

HIGHLAND OAKS HOMEOWNERS ASSOCIATION

IMPORTANT UPDATES:

The HOA Board has unanimously voted to contract with a new management company. Starting on January 1, 2021, we will have our community management needs serviced by AMAG (Association Management Advisory Group). We are confident that all homeowners will be pleased with this company.

Details are below:

- 1. DO NOT send your yearly assessments (annual dues) to Liberty Community Management**
2. AMAG will be sending an introductory letter to all homeowners next month.
3. An open board meeting will be scheduled soon. Information (where to send assessment payments, budget, and zoom link) will be included in the letter from AMAG.
4. Voting on adopting a POA (Property Owners Assoc.) will be delayed until the transition to AMAG is complete. More information about a POA will be given in the coming months.
5. The costs of managing our community have increased. The costs of our yearly contracts (Landscaping, Pool, etc.) as well as an increased costs in labor, parts, and general improvements, have necessitated a \$25.00 yearly increase in our 2021 annual dues (assessments).

Zoning Hearing:

An automotive company requested a Special Use permit to build an auto sales and repair shop at 1571 Buford Drive. This location backs up to some of our community homes on Pinder Point Drive. The request has been denied at the Planning Commission Hearing, but may still go the Board of Commissioners Hearing. It is important that we object to this request as it may affect our property values. The Board of Commissioners hearing will take place on 11/17/20 at 7:00pm at the Gwinnett Justice and Admin Center located at 75 Langley Drive, Lawrenceville. More info can be found on the Gwinnett Planning Commission website.

Planning Commission Agenda
November 4, 2020
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4. CASE NUMBER	:SUP2020-00059
APPLICANT	:NERKO AUTO BROKERS, INC.
CONTACT	:MELODY A. GLOUTON, ESQ.
PHONE NUMBER	:770.822.0900
ZONING	:C-2
LOCATION	:1500 BLOCK OF BUFORD DRIVE
MAP NUMBERS	:R7065 142 & 143
ACREAGE	:3.30 ACRES
SQUARE FEET	:7,125 SQUARE FEET
PROPOSED DEVELOPMENT	:AUTOMOBILE REPAIR SHOP
COMMISSION DISTRICT	:(3) HUNTER
DEPARTMENT RECOMMENDATION	:DENIAL



Reminders:

1. **Please refrain from burning yard waste in our community. Per our covenants, it is a violation.** *Trash, garbage, debris, or other waste matter of any kind may not be burned within the community.*
2. **Holiday decorations must be removed in a timely fashion.** *"Holiday decorations should be removed in a timely fashion after the passing of the respective holiday but under no scenario should they remain for a period of more than 30 days from the holidays passing"*
3. **Don't forget to submit Modification Request Forms:** *No exterior construction, alteration or additions of ANY kind shall be made unless and until plans, specifications detailing the nature, kind, shape, height, materials and exact location, etc. have been submitted in writing and approved by the ARC.* Please contact Liberty Management Company for the necessary forms and procedures. (After December 15th, MRF will be sent to AMAG)

Community News:

Thanks to everyone who decorated their home for Halloween this year, it certainly looked great and we hope you were able to drive around our community and enjoy the sights! As communicated on our community Facebook page, the following prizes were awarded.

- **BEST OVERALL:** 1807 Richmond Hill, \$50 Kroger Gift Card
- **BEST BLOW-UPS:** 1643 Crittenden Lane, \$50 Kroger Gift Card
- **BEST LIGHTS:** 850 Branch Tree Way, \$50 Kroger Gift Card

And because participation was so great and it was so hard to choose, we decided on one more!

- **Honorable Mention:** 749 Teal Court, \$25 Kroger Gift Card

We will be having the same contest for the upcoming Holiday Season! So, let's light up Highland Oaks for the holidays! Best Overall, Best Blow-Ups, and Best Lights, with a \$50 prize for each category winner!

