



## Homeowner's Association Newsletter

Country Club of Gwinnett  
PO Box 390848  
Snellville, GA 30039  
[www.ccgua.org](http://www.ccgua.org)  
(770) 982-1806

### December 2011

*May peace and happiness resonate with your family, our CCGOA community and the world.*

### The Mission of Our Community:

*To provide valuable representation to our homeowners through honesty, integrity, respect for each other, and fiscal responsibility in all decisions. We will constantly work to increase property values and provide a superior quality of life for our neighborhood.*

### President's Message

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Hello and Happy Holidays!

I hope this holiday season provides an opportunity for you to spend quality time with family and friends. Also, if you can, try to reach out to someone in need and offer help in some way.

I'm sure you've noticed the nice holiday decorations at the entrance— a special thanks to Sandy Wilson, Dorcas Okor, Lucy Hardison and Taleria Fuller.

On behalf of the board of directors and myself, Merry Christmas and Happy New Year!

Best Regards,

Alvin Rosado, President

[president@ccgoa.org](mailto:president@ccgoa.org)



**HAPPY  
HOLIDAYS!!!**



# 2011—12 Board of Directors



**Al Rosado** – President & Pool Committee Chairperson—[president@ccgoa.org](mailto:president@ccgoa.org)

**Lucy Hardison** – VP & Communications Committee Co-Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

**Sandra Wilson** – Treasurer—[treasurer@ccgoa.org](mailto:treasurer@ccgoa.org)

**Dorcas Okor**—Secretary —[information@ccgoa.org](mailto:information@ccgoa.org)

**Jim Ousley**—Parliamentarian, Social Committee Chairperson and COPS Liaison —[information@ccgoa.org](mailto:information@ccgoa.org)

**Landon Johnson** – Communications Committee Co-Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

**Walter Rasch**— ARC Committee Co-Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

**Dean Williams** – Pool/Tennis, Landscaping & Security Committee Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

**Dennis Ankcorn**— ARC Committee Co-Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

*The Board of Directors is committed to providing our community with a superior quality of life for our neighborhood through honesty, integrity, respect for each other and fiscal responsibility through the decision making process.*

## Volunteers Needed!



Are there areas that you feel need to be improved in the neighborhood? Your ideas are welcomed. Below are committees that you can join and help to improve your community:

\*Neighborhood Watch

\*Communications

\*Landscape

\*Social

\*Swim & Tennis

\*ARC (Architecture)

**Please get involved by volunteering on a committee. Call 770-982-1806 or email [informtion@ccgoa.org](mailto:informtion@ccgoa.org)**



**A Partnership between Gwinnett Police Department and CCGOA**

## **C.O.P.S. Neighborhood Program**

Thanks to all of you for helping CCGOA become a C.O.P.S. community. Next week we will have an official sign placed at the entrance to the subdivision.

We appreciate your support and interest in promoting safety and security in our community.

Best Regards,

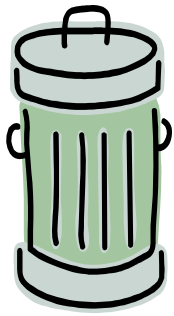
CCGOA Social Committee

### ***Block Captain's Meeting***

**Monday, December 19, 2011**

**7:00—8:30 pm**

**3040 Golfe Links Drive**



## ARC Tips...



As homeowners we know that the community reflects the value of our home and that is one of the reasons each of us chose the Country Club of Gwinnett. Homes will be thoroughly reviewed by ARC this winter.

**Please rake your leaves regularly.** We know that leaves must fall in the autumn. We also know that the wind has no territorial boundary and leaves blow from one yard to another. However, we can all be good neighbors if we rake our leaves periodically. Some homeowners never rake their leaves. Instead, they wait until their leaves are blown to other people's yards. If you enjoy your tree during the summer, you should take responsibility for minimizing the nuisance of the leaves in the fall/winter. **Please be a good neighbor and keep your yard maintained.**

**Garbage cans should not be left curbside prior to Wednesday or beyond Thursday night. Community garbage pick-up is on Thursday of each week.** Does it make sense that often garbage cans are seen throughout the week? Of course not! This means that either cans are being placed curbside prior to Wednesday evening for garbage pick up and/or left out days beyond. If you will not be home to move your garbage can, please make arrangements with a neighbor to remove it from the curb. For those neighbors that take the initiative to move garbage cans that are left out, **thank you for being a good neighbor that cares about the appearance of our community!**

**If a home next to yours is vacant, please pick up any phone books, newspapers or other information left in the driveway.** This will help to decrease attention to the home being vacant.





## Financial Update

### An update to our garnishment process as of December 2011:

#### Garnishments Began 2011

| 2011                   |    |    |    |     |
|------------------------|----|----|----|-----|
| Status                 | 1Q | 3Q | 4Q | YTD |
| Homes Targeted         | 46 | 13 | 1  | 60  |
| Demand Letters Sent    | 34 | 12 | 0  | 46  |
| Foreclosures           | 2  | 2  | 2  | 6   |
| Homes Sold             | 1  | 1  | 0  | 2   |
| On Hold - Payment Plan | 2  | 0  | 0  | 2   |
| Bankruptcy-HOLD        | 0  | 1  | 0  | 1   |
| Bankruptcy-Payments    | 0  | 3  | 0  | 3   |
| Paid in Full           | 9  |    |    | 9   |

#### Year-to-Date

12 Homeowners have allowed their default to reach Gwinnett County Magistrate Court

13 Homeowners are paying our attorney as a result of the lawsuit filed

7 Homeowners are paying CCGOA directly

7 Homeowners have paid our attorney in full additional 5 homeowners have paid in full since October

2 Homeowners have paid CCGOA in full

As a result, we have received \$46,000 in back dues - an additional \$9,000 since October.

Homeowners not current with their dues will be reminded each month through out 2011 of their outstanding balance with interest.

### **Any homeowner not paid by the end of 2011 will be set up for property lien/collections in January 2012.**

Effective with the new year, any property not current on their dues will automatically be forwarded to collections in the next year. The Association has officially entered the collection program with our attorney in 2011 and, therefore will no longer continue to carry a property's outstanding debt.

We are determined to keep our dues current.

## Annual Dues to Increase in 2013

Beginning January 2013, our annual dues will increase from \$415 to \$450/annually. This is an 8% increase.

The last increase was in 2004— it has been 8 years! Our expenses have increased over the years, but our dues have remained constant. Repairs are needed, furniture needs to be replaced and it is getting more and more difficult to

maintain current costs of agreements each year.



## Lease Required

**Per our covenants (see below), a written lease must be provided to the Association. Please adhere to this policy and take the necessary steps to ensure that your property is in compliance.**

10.9 Use of Lots and Dwellings. Except as permitted by Section 3.10, each Lot and Dwelling shall be used for residential purposes only, and no trade or business of any kind may be carried on therein. No more than one (1) Dwelling shall be located on any Lot. The use of a portion of a Dwelling as an office by Owner or his tenant shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. The use of a Dwelling or a portion thereof for business meetings, entertainment or the enjoyment or business of the Owner's employees, agents, clients or customers shall not be considered to be a violation of this covenant if such use does not create regular customer, client or employee traffic. **Lease or rental of a Dwelling for residential purposes shall also not be considered to be a violation of this covenant so long as the lease (I) is for not less than the entire Dwelling and all the improvements thereon, (ii) is for a term of at least six (6) months, and (iii) is otherwise in compliance with rules and regulations as may be promulgated and published from time to time by the board of Directors. All leases shall be required to be in writing, and, prior to the commencement of any such lease, the Owner shall provide the secretary of the Association and the managing agent of the Association, if any, with copies of such lease. Any lease or tenant shall in all respects be subject to the terms and conditions of this Declaration and the rules and regulations adopted hereunder.**





## ANNOUNCEMENTS AND REMINDERS

**\*Block Captain's meeting will be held on Monday, December 19 @ 7:00—8:30 pm ~ 3040 Golfe Links Drive**

**\*Thanks to all of you for helping Country Club of Gwinnett become a C.O.P.S. (Community Oriented Police Services) Community. Next week we will be getting an official C.O.P.S. sign at the entrance to the subdivision.**

**\*Please be aware of your surroundings and report any unusual activity and/or suspicious vehicles to police at (770) 513-5700.**

### **Numbers and websites for community services:**

Non-Emergency Police - 770-513-5700

Southern Sanitation – 770-554-6450; [www.southernsanitationgwinnett.com](http://www.southernsanitationgwinnett.com). Reminder: Yard waste is a paid service.

Gwinnett County Code Enforcement Unit- <https://eddspermits.gwinnettcountry.com/citizenaccess/>. Report obvious violations of ordinances (ie. tractor trailers parked in driveways, junk cars, etc. ). You can submit violations anonymously.

Gwinnett Quality of Life – [www.gwinnettcountry.com](http://www.gwinnettcountry.com)

Walton EMC for reporting street lights out - 770.267.2505





The Country Club of Gwinnett Golf Club invites all residents of the CCOG community to visit the GRILL and check out our menu. We offer:

- Burgers
- Wings
- Wraps
- Salads
- Sandwiches
- Specials
- Full Bar Service

Running late? Don't want to cook? Stop at the GRILL on your way home and pick up your order.

Open 8:00 A.M. until 8:00 P.M.

(770) 978-7755



### **Got Ideas? Share Them!**

If you have suggestions for newsletter topics and/or articles, we want to hear from you!

Please email [information@ccgoa.org](mailto:information@ccgoa.org)