

February 10, 2009

Volume 2, Issue 2

THE BOARD POINTS OF CONTACT:

KIM BELLONI
PRESIDENT
770-418-0635

PAULA RAYL
VIE PRESIDENT
678-473-1595

JEAN HARRIS
SECRETARY
770-232-0262

MICHAEL MITCHUM,
TREASURER
770-623-6692

THERESA MATTHEWS
ADDITIONAL MEMBER
770-356-2757

**SPEED
LIMIT
25**

AT THE ANNUAL MEETING, COMPLAINTS WERE HEARD ABOUT RESIDENTS OR GUESTS SPEEDING THROUGH THE NEIGHBORHOOD. IN RESPONSE, THE BOARD HAS ASKED THE DULUTH POLICE DEPARTMENT TO MONITOR THE SPEED OF DRIVERS IN OUR COMMUNITY FROM TIME-TO-TIME. PLEASE OBEY THE SPEED LIMIT AND REMEMBER TO STOP AT ALL STOP SIGNS.



The Board Report

For Chattahoochee Landing Homeowners and Residents
Chattahoochee Homeowners Association, Inc. P. O. Box 3208 Duluth, GA 30096
Website: www.clhoaduluthga.com e-Mail: clhoa@clhoaduluthga.org

2009 Board Members Elected

The 2009 Annual Board Meeting was held on January 25, 2009 at 5pm ET at the Duluth City Hall building in Downtown Duluth. Board members voted in were Kim Belloni, Michael Mitchum, Paula Rayl, Jean Harris and Theresa Matthews. See the positions these individuals were voted into on the left banner of this newsletter.

2009 Homeowner Dues

The 2009 Chattahoochee Landing Homeowner Association dues were due by January 31, 2009. The dues are \$115.00. As of February 8th, 38 homes in the neighborhood have not paid their 2009 dues. 10 homes in the neighborhood owe dues for years 2007, 2008, and 2009. These outstanding HOA dues total \$7,636.40. If you have not paid your dues, please do so as soon as possible so the HOA can effectively plan and operate its 2009 budget.

Neighborhood Median Clean-up Day

Please join us for a median clean-up on March 7th at 9a.m. and bring your landscaping tools, gloves, and debris bags. If you would like to see this median properly maintained full-time by a landscaper, please submit your votes to the amendments so HOA funds can be spent on this area.

31 Votes are still needed to pass the Covenant and By Law Amendments

The HOA Board will be sending out letters and voting forms to those who have still not voted on the Covenant and By Law Amendments. If you receive this letter, please drop your vote off at 3410 Berwick South Drive in the HOA Mail Folder attached to the mailbox post. Your vote is important. Funds were spent with an attorney to help develop these amendments and the Board does not want to see that expense be wasted because there aren't enough votes submitted in order to actually pass the amendments. Thanks to all who have voted, it is very much appreciated.

Property Tax Appeals

Homeowners who believe their property's worth is below its appraised value for taxes can possibly lower their taxes by filing a residential property tax form. Owners can contact the Gwinnett County Tax Assessor for more information or you may also send an e-mail to Sharon.Wilkerson@gwinnettcountry.com with your name, address and phone number requesting the property tax form. She will send you back an e-mail that reads similar to this: *"Attached are your 2009 Taxpayer Return of Real Property form and Instructions on how to properly complete the form. Please be certain to carefully read the instructions before completing the Property Tax Return form and mailing back or hand-delivering to our office on or before March 1."* Homeowners can declare what they think the true taxable value of their property is. The property tax returns then go through the same course an appeal would, getting reviewed by staff and eventually the county Board of Assessors.

Christmas in February?

If you have not taken down Christmas decorations from the outside of your home, the HOA asks that you please do so as soon as possible.



February 14th is Valentines Day

