



# Homeowner's Association Newsletter

Country Club of Gwinnett  
PO Box 390848  
Snellville, GA 30039  
www.ccgao.org

March 2010

*"If we had no winter  
the spring would not  
be so pleasant"*

Anne Bradstreet

### Special points of interest:

- HOA Dues
- Community Updates
- FAQ's

### 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.*

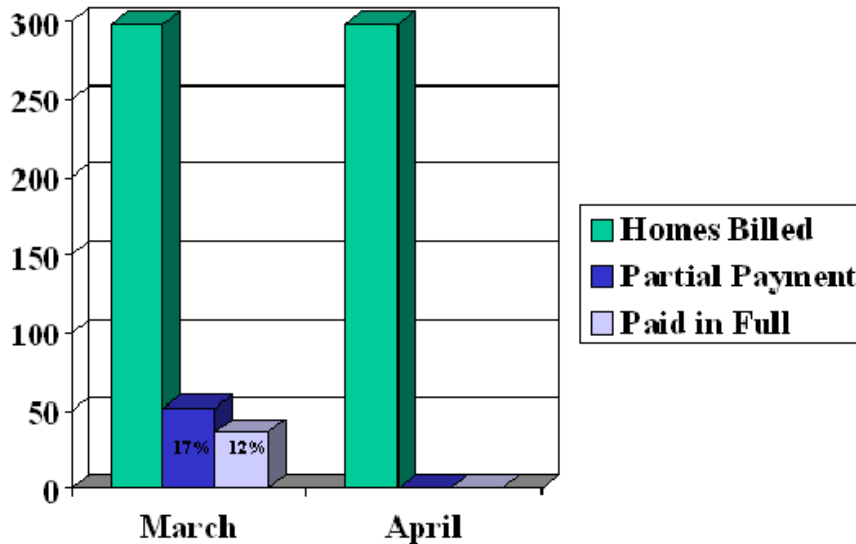
### 2010 HOA Dues Reminder - Due 3/1/2010

HOA Dues were mailed or e-mailed in January to all homeowners. Current paid homeowners can split their dues into two payments with the first payment due on 3/1/2010 and the second payment due on 4/30/2010. Those homeowners not current with their dues will begin accessing interest at 18% after 3/1/2010.

A total of 298 homes are billed Annual HOA fees. We have received 17% partial payments to date and 12% of our homeowners have paid in full. THANK YOU!

### Inside this issue:

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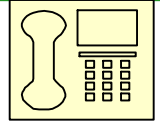


If you currently receive your bill via US mail, please provide your email address and we will send your next invoice electronically.

Questions regarding your invoice can be directed to: [treasurer@ccgoa.org](mailto:treasurer@ccgoa.org) or you may leave a message on our phone line: 770-982-1806.



## Important Phone Numbers



**Country Club of Gwinnett Message Center: 770.982.1806**

**Non-Emergency Police: 770.513.5700**

**Pothole Repair/Road Repair: 770.822.7400**

**Utility Light Repair: 770.267.2505**

**Before you Dig: 811**

When calling our message center (770-982-1806), remember to speak slowly and clearly and provide your name, phone number and address. It is not necessary to state the issues you are calling about; these can be addressed on our return call to you. Please be aware that when using cell phones, messages can become distorted due to low cell signal strength and/or speaking too fast when leaving a message. This results in calls not being returned. If you have not received a return call, it's because your call-back information was either not available and/or not clear.

You may also leave messages online via [information@ccgoa.org](mailto:information@ccgoa.org). Messages are returned weekly via either method.

Remember to be clear, concise and leave your contact information so that we can follow-up with you promptly.

Board of Directors:

Landon Johnson – President—[president@ccgoa.org](mailto:president@ccgoa.org)

Al Rosado – Vice President—[information@ccgoa.org](mailto:information@ccgoa.org)

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

Dennis Ankcorn – Secretary & ARC Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

Deborah Williams – Parliamentarian & Social Committee Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

Dean Williams – Landscaping Committee Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

Lucy Hardison – Communications Committee Chairperson—[information@ccgoa.org](mailto:information@ccgoa.org)

John Rudovich – Swim/Tennis Committee 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.*



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## News from the ARC Committee:

### All mailboxes must meet ARC standards.

There are several mailboxes in our neighborhood that do not meet standard and require replacement. Mailbox lids with rusted hinges are the main problem. If your mailbox needs to be replaced, please select the standard "Gibraltar Elite" mailboxes which can be purchased at The Home Depot or Lowe's. Prices range from \$15 to \$20. Larger boxes are available from \$25 to \$35.

Please paint the posts the same color as the original box and post. Also, make sure your house number is visible on your mailbox.

Note: The actual mailbox is secured to the post by four bolts/screws thus eliminating the need to replace the post. If you need to do a complete replacement of your mailbox, the cost is approximately \$400.

Thanks for your attention to this matter!

**Updates on roofs.** Many roofs have been replaced in the neighborhood due to storm damage. Several of these have violated our Covenant By-laws with regard to type and color of replacement shingles selected. Please be reminded that new shingles replacement should match the exact color and type as the original roof.

In all cases, any new changes that homeowners may consider, that will be different to the original property, must apply in writing to obtain approval from the ARC committee. Failure to do so will result in fines being levied against the homeowner.

Failure to adhere to the above items will result in fines. They are a part of our mission to preserve the beauty, up-keep and property values in our neighborhood. Thanks for help and cooperation!

**Landscaping...** We would like your feedback regarding the type of landscaping you would like to see in the subdivision. Please either leave a message at 770-982-1806 or send an e-mail to [information@ccgoa.org](mailto:information@ccgoa.org).





## Frequently Asked Questions

**How much are annual dues?** Currently homeowner's association (HOA) dues are \$415 annually. Every home is sent an invoice via email or US postal service in January. To void interest charges, fees are due on March 1<sup>st</sup>.

**I have a pool/tennis card that is not working, what do I do?** Call 770-982-1806 or email us at [information@ccgoa.org](mailto:information@ccgoa.org).

**The property next door to me is vacant and no one is maintaining it. Who do I contact?** Please call Gwinnett Quality of Life Unit at 770-338-4170 ext. 5765. Once you call them, please send an email to [information@ccgoa.org](mailto:information@ccgoa.org) with the address of the home that is vacant or needs maintaining.

**What are the annual dues used for?** Dues are used to pay for a host of items including repairs, landscaping, pool & tennis court maintenance, insurance, lawyer fees, water, electricity, website, phone, and much more. A breakdown of expenses can be obtained during board or annual meetings.

**How do I obtain a pool/tennis card?** Send an email to [information@ccgoa.org](mailto:information@ccgoa.org) or call 770-982-1806. Leave your name, number, and house address. Once we verify this information, we will contact you with your pass.

**What's the cost of lost access (pool/tennis) cards?** The cost for lost access cards is \$25.

**Are HOA dues mandatory?** Yes.

**How do I obtain a closing letter?** Please provide a request to [information@ccgoa.org](mailto:information@ccgoa.org) with the house address and new owner information.

**How do I get access to the Website Login?** Send an email to [information@ccgoa.org](mailto:information@ccgoa.org) with your name, house address, and phone number. Once verified, we will send you your login information to our secure site.

**How often are messages checked?** Messages sent to [information@ccgoa.org](mailto:information@ccgoa.org) and via phone to 770-982-1806 are usually responded to within 1 week.

# Staying Informed...

## Welcome to the Neighborhood!!!

The Communications Committee is reaching out to welcome all new homeowners by providing welcome packets. If you've moved to CCOG recently and have not received a welcome packet, please leave a message at either 770-982-1806 or [information@ccgoa.org](mailto:information@ccgoa.org).



## We Hear You!

The following issues have been reported and are being addressed:

\*Several homeowners have suggested that **additional speed bumps** should be installed to increase safety and encourage drivers to slow down. Gwinnett County is currently doing a speed study to help determine the viability of getting additional speed bumps. Stay tuned for updates...

\***Cars parked in the street** create safety concerns and can be towed at owner's expense.

\*Please report **malfunctioning street lights** and the county will come out and replace them.

\***Security in the community** is still being provided by Gwinnett Co. Police. However, we need everyone to be aware and please report any suspicious activity by calling the non-emergency number at (770) 513-5700.

## SPRING YARD SALE!

Date to be announced  
in next newsletter

### Want to Advertise???

Advertise your business here in our newsletter. Your advertisement will reach over 300 homes in the community.

\$20 - business card

\$30 - 1/4 page

\$40 - 1/2 page

\$75 - full page

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

## E-Newsletter

In an effort to be a little greener and reduce costs, newsletters are now available online. If you do not have access to the internet we will send a printed copy per request.

Leave a message at 770-982-1806 if you need a printed copy.



[www.ccgoa.org](http://www.ccgoa.org)



## **Important Information About Country Club of Gwinnett Golf Course (not just for golfers!)**

My name is Reggie Kratzer and I am the Club Manager for the Country Club of Gwinnett Golf Course. The Country Club of Gwinnett is an 18 hole championship golf course, with full practice facilities, pro shop, casual grille room and a banquet facility. We offer golf memberships and are also open for daily fee play. Our grille room is open to the public for breakfast and lunch daily. Additionally our banquet facility seats up to 150 for any type of special event. If you have not taken the time to visit the club or are a new homeowner, please accept my invitation to come out and see what we have to offer, or visit our web site at: [www.countryclubofgwinnett.com](http://www.countryclubofgwinnett.com).

As with all golf course communities, a partnership between the homeowners and golf course management is needed to enhance both the beauty and the value of the homes and the golf course property. **Our maintenance staff takes great pride in maintaining the golf course property. However, our dedication and hard work to provide our members and guests with a first-class golfing experience can be undermined by the actions of a few. Last month the golf course was vandalized with graffiti on the exterior of the restroom on hole #7.** A police report was filed and the Gwinnett County Police will be checking the community regularly after dark. Please help us by watching what is happening around you. **If you see any suspicious activities at night, please contact the Gwinnett County Police by calling 770-513-5700** (new non-emergency number) or 911 (for emergencies).

**Also, if you have children, please remind them that the golf course property is private property. It is not a park for joggers, bike riding, walking pets or skate boarding. The course is to be used by golfers, for golf play only. A golf course can be a dangerous place for children and adults especially if they are not knowledgeable about the game or their surroundings.**

Thank you for your support and for your assistance in maintaining a safe neighborhood. If you have any questions about our services, please feel free to contact me at 770-978-7755.