

PEACHTREE LANE NEWSLETTER JANUARY 2021

(Official meeting minutes are online
@360communitygmt.com)

****NEW MTG TIMES & REMINDER****
FEBRUARY 22nd - MONDAY
Online Mtg – 4th Monday of ea month

**** We continue to welcome Resident Participation !! ** Let us know how you want to get involved !!**



COMMITTEE NOTES:

LANDSCAPE: Chairs-Board Members Phase The most recent phase of our landscaping is coming close to an end. The goals of this second Phase were three: increase our competitive edge to similar complexes in our area, update the "look" of our internal drives and individual units' exteriors, and reduce operating costs by reducing watering needs. Congratulations to the Landscaping Committee on a great job!

WHAT'S NEXT: There are still items to confirm: a few poor plants that didn't survive the transplanting /need replacing; review of drip system, and eventually blue pots between each unit house number for burst of color and night uplight of house numbers. We hope to have all confirmed by the spring.

ARCHITECTURAL: Chairs Mike (23) and Joshua (3) This Committee recently walked the complex for any needed repairs. This is the team to talk to if you have any questions on home improvements-exterior. *Please first submit your requests through an architectural change form; to the HOA prop mgmt office* The architectural committee will review and let you know or approval or further questions.

Some general ideas have come up for discussion: added river rock throughout the complex, possibly adding height to pool-facing unit walls; to encourage greater use of the pool area by increasing "privacy" of pool-goers from units bordering the pool, a structure to create shade for pool users in the summer.... Let us know if you have ideas to consider! Again paint colors for our complex :

HOUSE EXTERIOR:

DE 6197 Modern Ivory 50% Formula Flat

GARAGE DOORS:

DE2164 Pigeon Gray, Semi-Gloss

WROUGHT IRON:

DE 6356 Sheet Metal, Semi-Gloss

RESIDENTIAL DOORS: (choice to stain or paint)**

STAIN: Natural Wood Stain (Miniwax Helmsman Line S/N CN63200444, Indoor/Outdoor SPAR Urethan Clear Gloss)

PAINT: DE 6356 Sheet Metal (door and frame only)

**Window sidelite to be painted the same color as House Exterior (Modern Ivory)

Annually: Please remember to have your garage doors and operating units inspected. Let's avoid "pop up" doors and inviting opportunity of theft, by having garage doors that shut securely.

WHAT'S NEXT: You tell us! Mike and Josh would be grateful for your participation. So if you are interested, just let them know.



CCR & BYLAW NOTES:

CCR & Bylaws: Chair-Meredith (11); Joshua (3), Maureen (12) and Will (17)

By-law review has been completed. The draft is going to a specialty firm to update basic language and incorporate notes specific to 10 West Georgia. Our community has always been one of friendship and cooperation. So please don't hold back questions. Let's see what we can answer to help all understand policies and the best way to utilize 10 West Georgia!

WHAT'S NEXT: When the first revision is completed the committee will review before finalizing.



PEACHTREE COMPLEX NOTES:

SAFETY FIRST! Our new mailboxes have made a great difference in look and "solidarity" against mail theft. And they look shiny-and-new! Unfortunately, we still have some packages being stolen at the point of delivery. Consider having an "at home neighbor" receive your deliveries, if that helps? Night time ideas: keep garage doors closed, consider leaving porch lights on at night, ALWAYS lock the door leading from inside your garage to your home! Residents and guests: Don't leave anything valuable in your car overnight. **If you see someone or something suspicious: Call CRIMESTOP : 602-262-6151. Let everyone know we are watching!**

WHAT'S NEXT: The board continues to look at lighting in the complex; which is solar powered to further minimize expense.

PARKING: We are doing much better in leaving internal spaces available for **guests only**. If there is a short-term need (i.e. construction, out-of-town visitors needing

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extended parking use); parking permits are available through 360 Property Management office.

WEST "Shared" WALL: These discussions will continue, Some cutback work has been done, in the spirit of good cooperation and avoiding damage to home and neighbor. The holidays and changes from COVID-19 took some of the spotlight from this project. But we'll keep you updated as events unfold.

WHAT'S NEXT: Discussions ongoing.

POOL: Too C-o-l-d for swimming!! But please remember, to return chairs and lower umbrellas when using lounges. These winter-to-spring winds can cause damage if we aren't careful.

We are looking at new providers to reduce chemical cost / chlorine maintenance.

JACUZZI: We are looking at the temperature controls for this unit, as the "temperature" seems to be cooler than normal.

WHAT'S NEXT: 360 – the board is always entertaining suggestions of what could make the pool more "usable": a barbecue? seating? A pergola? At this point, all suggestions would need review and budget considerations, but let's see what we can plan for the summer ahead!



NEW BUSINESS / HOA NOTES

DIRECTORY: The Directory is available, listing those residents who gave permission to show names and numbers. Great way to know your neighbors; and a friendly face that is "just around the corner" or even next door!

ITEMS: "SELLING / SHARING / NEED TO FIND":



#11 – selling:
Restoration Hardware parson-style dining room chairs; barely used. (originally purchased \$275 each) (6) chairs – selling \$50 each. Camel color Cotton suede

#3 - Sharing – I volunteer for an organization called "The Movement". This organization works to help the homeless by bringing food, hygiene products, clothes, warm blankets, etc. to homeless encampments. Spring cleaning is coming up for many. If anyone has any clothing or other donations, email me! I can pick up your donated items at your convenience and get them delivered to those who so need them!

MEET YOUR BOARD

Allie Wiener – President
Joel Hooper - Vice President
Joshua Barelli - Recorder
Meredith Orr - Director
Mike Fox - Director

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Community Managers:
Dawn Hardas, CAAM, Director of Operations
Darrin Maurer
360 Community Management
4130 E. Van Buren St., Suite 360
Phoenix, AZ 85008
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NOTE: During this order of social distancing, the 360 Management team is primary working remotely. Email is your best course of communication.