



Lansdowne Neighborhood News



December, 2008

www.Lansdowne-Suwanee.com

A MESSAGE FROM OUR BOARD PRESIDENT

As 2008 comes to a close, so does my term as HOA President. I gratefully thank everyone who has volunteered with me and all who have given input and suggestions to keep Lansdowne great.

We have accomplished many things over the last couple of years because of teamwork, and have managed to keep our association costs low because of volunteerism. I encourage all neighbors to become involved in one of our committees.

We all gain from the unique ideas each person has.

It has been an honor to serve our community and I have appreciated the support and kind words from you along the way.

Thank you, John Buchanan

LANSDOWNE'S OWN ROCKIN' NEW YEARS EVE PARTY

Get ready to "Rock Out" this New Year's Eve at our clubhouse!!! The party starts at 9:00 p.m. There is a rock star theme so be adventurous and come dressed up as your favorite rock star.

Regular and hi-test beverages will be provided as well as some appetizers. Feel free to BYOB and bring an appetizer to share. And don't forget your cameras!

CLUBHOUSE RENTAL FEE REMINDER

Please remember, starting January 1, 2009, the fee to rent the clubhouse will be \$40.00.

WELCOME NEW NEIGHBORS



Paul and Michelle Adams
Alexis and Becca
4426 Havenwood Court



RED OAK 2009 CONTRACT

Red Oak Sanitation has been awarded the 2009 contract for our neighborhood. They have offered us a great rate of \$12.00 a month – including year round yard waste! Full details are provided on our website.

HAVE YOUR CHRISTMAS TREE REMOVED AND SUPPORT N. GWINNETT BASEBALL

North Gwinnett Baseball Team would like to help take the hassle out of disposing your tree and are offering the following services:
Pick up the tree outside your home for a donation of \$10.00 **or** remove the tree from your home for a donation of \$25.00
Call today to make an appointment to have your tree picked up. You can reach us at (770) 271 - 8283 or email us at:

NGXmasTree@yahoo.com.



Please provide us the following information and we will notify you when we will be in your area for the pick-up:

Name, Address, Phone number, Subdivision name.

All monies collected go to the North Gwinnett High School Baseball Program and are tax deductible.
All trees will be recycled by the City of Suwanee.



BOARD AND COMMITTEE POSITIONS STILL OPEN FOR 2009

Come on, admit it! You know it is time to step up to the plate and take your turn to volunteer on our Board or Committees. It's a great way to serve your community. Please submit your name to **John Buchanan** at: jbuchanan225@gmail.com no later than December 31, 2008.

The following positions are open:

Board President, Board Secretary, Architectural Control and Covenants, and Social Committee.

Thank you **Rosie Ranieri** for taking over the Clubhouse Committee.



2009 ANNUAL DUES

Our 2009 Homeowner Association Fees will be due soon. Please read your packet thoroughly as it will include the mailing address to send your dues. Your timeliness in paying your dues is important in the care and maintenance of our neighborhood.

A late fee of 10% will be assessed for delinquent payments.

WHERE DID IT GO???

Recently, the cover to the lockbox for the clubhouse bathroom key went missing. Thank you **John Buchanan** for purchasing and installing a new one. PLEASE – remember to replace the key and the cover to the lockbox after each use. Leaving the clubhouse bathroom door unlocked could result in the misuse of our facilities costing all of us for repairs.

In addition, as a courtesy to those that live behind the tennis courts, remember to turn the court lights off when you are finished playing at night. This will also help keep our association expenses down.

Thank you for your cooperation.

LANSDOWNE LANDSCAPE

The Lansdowne landscape is going to be freshened with more pine straw soon. Plans to brighten up the clubhouse area and improve the Moore Road gardens are in the works.

Matt Shimkus has again received the contract for the maintenance of our common areas as he provides the best service at the best price. Anyone interested in helping on the Landscape Committee, please contact **Linda Buchanan**. Volunteers on this committee will help plant annuals a couple times a year. Use your green thumb to save our neighborhood some green!



SOCIAL EVENTS



The Lansdowne Social Committee held a Christmas themed doughnut and juice get-together Saturday, December 13th. The kids made a cute snowman photo frame as a keepsake. Thank you to **Tracy Blankenship**, **Lee Atherton**, **Cambree Harris**, **Linda Buchanan** and **Joyce Wilmot** for all your help. Photos from the event are in the Gallery section of our website!

WEBSITE TOOLS

Have you checked out our website? What a fantastic job **Joyce Wilmot** has done on its design! You can make a suggestion, add to the business referral list, review the “kids eat free” restaurant guide, view and print ARC change forms and covenants, post items for sale, view past newsletters and on and on. It was even eye catching enough to get the attention of a CBS casting producer for an upcoming reality TV show!

So be sure to visit our site soon and come back often.

www.Lansdowne-Suwanee.com

NEIGHBORHOOD TERMITE PROGRAM AVAILABLE

Before you renew your existing termite protection or if your current bond is expiring, you can contact Terminix at 770-362-4713 to obtain the information necessary to receive the Lansdowne \$699 price from Terminix.

All Lansdowne homeowners are being offered the opportunity to have Terminix provide their termite protection at a reduced cost of \$699.00, with an annual fee of \$199.00. The \$699.00 charge is for the application of our liquid defense system using the chemical Termidor and also provides a full repair bond. Please note that the normal cost to treat a home in Lansdowne would be approximately \$1,200.00 to \$1,500.00 depending on the linear footage of the home. It is important to understand that Termidor is an approved chemical by both the EPA and the Georgia Department of Agriculture. More details about this plan are available on our website – page #3 from the homepage.

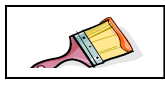
You can also contact **Steve Kallman** at 770-362-4713 for more information.

IMPROVEMENT PROJECTS

As you can see, our recent neighborhood improvement project, i.e. painting the fence along Moore Road is well underway. This will be completed as soon as the weather permits.

Also, the floor to the tennis pavilion will be repainted and the interior of the clubhouse will receive a fresh coat of paint in the next couple of months too.

We are investigating the need to have the tennis courts resurfaced due to the ever increasing size of the cracks. Stay tuned.



COVENANT CORNER

To all homeowners:

The Board and ARC/Covenant Committee would like to remind everyone that if you are planning on making changes to the exterior of your home, the exterior paint color, or landscaping, you should complete an **ARC Change Request Form**. You can view and print this form from our website. The Covenants and ARC Guidelines, which are also available on our website, can help you determine if a change form is needed. This will alleviate you from possibly having to make revisions that would be an additional cost to you. If you have any questions about your project you should contact Charles Gridley at: **Charles_Gridley@yahoo.com**