

September 2010

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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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Website: [www.clhoaduluthga.org](http://www.clhoaduluthga.org) e-Mail: [clhoa@clhoaduluthga.org](mailto:clhoa@clhoaduluthga.org)

## THE BOARD POINTS OF CONTACT:

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**Local Happenings in  
Downtown Duluth:**  
[www.duluthga.net](http://www.duluthga.net)

**-SummerStage  
Concert: Rupert's  
Orchestra  
September 11<sup>th</sup>,  
6:30 pm**

**-European Market  
September 13<sup>th</sup>  
1:30 pm**

**-Duluth Fall  
Festival!!  
September 25<sup>th</sup>-26<sup>th</sup>**

**-Flicks on the  
Bricks:  
Scooby Doo  
October 2<sup>nd</sup>  
7:00 pm**



If you are interested in receiving this newsletter in a different language, please email the HOA with your request.

## Chattahoochee Landing Garage Sale

September 11<sup>th</sup>  
7:00 am till ...

Neighbors throughout Chattahoochee Landing have been requesting that we hold a neighborhood wide garage sale. Kristi Nichols of Chattahoochee Landing was kind enough to volunteer her time to prepare everything necessary for the neighborhood. If you are interested in joining your fellow neighbors, Kristi will be placing the garage sale signs out bright and early at 7:00 am around Duluth advertising a garage sale in Chattahoochee Landing. You may obtain a permit from City Hall. If you have any further questions in regards to the garage sale please contact Kristi Nichols at: 770-380-8555 or [kmpoole@hotmail.com](mailto:kmpoole@hotmail.com)

## Congratulations and Thank You!!!

The Chattahoochee Landing ACC would like to congratulate the residents of 4154 Berwick Farm Drive on the "Yard of the Month" for August of 2010!!! The ACC, HOA and fellow neighbors would like to thank you for your continued time and effort that you have put into your yard and home. We thank you for making Chattahoochee Landing a better community for all! A small sign recognizing their efforts will be presented to them to display in their yard for the month of September. Please congratulate them on a job well done and thank them for improving our neighborhood.



## Back to School

Please be aware that Gwinnett County schools are back in session. Please keep an eye out for children and school buses. The posted speed limit throughout Chattahoochee Landing is 25 mph. Your attention and obedience is much appreciated.

## Duluth Fall Festival

September 25<sup>th</sup> – 26<sup>th</sup>

<http://www.duluthfallfestival.com/>

Its that time of year again...Fall! That means football and festivals. As always, the Duluth Fall Festival will be a weekend full of fun for everyone. Please support our local community by attending this year's festival and see what all the local artists and vendors have for us. You can view a full schedule of events at the website above. Thanks for supporting Duluth!

## Maintenance

Thank you to all residence that have spent both time and money to keep their homes and properties looking great. It order to maintain the value of your home and the other homes throughout the neighborhood and keep Chattahoochee Landing a great place to live, regular maintenance on the home and yard are a must! Please remember that every homeowner has signed the covenants of the neighborhood and these must be followed. Article 6, section 6.04(b) states:

No lot owners shall allow junk cars or abandoned cars, boats, trailers, campers or trucks to be or remain on any lot. Each owner shall keep his or her lot and the structure thereon in good order and repair including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, and the painting (or such appropriate external care) of the structure all in a manner and with such frequency as is consistent with good property management.

Please know that the HOA and ACC have the ability to seek further action if these covenants are not adhered to. Please contact the HOA or ACC with any questions or concerns you may have.