

NEWSLETTER

Gwinnett County Trash Collection Update

County mandated garbage collection program on hold pending lawsuits, revamp of program.



The new Gwinnett County garbage collection program, slated to begin on January 2nd, is currently on hold. In accordance with a court injunction, the county has temporarily suspended implementation of the program. Garbage collection will continue from your normal service provider, unless you completely cancelled your service, in which case you will need to sign up for service with a garbage collection provider. More information on page 2.

New website coming

We've started work on a new Spalding Mill website. The new site will focus on the community and make it easy for the board, the various committees, and the residents to get relevant information to members of the Spalding Mill community.

Some of the features we are looking at adding are the ability for residents to post content to the site, comments to postings, event calendars and restricted sections for information such as budgets and a community directory.

If anyone has any suggestions for something they would like to see on the website, please send them to secretary@spaldingmill.com.

*-Sean M Hollingsworth,
secretary*

PROPOSED HOA INITIATION FEE

We are proposing an HOA initiation fee to be paid by new members when they purchase a house in Spalding Mill. This fee is currently proposed at \$250 and serves two purposes. First, new homeowners, without having contributed, immediately benefit from the accrued HOA fees paid by existing homeowners. The initiation fee would serve to even the discrepancy. Second, the fee would help us avoid

a dues increase. While we cannot go perpetually without a dues increase, the addition of the initiation fee will likely allow us to go longer before we have to raise association dues. Implementing the fee will require a special election to modify the covenants and will require a 2/3 majority to pass. If you any questions or comments, please contact any member of the board.



THE ONGOING SAGA OF GWINNETT COUNTY GARBAGE COLLECTION

This story has had more twists and turns than a soap opera. Originally, Gwinnett County planned to implement mandatory residential garbage collection. All homes would have been required to have garbage collection service, the fee for such service would have been added to the homeowner's yearly tax bill, and recycling would have been mandatory. A new, non-governmental organization, Gwinnett Clean and Beautiful Services, was created to manage this program. The county was to have been split into eight zones and no provider was to have more than three zones.

In the end, the county was split into six zones and only two providers were awarded contracts, one for north of I-85 and one for south of the interstate. The bond required to operate in Gwinnett County was set to several times its current value, making it impossible for many of the smaller providers who currently operate in the county to bid for one of the contracts. Fines of \$500 dollars were to be assessed if the cart was put out too early, taken in too late, or if a homeowner failed to recycle, among other things.

Several of the losing providers in Gwinnett County sent their customers invoices for deactivation fees. Although the County initially said this action was illegal, they eventually backed down, leaving customers to pay a fee for a service deactivation ordered by the county. Because of these fees, there was talk of a class action lawsuit against either Gwinnett County, the providers, or both. None was ever filed.

In December, several smaller providers filed a lawsuit against Gwinnett County in response to the program. On December 18th, a Superior Court judge

issued an injunction against the program, stating that it was illegal for a county government to delegate a governmental responsibility to a private entity. The following week, the county suspended implementation of the program, allowing residents to continue service with the provider of their choosing.

So what does all this mean? Gwinnett County has stated that they still intend to go forward with the plan -- after some modifications -- later this year. Gwinnett Clean and Beautiful Services has been dissolved and the County has said they will take over management of the program. The lawsuit is still making its way through the courts and it will be months, at a minimum before anything is decided there. The two providers who were awarded contracts invested tens of millions of dollars in equipment and personnel and have now had to layoff many of those new employees and are looking at their options for reimbursement for their losses.

For those who were signed up for service with the new provider (I believe ours would have been Allied Disposal) you should be getting a refund; you will have to check with the provider for any information on that. If you were charged a deactivation fee by your provider and decide to keep your service with that provider, you should receive a refund. Again, check with your provider.

As more information becomes available -- especially when (or if) the county announces a resumption of the program, information will be posted in the Spalding Mill website.

PARKING ON STREETS

Please remember that parking vehicles on the street for extended periods of time is prohibited. We realize there is an occasional need for homeowners or their guests to park on the street, however, such occurrences should be kept as brief and as minimal as possible. Not only have we had several complaints, but it has also been brought to our attention that some mail carriers will neither pick up nor deliver mail if they are unable to pull their delivery truck completely up to the mailbox. The USPS has no formal policy on this and it is left up to the discretion of the carrier as to whether or not a mailbox is blocked. The board is considering fines for vehicles that are habitually parked on the street and we have asked the Gwinnett County Police to patrol the neighborhood, on occasion, and cite vehicles parked illegally. We thank you for your cooperation.

ANIMALS OFF LEASH IN THE NEIGHBORHOOD

Recently, we have had several complaints about animals (both dogs and cats) running loose in the neighborhood and have recently dogs bite a resident and another dog. While a few of these animals about which we have received complaints are likely strays who have wandered in from outside of the neighborhood, most of the complaints (and the two bites) have been caused by pets of Spalding Mill residents.

Per the Covenants, all animals must be kept on a leash or kept within a fenced yard any time they are outside. It is simply unacceptable and dangerous to the other residents of the community, to their children, and to their pets for some members to allow their pets to run free.

When an animal is found loose in the neighborhood, and the owner cannot quickly be identified, the animal will be reported to Gwinnett County Department of Animal Welfare. If the owner can be identified, appropriate action will be taken; such action may include fines.



NEW BOARD MEMBER -- SEAN M HOLLINGSWORTH

With the departure of Ryan Sanderson, Sean Hollingsworth has taken over as secretary for the board. Along with his wife, Susan, daughter, Sarah, and dog, Cole, Sean has been a resident of Spalding Mill since 2006. He served 6 years in the United States Marine Corp as a Korean Linguist. In addition to Korean, he speaks passable German and is currently learning Arabic. Sean holds a Masters of Science in Computer

Science from Johns Hopkins University and, prior to moving to Atlanta, he conducted information security research for the Department of Defense. Sean currently works for a small company in Midtown, where he continues to conduct information security research.

Sean can be found almost every evening walking the neighborhood with Cole.

“It is an honor to serve on the board. I and my wife instantly fell in love with the neighborhood when we first came to view the house in which we now live and I hope to help the neighborhood keep the same charm and desirability that won us over so quickly.”



ATTENTION TENNIS ENTHUSIASTS

Spalding Mill has its first very own tennis team! The team will begin playing matches in mid March. A schedule of home matches will be posted in the next few weeks. Please come out and support our team!



SPALDING MILL EVENTS

As usual, we have a number of community events planned for 2009. All are great opportunities to meet new neighbors or just hang out with friends.

Annual Homeowners Meeting

Find out more about events within Spalding Mill and the greater community that affect you, as a homeowner at this yearly meeting. Also a chance to bring up any issues or concerns you may have in an open forum with the board and fellow residents. Elections will be held to fill any open positions on the board.

Easter Egg Hunt

A great time for both young and old. Lots of candy eggs for the kids and a visit by the Easter Bunny.

Annual Garage Sale

Start your spring cleaning by earning some extra cash. Our annual garage sale is advertised in the Atlanta Journal-Constitution and the Gwinnett Daily Post, as well as by signs at the the entrance to the neighborhood.

Spring Cleanup Day

Continue your spring cleaning by helping keep Spalding Mill beautiful. Maintenance duties will be performed on the various common areas and around the pool.

Pool Parties

Always a good time and getting better every year. We have several pool parties throughout the season, including a special 4th of July bash. Tons of fun for everyone. Perhaps even a game of greased watermelon....

Halloween Parade

The last event of the year, our Halloween parade and party is always a big hit. All the ghouls and goblins, princesses and superheroes that inhabit Spalding Mill make their way through the neighborhood, ending at the tennis courts with a costume contest. Trick or treating follows.

Calendar

- ◆ **Saturday, March 21st**
 - ◆ Easter Egg Hunt
- ◆ **Saturday, April 18th**
 - ◆ Annual Garage Sale
- ◆ **Saturday, April 25th**
 - ◆ Spring Cleanup Day
- ◆ **Saturday, June 6th**
 - ◆ First Pool Party
- ◆ **Saturday July 4th**
 - ◆ July 4th Bash
- ◆ **Saturday, August 29th**
 - ◆ Second Pool Party
- ◆ **Monday, September 14th**
 - ◆ Annual Homeowners Meeting
- ◆ **Saturday, October 3 1st**
 - ◆ Halloween Parade & Festivities

Contact Information

- MIKE RAMBUSCH
 - PRESIDENT
 - president@spaldingmill.com
- JEFF HAGEN
 - VICE PRESIDENT
 - vicepresident@spaldingmill.com
- SEAN HOLLINGSWORTH
 - SECRETARY
 - secretary@spaldingmill.com
- MICHELLE GRANT
 - PROPERTY MANAGER (HERITAGE PROPERTY MANAGEMENT)
 - mgrant@heritageproperty.com
 - 770-200-8566
- BERT NASRUTI
 - Commisioner, District 2
 - 770-446-6612