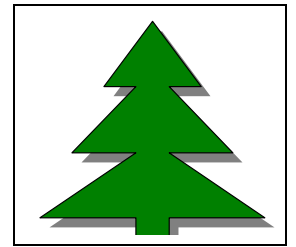




Lansdowne Neighborhood News

December, 2007



www.Lansdowne-Suwanee.com

2008 BOARD CHANGES

With 2007 coming to a close, we have a couple of HOA Board Members to thank for their dedication and service to our neighborhood. Thank you to **Joe Black** for serving as the Vice President on the Board. Joe has been instrumental in updating the clubhouse facilities this past year, as well as providing input about community concerns.

Thank you to **Bob Klafit** for serving as HOA Treasurer for a few years. Bob has not only taken good care of our Lansdowne budget, but he has also handled updating the clubhouse and addressed pool concerns as well. Thank you to **Bernadette Klafit** for always taking care of things when Bob was away and a question arose. The efforts of all of you are so appreciated. You have made Lansdowne a great place to live.

Taking over the position of **HOA Vice President is Tom Sullivan**. Tom lives on Heathfield Trace (the dog bone). He and his family have been active on the Social Committee this past year, volunteering to make each event more special. In addition to his help on Social Committee, Tom is involved in both Men's and Mixed Tennis.

Another fearless neighbor has stepped up to the challenge for the position of **HOA Treasurer**. We welcome **Drew Goins** to the Board. Drew lives on Aldenham Way and has been active on the Men's and Mixed Tennis Teams in the neighborhood for years.

Thank you to both Tom and Drew for volunteering to keep Lansdowne a vibrant community. We appreciate it!

RED OAK 2008

Just in case you missed the mass neighborhood email or haven't checked the website lately...

Some "increase in rate" notices were sent out in error.

The good news is...

Current 2007 pricing will stay in effect during 2008 for our neighborhood garbage service.

2008 Board and Committee Members

John Buchanan – Board President

Tom Sullivan – Board Vice President

Drew Goins – Board Treasurer

Kelly VanScoy – Board Secretary

ARC/Covenants – Mark Kronenberger

Clubhouse – Bo and Joanna Hunsucker

Landscape – open positions

Newsletter – Kelly VanScoy

Social – Cambree Harris &

Linda Buchanan

Tennis – Tripp Harris &

Maggie Mayer

Website – Joyce Wilmot

Welcome – Kelly VanScoy

PAVILION TO GET A FRESH COAT

VOLUNTEERS NEEDED!!! Saturday, December 15th

The pavilion at the tennis courts is in need of a fresh coat of paint and when finished, will more closely match the clubhouse.

Everyone is invited to get involved but we especially encourage members from our **tennis teams to lend a hand**. We will start no later than **11:00 a.m** and paint until it is done! Please bring rollers, brushes, extension poles, pans and drop cloths. Paint, roller covers and some pans will be provided. Rumor has it there will be music, beverages, food and fun to keep us going! Maybe we can squeeze in a little tennis too. As it gets dark so early this time of year, even if you can only come for an hour or two, your help is greatly appreciated. See you there!

NEW MULCH FOR THE PLAYGROUND

MORE VOLUNTEERS NEEDED!!!

Also on December 15th we will have fresh Cypress Mulch to spread around the playground. This should be a very quick job. Please bring shovels and a wheelbarrow if you have one.

*****Reminder*****

Trash cans must be concealed from view from the street and adjacent properties

COVENANT CORNER

*****Reminder*****

Please keep the curbs in front of your home clean by removing accumulated leaves and debris.

1. The Board and ARC/Covenant Committee would like to remind everyone that starting January 1, 2008, efforts will be increased in making sure that we are all doing our part to maintain the beauty of Lansdowne by keeping up our properties within the guidelines. Letters will be mailed to those properties in question. If appropriate actions are not taken on the part of the homeowner, then "self-help" by the Association can be enacted and/or legal action can be taken in the form of a lien.
2. We would also like to remind everyone that **if you are considering making changes to your home, lot or landscaping**, in most cases, you will need to fill out an **Architectural Change Request Form** and submit it for approval **BEFORE** making those changes. This form is available on our website. Completed forms should be forwarded to **Mark Kronenberger**.

DISTURBING THE PEACE

There has been some recent vandalism and irresponsible behavior going on around the tennis courts and common areas. We have been notified that kids from our neighborhood and perhaps others nearby have been skateboarding on the tennis courts, using the folding tables as ramps and loitering around the pavilion well past midnight. Because of the actions of a few, police are stepping up their surveillance of our neighborhood and we are asking that each neighbor be more aware and report any vandalism they see. When the perpetrators are caught, they will be financially responsible for their actions. The HOA Board is researching some lighting and surveillance options for the area. Please contact **Corporal Dwayne Black** to report any suspicious activity or to report misuse of common property. The number for the **Suwanee Police is 770-945-8995**. Also, please e-mail me at jbuchanan225@gmail.com so that I can make others in the neighborhood aware and we can take action. Thank you. Board President – **John Buchanan**

ANOTHER JOB WELL DONE

There are two ladies that have worked hard all year to provide us the opportunity to get together with our neighbors for a good time or spend some quality time with our kids. We would like to sound off with a “**SPECIAL THANK YOU**” to **Cambree Harris** and **Linda Buchanan** for heading up the Social Committee this year. They did a fantastic job! (Thank you to everyone else that also provided assistance with the events held) Lansdowne is fortunate to have them do a repeat performance for 2008.

TENNIS COURT RULES

Just to be sure we are all on the same page:
NO SKATEBOARDING ON THE TENNIS COURTS

Since the fences have been repaired,
**NO JUMPING OVER THE FENCE, USE THE GATE
INSTEAD.**

WHY DIDN'T I KNOW THAT?

Are you feeling left out? Wondering how your neighbor found out about important neighborhood news and you didn't? Some information can't wait for a quarterly newsletter. All you have to do is go to our website to the “**Homeowner's**” section, click on the “**Apply for Username**” link and follow the instructions. Your email address will be added to our mass email distribution list. Important neighborhood news will be emailed to you as the need arises.

TENNIS FENCE REPAIRS

The following repairs were completed on December 5th. Thank you **Tripp Harris** for coordinating the repairs.

1. Installation of a bottom rail along the backsides of Courts #1 & #2, including the diagonals.
2. The gate will be rewired, and a new gate latch and missing rail at the top of the gate will be installed.
3. The top rail along the side fence between Court #1 and the tennis pavilion will be resecured with loop caps, ties, and a new rail end cap installed.
4. The two fence posts behind Court #1 will be straightened and recemented.

REFERRAL RESOLUTION FOR 2008

A good referral is worth it's weight in gold! Just a reminder, the Lansdowne website has a business referral list. If you have recently had some work done on your house or car and you were really happy with the job that was done, make a New Year's Resolution to add that information to our referral list. It also wouldn't hurt to inform the prospective business that we have a business referral page on our website and you would be happy to include them for a job well done. What incentive for them to give you exceptional service!

NEIGHBORHOOD PHONE DIRECTORY

If you have recently moved in and would like to have your name and phone number added to the Lansdowne Neighborhood Phone Directory, you can email your information to:

admin@Lansdowne-Suwanee.com

It is made available to Lansdowne residents only.

THROUGH SLEET, SNOW OR RAIN....

We would like to take a moment to recognize our street captains that have volunteered their time to make sure that you are staying informed by delivering the neighborhood newsletters this year.

Elizabeth Souheaver	– Aldenham Court
Lynne DeWilde	- Aldenham Way
Austin Family	– Amberton Close
Kelly Shimkus	– Amberton Crossing
Bernadette Kluft	– Campenille Trace
Debbie Gill	– Campenille Court
Rosie Rainieri	– Havenwood Court, Landover Crossing
Cindy Sullivan	– Heathfield Trace
Linda Buchanan	- Treadstone Overlook, Treadstone Ct. and Heathfield Court
Jodi Nevels	– First half of Landover Way
Autumn Olvey	– top half of Landover Way

THE LANSDOWNE LANDSCAPE

Lansdowne has a unique landscape management arrangement in that one of our own is the vendor that does the work. **Live Oak, LLC, Landscape Management** is owned and operated by **Matt Shimkus**. This gives us the opportunity to get the most out of our money. He takes pride in the fact that minimal chemicals are used on the landscape, and water is only used when needed and is monitored daily. And by being local, very little fuel is used to get the crew (him!) to the job. He also does projects each year that deliver long term value to the neighborhood - at no charge. The past 2 years he has installed sod and drainage by the tennis courts, stacked stone edging at the entrance to the parking lot and at the clubhouse, and transplanted dozens of plants to save them from construction or overgrowth. Our contract ensures that he will continue to do projects like this in the future. As the drought allows, we would like to add plantings that will create visual impact for our community. Because Matt is a resident here, he has a vested interest in our neighborhood's appearance. If there is anything you would like to bring to his attention you can use the “**Suggestion Box**” feature on the website.

THANK YOU MATT FOR YOUR DEDICATION!