



# Olde Peachtree Station Homeowners Newsletter

### OPS Board Members

President - Brian Powell  
Vice Pres.- Doug Carroll  
Board member-Jack Prather

### Inside This Issue:

- See pg2 for the Letter from the HOA President Brian Powell
- See pg3 for Homeowner resources and Money saving tips.
- See pg4 for What's Happening around Gwinnett Co.
- You can Download a copy of the HOA covenants at: [oldepeachtreestation.com](http://oldepeachtreestation.com)

### Pool Season is Approaching

The 2010 pool season will be here before we know it. Our board is in need of volunteers to open and close the pool area on a daily basis. If you can be available to do this any week between May-Sept., please contact Doug Carroll at [3drb@charter.net](mailto:3drb@charter.net) or (678) 230-1297. Your help is greatly needed to insure that the pool can remain open for the entire season.



### Removing Mold from Your House

With Spring just around the corner, and the weather warming, we all usually feel the "Spring cleaning bug"! This year we have an opportunity to take care of an outside problem that affects us all. I'm talking about the mold, mildew and algae growing on the outside of your house! The AC Committee has written dozens of letters to neighbors who have excessive mold on their homes in the last year, and here are some solutions!

Since trees and shrubs produce airborne sugars that float on the wind and stick to vinyl siding and shingles, the mold, mildew and especially algae feed on them. However, there are several ways of removing them.

For the do-it-yourself type: [AskTheBuilder.com](http://AskTheBuilder.com) suggests an Oxygen Bleach cleaner (only \$4 for 1.5 lbs. at Wal-Mart) mixed with water and dish soap. Using chlorine based bleach is known to kill the roots of grass and plants although some people believe it can be diluted enough to be ok. Just spray on the mixture with a paint sprayer, scrub with a soft brush where you can reach, and rinse off with liberal amounts of water. Working in the sun causes the soapy mixture to dry on the siding, so working in small patches in the shade is recommended.

If you prefer, a neighbor on Victoria Station has used a service who will give you a discount to pressure wash your house. **Premier Pressure Washing & Concrete Cleaning** will charge \$125 for Ranch-style homes, and \$150 for Split-level homes, using your water. They also gave us special prices to clean driveways, sidewalks, fences and decks. You can call Mark Cobb (the owner) for references and an appointment at (678) 859-8679. Just mention that you live in Olde Peachtree Station.

*Help us keep OPS a great place to live.....*

Contact a Board Member or come to our monthly meeting if you are interested in getting involved



**... A Message From The HOA President,**

**OPS Board Officers**

**President**

Brian Powell  
(770) 277-3638

**Vice President**

Doug Carroll  
(678) 230-1297

**Board Member**

Jack Prather  
(770) 402-0216

**Secretary**

Dorte Mogensen  
(770) 598-5985

**Treasurer**

Open  
(Contact Board if you are  
Interested in this position)

\*\*\*\*\*  
**COMMITTEE MEMBERS**

**Architectural Control Committee**

Chairperson, Charlene Tuttle  
(770) 962-6077

**Common Area Maintenance**

Chairperson, Steen Mogensen  
(770) 241-2648

**Social Committee**

Alonda Clinton  
(678) 209-4127

**Pool Committee**

Chairperson, Doug Carroll  
(678) 230-1297

**Website Maintenance**

Steen Mogensen  
(770) 241-2648

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*We appreciate our board & committee members who volunteer their time to make OPS a better place to live*

Contact a Board Member or come to our monthly meeting if you are interested in getting involved with

I hope everyone is doing well and enjoying the New Year. It is hard to believe that it is already February.

As many of you know, the invoice for 2010 dues has gone out and as a reminder is due on March 31. Please make sure that payments are received by that date. I would also like to say that the board has had great success in receiving some balances from homeowners that were behind in their dues. I want to stress to everyone to please make contact with the board if problems come up in getting their payment in and we will see what can be done.

I would also like to thank the ACC committee and those people that have stepped up to volunteer for the committee. We have a committee of 5 people on the ACC. I have, as many of you know, instructed them to enforce the covenants. I would say that I do get a lot of emails and phone calls from people that receive violations and be assured that you are not being singled out. The ACC has written several hundred violations over the last 8-9 months and will continue to write them to keep the neighborhood looking as best that it can. The idea of receiving the violation isn't to jump on anyone or point fingers it is to make the homeowner aware that there is a violation and it needs to be taken care of. The ACC and the board will make every opportunity to be fair with you and work with you to resolve the issue. But you have to make sure to contact the ACC and resolve the issue. We are in the process of fining people who receive a 3<sup>rd</sup> notice or who totally blow the violation notice off.

It is my responsibility to keep a functioning board and keep the neighborhood looking great. Please be reminded that you need approval from the ACC committee before doing any improvements to the lot or the property. To obtain approval please contact the ACC committee or the board in writing to the mailing address found on the web site. Please understand that most things will be approved but must be consistent with the rest of the neighborhood and comply with the design standards and the covenants. You can view the design standards and the covenants on the web site, [www.oldepeachtreestation.com](http://www.oldepeachtreestation.com).

I would like to thank those people that volunteered in 2009 and encourage more people to get involved with your neighborhood. We have openings on all the committees, (Pool, ACC, Social, and Maintenance). Please contact the board or email [opshoal@charter.net](mailto:opshoal@charter.net) and tell them that you want to volunteer.

We are making some improvements to the common areas. We are putting lights and electricity on the pavilion, we are putting grills in the pool area and we are going to repair and upgrade the play ground. We will be having some workdays to improve the pool house that is in desperate need for repair and will need people to bring their tools and knowledge doing that.

Thank you,

Brian Powell

President, Olde Peachtree Station HOA

## Help for Homeowners

### Consumer Credit Counseling

<http://www.consumercredit.com>

### Annual Credit Report - Official FREE Credit Report

<http://www.annualcreditreport.com>

### Franklin Covey - Planners & Organizational Tools

<http://www.franklinplanner.com>

### HOPE NOW – Support and Guidance for Homeowners

<http://www.hopenow.com>

### Making Home Affordable - Help for Homeowners

<http://www.makinghomeaffordable.gov>

## Surf the Web to Find Cheaper Gas

Use online resources to find the lowest local gas prices:

- [Gasprices.mapquest.com](http://Gasprices.mapquest.com)
- [Gasbuddy.com](http://Gasbuddy.com)
- [Gaspricewatch.com](http://Gaspricewatch.com)
- [Motortrend.com/gas\\_prices/index.html](http://Motortrend.com/gas_prices/index.html)



## Curried Chicken Salad

### INGREDIENTS

- 2 cooked chicken breasts, boned
- 6 ounces green beans
- 12 ounces multi-colored penne
- 2/3 cup low-fat yogurt
- 1 teaspoon mild curry powder
- 1 garlic clove, crushed
- 1 green chili, seeded and finely chopped
- 2 tablespoons chopped fresh cilantro
- 4 firm ripe tomatoes, peeled, seeded and cut in strips
- salt
- ground black pepper
- fresh cilantro leaves, to garnish

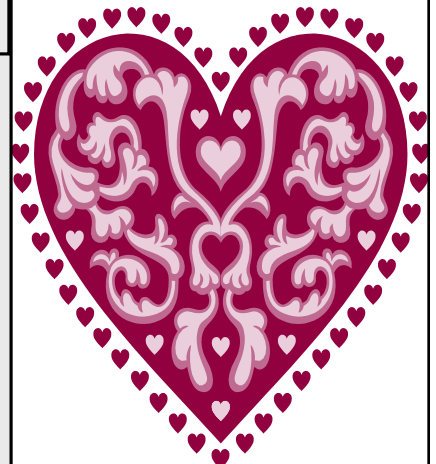


### DIRECTIONS

1. Remove the skin from the chicken and cut in strips. Cut the green beans in 1-inch lengths and cook in boiling water for 5 minutes. Drain and rinse under cold water.
2. Cook the pasta in a large pan of boiling, salted water until all dente. Drain and rinse thoroughly.
3. To make the sauce, mix the yogurt, curry powder, garlic, chilli and chopped cilantro together in a bowl. Stir in the chicken pieces and let stand for 30 minutes.
4. Transfer the pasta to a glass bowl and toss with the beans and tomatoes. Spoon over the chicken and sauce. Garnish with cilantro leaves.

## COUPON CORNER

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| ◆ <a href="http://Coupons.com">Coupons.com</a>                         | ◆ <a href="http://Couponchief.com">Couponchief.com</a>       |
| ◆ <a href="http://RetailMeNot.com">RetailMeNot.com</a>                 | ◆ <a href="http://Currentcodes.com">Currentcodes.com</a>     |
| ◆ <a href="http://SelectCouponProgram.com">SelectCouponProgram.com</a> | ◆ <a href="http://CouponSmarter.com">CouponSmarter.com</a>   |
| ◆ <a href="http://Couponsaver.com">Couponsaver.com</a>                 | ◆ <a href="http://CouponCabin.com">CouponCabin.com</a>       |
| ◆ <a href="http://Couponalbum.com">Couponalbum.com</a>                 | ◆ <a href="http://UltimateCoupon.com">UltimateCoupon.com</a> |

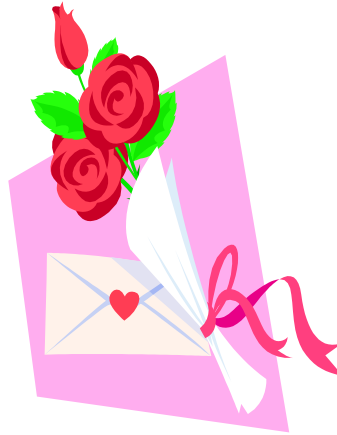


## OPS NEWSLETTER

Olde Peachtree Station newsletter is published every two months. The next publication will be in April 2010.

If you have suggestions, information or anything you would like to contribute to our next newsletter please email Scott Johnson at:

[scottjohnson82@charter.net](mailto:scottjohnson82@charter.net)



### COME JOIN US.....

*Our Homeowners' Association meeting is held every month. Issues concerning the subdivision are discussed at these meetings. All homeowners, and residents of Olde Peachtree Station are encouraged to participate to help us continue to make OPS a great subdivision to live in.*

*Watch the bulletin board for the posting of the next meeting.*

## Check Out What's Happening Around Gwinnett!

### **February 12, 6:30-10:30pm - Valentine Dinner and Dance**

Spend an evening in paradise with the one you love! Sweethearts, friends and family will dine and dance the night away to a live band and a gourmet catered dinner. Guests will receive a souvenir photo and a chance for special giveaways. Age 18-up; \$75/couple, pre-registration required, space is limited, call 770.822.5450. Limited seating for tables of two. This is a non-alcoholic event. Gwinnett Historic Courthouse, 185 Crogan Street, Lawrenceville Code: GHCH14101

### **February 12, 7:00-9:00pm - Mother-Son Dance**

Moms, bring your valentine for fun-filled festivities and light refreshments (no Dads allowed). Age 4-up; \$10/person; pre-registration required, call 770.831.4173. Pinckneyville Park Community Recreation Center, 4650 Peachtree Industrial Blvd, Norcross Code PPCC14101

### **February 13, 10:30am-12:30pm - "Cut it Out"**

Have fun and get messy as we bake, decorate, and eat your delicious cookie creations! You provide the fun, we'll provide supplies! Age 3-up; \$3/person; pre-registration required by 2/11, Call 770.723.9516. Lucky Shoals Park Community Recreation Center, 4651 Britt Road, Norcross Code: LSCC14123

### **February 20, 10:30am-noon - Mix & Match Craft Day**

It's a craft extravaganza! Kids can make an unlimited number of assorted crafts! Age 5-12; \$8/person; pre-registration required; call 770.614.2060. Bogan Park Community Recreation Center, 2723 North Bogan Road, Buford Code: BPCC14100

# Happy Valentines Day

