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The Board Report

For Chattahoochee Landing Homeowners and Residents
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Votes still needed to pass the Covenant and By Law Revisions. If you are one of the 29 who have not voted, PLEASE DO SO TODAY



2009 HOA Dues

The HOA dues were due on January 31, 2009. If you have still not paid your dues, please do so now to avoid late fees, liens and legal fees.



Live Green

NEW INTERNAL ACC MAILBOX



Due to the volume of ACC requests in the neighborhood, there is a new internal ACC mailbox that is attached to the mail post at **3485 Berwick South Dr.** Please feel free to drop off your requests to the new Architectural Control Committee (ACC) mailbox addressed to the ACC Chairman, Mr. James Washburn, for approval.

Please continue to drop off all other HOA correspondence to the HOA mailbox at 3410 Berwick South Dr.

Are you having any significant changes made to your home? Please remember that Architecture Control Committee (ACC) approval **is required prior to** changes. You may obtain an ACC form by visiting the Chattahoochee Landing website at <http://www.clhoaduluthga.org/architecturalcontrol.html>. You may print the form from this location. We ask that you please allow sufficient time for the ACC to review your request. Forms may be submitted in any of the following ways:

- Scan the form to PDF and e-mail to the address above
- Mail to the PO Box address above and it will be delivered to the ACC (please note that this PO Box is checked once a week)
- Drop off at the NEW internal ACC mailbox at 3485 Berwick South Dr.



Attention Pet Owners

Please keep your pets under your control at all times. At no time should any animals be running loose in the community.



Homeowner Alert



The Board of Directors received notice that another home in our community was broken into. The break-in occurred Thursday, April 2, 2009 on Rivergreen Parkway. The owner was not home at the time, and no one was hurt. The vandals broke a window to gain access to the home and took cash in addition to other items of value.

Please be observant with your surroundings and try to notice things that are unusual even if they don't appear suspicious. And certainly if something does appear suspicious, please don't hesitate to call the Duluth Police Department to come and check it out. Please read the safety tips on the back side of this page.

HOME CRIME PREVENTION TIPS FOR CITIZENS LIVING IN DULUTH

From The Duluth Police Dept

When out of town, fill out a Vacation House Check with our agency. It costs you nothing whatsoever. It lets us know that you are gone, and allows us to physically check your home. Officers are to walk the perimeter of your home and visually check all windows and doors for security. Again, this is a free service of your Duluth Police Department so please use it! The Duluth Police Department cannot guarantee the safety of your home or the contents while you are away, but the Vacation House Check form allows us to keep an extra eye on it for you.

While out of town:

- 1) Please have someone pick up any newspapers you may have delivered while gone. If a thief sees a stack of old newspapers in the drive, he or she assumes you are not home and may decide to break into your home.
- 2) Have your mail held at the post office. It is not unthinkable for someone to check mailboxes to see if they are collecting a large amount of mail with different post dates on them. This could be another clue that nobody is home.
- 3) Leave a few lights on inside the home. This could give the appearance that someone is home. If possible, a timer would be highly recommended. This would allow different lights to be on at different times of the day. Again, if someone sees the same lights burning 24 hours a day, for several days, it could also be a clue that nobody is home.
- 4) Leave a radio playing softly inside, just loud enough for it to be heard from the outside of the home. This would give the appearance that there is "life" inside the home.

Place motion detecting lights on the exterior of your home. Flood lights in the upper corners are best. Once motion is detected, the illuminate your yard, your home, your drive way, or wherever you have them aimed. You can set most of them to stay on for small amounts of time such as 30 seconds, 45 seconds, one minute, or in some cases up to half an hour! If I was "sneaking and peeking" around your home and was hit with bright lights, I would be gone!

If you have the key pad entry for a garage door on the exterior of your home, please do not code it with anything personal that would be easy to figure out. For example, do not use your street numbers, vehicle license plate, birthday, etc. Choose a code that is very unique to you, which is easy to remember but hard to crack by anyone else. Change this code at least three times a year. You can recycle your old codes if you wish, but changing it from time to time is a good idea.

Once a week, walk your home and visually inspect each and every window lock to ensure that they are in good working order and locked. Inspect your screens for signs of tampering. Check the wood frame around each window for signs of attempted entry. Also do this with all doors entering your home. Signs of tampering could be as noticeable as a shoe print on the door (from someone trying to kick it), a loose door handle or deadbolt lock, pry marks in the wood around the door or window (dents in the wood or missing pieces of the wood), or missing/torn/dented screens on windows. Some signs that are not as noticeable could be torn weather stripping around the entry/exit doors of your home. This could happen if someone were to force an object between the door frame and the door to "pop the lock", or smudges of handprints on the outside of any window. Some windows can be opened with enough pressure around the lock and a strong steady push upward. If you see ANY signs of tampering please call the Duluth Police Department.

At night, please close blinds and/or curtains on entry level windows. While you are asleep, someone may be "window shopping" for all the lovely items you have in your home.

At Christmas time, please do not leave your boxes from the new television, computer, etc at the curb for the trash company. Break these boxes down, and place them inside trash bags. You are advertising "Look what new electronic items I have in my home now! Please help yourself the next time I'm am away". Believe it or not, your trash can tell a lot about you to a thief or burglar.

If you have bushes, shrubbery, or trees that have grown up around windows or are close to your home you may want to think about trimming them. At night, ask yourself if anyone could possibly hide behind them from a passing police car. If so, you have a wonderful place to store burglars until we are out of sight. I like to be able to see the entire front of your home when I pass by at night. Good lighting and unobstructed views of the windows are the best for us.