested and would like to run as a candidate for the 2009 Chattahoochee Landing Board of Directors, please submit your name on the nomination form which will be made available and sent to all homeowners before the end of the year. If you are interested in talking to any of the current board members to learn about the duties and what the commitment involves, please feel free to call or e-mail and we will be happy to answer any questions.

Happy Halloween



Halloween is Friday, October 31st

Below are some safety tips that we urge you to follow for a safe Halloween evening of fun.

1. **Supervision – All children should be supervised at all times.**
2. **Stay visible** Make sure kids and adults are visible to cars at night. Wear brightly-colored costumes and consider reflective stripes on the costumes.
3. **Carry flashlights** so kids can see and cars can see them. The more light each little goblin carries; the more visible they are to drivers.
4. **Make sure costumes fit well.** Kids in ill-fitting costumes are more likely to trip and fall. The worst time for a child to trip would be in the middle of the street as they are trying to cross. Also, to help kids see, **try face paint** or make-up instead of masks.
5. Always **cross on a corner.** Gather the ghouls together in a group and hold hands while crossing the street. It's easier for drivers to see groups than single kids.
6. Only allow **appropriate shoes.** Oversized clown shoes or adult high-heels are hard for little feet to negotiate and can be dangerous.

Downtown Events - Halloween on the Green

Visit the Town Green for great Halloween fun! There will be bouncers, pumpkin carving and painting, face painting, spooky music, food, trick-or-treating with our downtown merchants, a costume contest, and the night will end with an outdoor movie- Scooby Doo.

October 25th - 3:00 pm - 6:30 pm for **activities** and the free **movie** will begin at 6:45.
Downtown Duluth Town Green - 3142 Hill Street

** Attention All Dog Owners **

Several dogs have been seen running loose in the neighborhood or unrestrained in residents' front yards. This is potentially hazardous for both the dog and anyone passing by should the dog become aggressive. Both the City of Duluth and Gwinnett County have leash laws that prohibit owners from allowing their dogs to be unrestrained, even on their own property. With the nice fall weather we're having, we hope that you enjoy some nice walks with your dog, but please make sure that they're restrained at all times and not allowed to run free. The full text of these ordinances may be found here:

City of Duluth: <http://www.municode.com/resources/gateway.asp?pid=12344&sid=10>

Gwinnett County: <http://www.municode.com/resources/gateway.asp?pid=10878&sid=10>

Other pet related ordinances call for:

Picking up after your pet's waste:

<http://www.municode.com/resources/gateway.asp?pid=12344&sid=10>

Not allowing your dogs to bark continuously:

<http://www.municode.com/resources/gateway.asp?pid=12344&sid=10>

Chattahoochee Homeowners Association, Inc.
P. O. Box 3208
Duluth, GA 30096
www.clhoaduluthga.org

December 7, 2008

Dear Chattahoochee Landing Homeowner,

The Chattahoochee Landing Homeowners Association held a special community meeting on June 29, 2008. The primary purpose of that meeting was to present, discuss, and vote on Covenant and By-Law amendments that govern our community, and how the Board of Directors manages our association. Unfortunately there were not enough homeowners in attendance at the meeting to reach the number of votes required to approve the passage of the proposed amendments. Although follow up efforts after the meeting have yielded a handful of additional votes, we currently have less than thirty votes either approving or rejecting the proposed amendments. This number is nowhere near the 91 homeowner votes that are currently required by our covenants for the passage of the proposed amendments. This letter is a plea for you to submit your vote.

You may ask why it is so important. It is important because your vote impacts how our community is governed. Voting gives you a "say" in the matter. This is an opportunity to exercise your right to vote on amendments that impact your community. In addition HOA dollars have been spent on developing these amendments and the Board does not wish for those dollars to have been spent in vain.

The full language of the proposed amendments can be found on the enclosed ballot as well as our HOA website in the Covenants section at (<http://www.clhoaduluthga.org/covenantsbylaws/2008boardamendments.html>). However, a summarized version can be found on the back of this letter.

We ask that you to use the enclosed ballot to cast your vote before November 15th and either:

- mail your vote to P.O. Box 3208, Duluth, GA 30096, or
- drop off your vote in the neighborhood HOA drop box at 3410 Berwick South Drive.

We thank you in advance for your attention to this very important matter, and for keeping an interest in our community.

Sincerely,

Chattahoochee (Landing) Homeowners Association
Board of Directors