

# NEWSLETTER

## Agreement Regarding Repairs to Common Areas

Greetings, over the past few weeks I have had the opportunity to walk the neighborhood several times looking at our common areas in detail. One of those walks was with a representative from Pulte Homes, the company that now owns Centex.

As a community we have an abundance of green space. In many ways we are fortunate to have so much green space. As aesthetically as they are, they are also a burden on the HOA. In order to keep them aesthetically pleasing we have to maintain them. The board has been working diligently with Today Management and landscaping companies to make sure that the areas are well maintained without being outrageously expensive.

companies. One of the quotes that we received estimated the cost just fix the problems was over \$8,000. The good news is that Pulte/Centex Homes has agreed to replace those trees and more.

Pulte/Centex Homes agreed to the following:

1. *Identify Common Areas - Pulte Homes will paint open space property lines on curb and provide number stakes to identify these areas. A plan with the stakes will be provided.* This will allow the HOA to properly obtain quotes from vendors and make sure that all the areas are well maintained.

2. *Curb repairs - Pulte Homes will make necessary structural repairs and seal cracks. The traffic circle at Weathervane (aka Church Drive) and Mabry Park Place will be skim coated to cover asphalt tire marks.* This was one of the concerns at the HOA election meeting.

3. *Front entrance trees - Pulte/Centex Homes replaced 7 four inch caliper Willow Oaks at entrance. Interestingly two of those trees are not even on our property.* Looking at the plats the first two trees at the entrance are on the church's property.

4. *Back entrance trees - Pulte/Centex Homes replaced 7 fifteen-gallon pine trees at back entrance.* These trees were the victims of poor maintenance.

### Our Website & Neighborhood E-mail

1. If people want to sign up for the neighborhood email list, please send a blank email to: [mabrypark-subscribe@yahoogroups.com](mailto:mabrypark-subscribe@yahoogroups.com)

2. Most of the neighborhood directory has been compiled. If info has not been sent in yet, send the following info to [otseng@yahoo.com](mailto:otseng@yahoo.com):

- Name 1
- Email 1
- Name 2
- Email 2
- Address
- Home
- Phone
- Cell Phone
- Children names

3. The neighborhood directory is available at: <http://groups.yahoo.com/group/mabrypark/>

The directory is viewable only by neighborhood residents.

4. Our website is MabryPark.com. If there are any suggestions for the website, send to [otseng@yahoo.com](mailto:otseng@yahoo.com)

*Oliver Tseng, Secretary*

5. *Traffic circle cherry trees - Pulte/Centex Homes will remove the cherry trees within the traffic circles and replace with 8' to 10' tall Crepe Myrtles.* This is another gift from Pulte Homes. There are four traffic circles with three nearly dead trees. Like so many of the other trees they were planted too deep and poorly maintained while under the care of Centex. They did not have to replace these trees. I asked for Crepe Myrtles because they are drought tolerant and require little maintenance.

6. *Final Plats - Pulte/Centex Homes will provide an electronic copy of the final plats and an overall site plan.* You may wonder why this is so important? As mentioned before we have an abundance of common / natural areas. These are a considerable responsibility for the HOA to maintain and for the home owners to finance. I doubt that any of us knew just how many areas there were when we purchased our homes.

7. *Dead tree - Pulte/Centex Homes will remove the 18" dead Poplar tree located adjacent to 11492 Mabry Park Place.*

8.  
The agreement saves the HOA several thousand dollars in maintenance and repair costs. At the same time we discovered common areas that we did not know we owned. This will inevitably increase the cost of maintenance to the HOA and ultimately to the home owners. The Board will have to make some tough decisions about how to proceed. On the one hand we want all the common areas well maintained and on the other hand we want to do

it economically. Some times you can't have it both ways. -Gary Barnes, Pres.

**Round and round we go**

Please observe the one way traffic control and avoid making the shortcut in the wrong way.

**Lights out**

Please note that the HOA rules require that all holiday lights be removed, not just turned off by January 15.

**Removing signs**

Please remove the signs in front of your homes stating "Private Residence".

**Our trees**

When you go out in your front yards take a look at your trees. Over 75% of those trees will be dead soon. It is the home owners responsibility to replace them. One maintenance item that you can preform right now is to move the mulch back from the tree. Simply pull back the mulch about ten inches from the tree down to a depth where the tree comes out of the ground. This will allow the tree to breath and control some of the moisture that collects down there.

**Dogs and Cats**

On several occasions dogs and cats have been seen lose in the neighborhood. Dogs must be on a leash and cats are not permitted to be out. This is a HOA rule and a Johns Creek law.

**Calendar**

**January 25, 2010**

Home Owners Meeting at 6:30 PM

Clear Springs Baptist Church

**Your Board**



GARY BARNES  
PRESIDENT



OLIVER TSENG,  
SECRETARY



NEERJA VARSHNEY,  
TREASURER