

# Riverview

## ESTATES

**NEWS**  
1st Quarter • 2007

**A** message from the President.

**S**pring has arrived and Riverview Estates is bursting with new growth and enough bright colors to send Thomas Kincaid running for his brush and canvas! It is an exciting time of year, a time for spring planting ~ spring cleaning ~ and outdoor activities ... yes even exercise. A walk in the park along the river and through the neighborhood is a great way to stay fit and enjoy the weather. Riverview is indeed a beautiful place to call home!



Many homes have sold recently and we are seeing considerable remodeling and several complete demolition/rebuilds. This is the sign of a vibrant and growing community and a great indicator of what the future holds for Riverview.

One of the roles of our Homeowner's Association is to help maintain, preserve and protect our community, ensuring that we remain a premier community in Peachtree Corners. With that as our goal, the Executive Committee has spent the past fifteen months working to accomplish that by focusing on numerous maintenance and upgrade projects in our community. Some of the results of the work of your Association include:

**Upgraded Christmas Decorations:** New lights and additional decorations have been purchased and were displayed this past December.

**Cleaning:** The brick walls and curbs at our entrance have been pressure washed and the overhanging tree limbs have been pruned away from the wall. After substantial pruning, you are now seeing new growth on the trees and shrubs.



**Gatehouse:** All doors, trim and shutters have been painted. Additional maintenance on the door will be done this summer.

**Flag Pole:** An attractive, high quality flag pole has been installed at front entrance.



**Landscape Lighting:** At night, the front entrance beyond the gatehouse used to be like driving through a dark tunnel. Now when you enter at night, you see spot lighting on the trees and the flag pole. This has made a significant improvement.

The effect will be even more dramatic after the crepe myrtle trees are in full bloom.

**Blocked Rezoning Efforts:** This past year, along with the support of many residents, we again successfully lobbied to block the rezoning of the land adjacent to our front entrance, preventing a commercial rezone. Had the rezone passed, it would have caused a negative effect on our homes as well as the very nature of our surrounding area.

**Community Directory:** Work is underway and we will be publishing a new Community Directory this year. It is important that you go to the web site and update your personal information in the next week or two, or email it to [keith811@bellsouth.net](mailto:keith811@bellsouth.net).

**Park Upgrades:** You are also enjoying the improvements made to the park. The hiking trails have new gravel spread



on them. Significant tree pruning and tree removal has taken place, and new mulch has been spread on the playground and the swing set areas.



**Cul-de-sac Upgrades:** Within the past few weeks we have also upgraded the landscaping in the cul-de-sacs. Keep in mind, these are newly planted and still small, but over a short period of time they will become a notable enhancement to the community.

**Signage:** A significant initiative in 2007 will be the upgrading of the signage throughout Riverview. The signs we currently have are county issued and are showing their age. They are currently a detractor rather than an enhancement. New signage, including street signs, Stop signs, Children Playing, etc., will be very attractive upgrades. They will be constructed of ornamental iron and meet county regulations. This will be a noticeable enhancement to the overall appearance and value of the community. Work on this project will begin very soon.

**Tree Pruning:** In most cases, the trees surrounding our street security lights have overgrown to the point that they obscure the light, creating numerous dark areas in our streets. This is a security concern that must be addressed. To correct the problem, Gwinnett county will be pruning or removing the trees as necessary. Letters have already been distributed by the county to the appropriate homeowners and work is scheduled to begin soon. This effort is being paid for by the county. As the trees fill out with new spring growth, the Executive Committee will determine whether additional security lights need to be added for increased safety. The park will be one area of focus.

I invite you to attend the Homeowners Association meetings where you may take part in the decisions that affect our community. Meetings are held the second Tuesday of every other month (except July.) The next meeting will be on May 8 at 7:00 P.M. at Mike and Mary Kay Murphy's home, 4516 Ridgeway Drive. These meetings are your opportunity to meet your neighbors, and have an input into the future and quality of life in Riverview Estates. I hope to see you there.

If you have any questions or comments, the Executive Committee welcomes your input. You may e-mail me at [keith811@bellsouth.net](mailto:keith811@bellsouth.net), or go to the web site to contact a committee member directly.

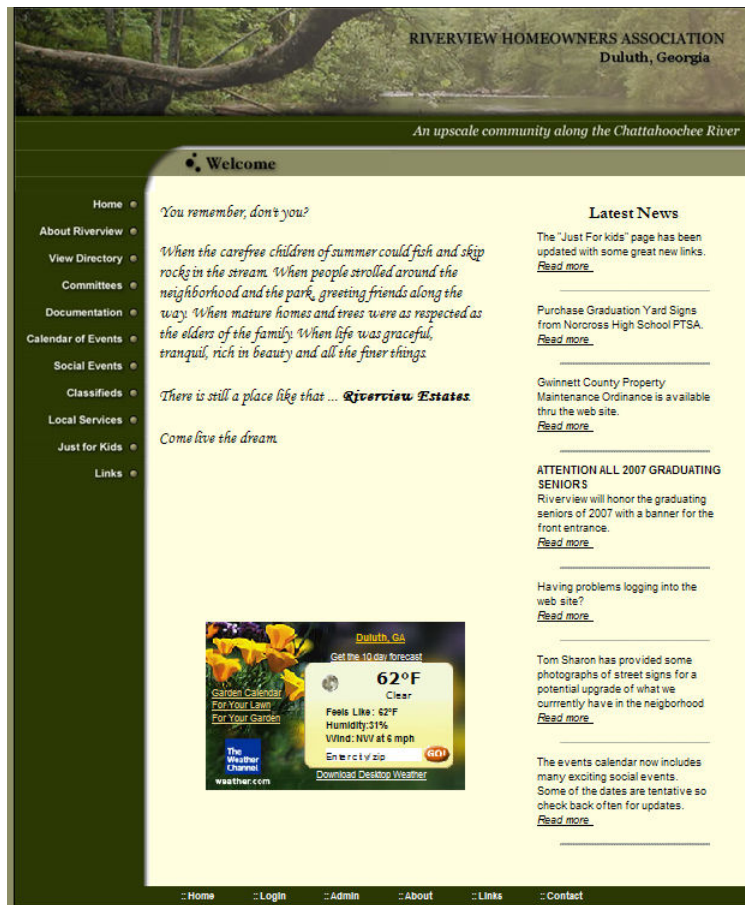
Very Best Regards,  
Keith A. James, President  
Riverview Associates, Inc.



## [www.riverview-hoa.com](http://www.riverview-hoa.com)

**Web Site Update . . .** Riverview's new web site is proving to be very popular, with an average of 5-10 'hits' per day. The site offers a fast and easy way to:

- get the latest news and information in Riverview
- find neighbor's names and phone numbers in the directory
- look for recommendations on local services
- read important documents
- post your own or browse your neighbor's classified ads
- find links to many local community and business sites,
- and lots more!



If you have never visited the web site, or have not been there recently, please take another look at [www.riverview-hoa.com](http://www.riverview-hoa.com) for a treasure trove of information on your neighborhood and the community. Each month, content is increasing and continually changing. Most of the site is security protected requiring you to login with a username and password. If you forgot your username and password, you may request that information at [andy.mclean@comcast.net](mailto:andy.mclean@comcast.net). Once you have logged in you can update your profile to change these defaults if you wish. At the same time you can also change or add to the information about you in the neighborhood directory.

Recent additions to the site include an expanded News section. The homepage always contains the latest news but by clicking on 'Read more' you will be led to a separate page containing more detailed information, photos and links. There is also a new Social Events page which allows us to welcome new neighbors and will have information and photographs of past and upcoming events in Riverview.

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We are always looking for ways to improve the web site and for news that you would like to see featured on the site. Click on the feedback link or use the similar links on the web site to help us improve the content for you.

Finally, please take a few minutes to add an entry to the 'Local Services' page. Your neighbors will appreciate you recommending a local contractor that you have used, or for restaurant reviews that they can enjoy.

Remember this is YOUR web site and the benefits improve every time you visit or share some content with your neighbors!

## COPS Update

We are fortunate to live in an community with relatively low crime and vigilant neighbors. It is always worth reminder, however, that the best way to be safe and secure is to be well informed of the dangers around us. The Gwinnett County Crime Prevention Unit has straightforward advice on what you can do to protect yourself, your home, and your neighbors from the trauma and expense of crime. Click on the "Gwinnett County Crime Prevention Unit" link on the COPs page of the web site for more information. A recent addition is "COPs Watch" which is a regularly updated database of information and statistics for each of the five precincts.

The "top five" tips for our neighborhood are:

1. Report anything suspicious or concerning by dialing 911. Don't hesitate...you could be averting a crime.
2. If you have an alarm system ~ use it! Alarms are both a deterrent and safety mechanism.
3. Keep your garage door closed even when you are at home or in the yard. An increasing number of residential burglaries start thru the garage door.
4. If you have to park a car in the driveway or street then LOCK IT. "Entering Motor Vehicles" is the most common crime in our area...except for false alarms! A current scam is to break into vehicles to steal the garage door clicker and thereby gain entry to your home.
5. Consider using properly placed lighting to deter burglars. Lighting by itself does not prevent crime, however proper lighting increases the chance that a burglar will be detected by a witness during the commission of the crime.

The September 11, 2007 homeowners meeting will feature a visit from COPs liaison officer and provide another opportunity to address your concerns in person.

Be Safe!

## HAVE YOU PAID YOUR ASSOCIATION DUES?

Association dues are the shared responsibility of every homeowner, not just Covenant signers. If you have not yet already done so, please plan to mail or drop off your check this week at 4587 Ridgegate Drive.

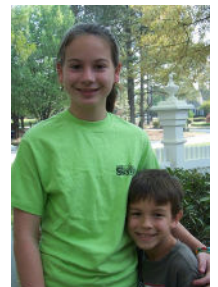
*It pays not to procrastinate* – as stated on the Dues Notice, a late charge will automatically be applied to all accounts that are past due.

## CONGRATULATIONS GRADUATING SENIORS

Riverview is proud to of its graduating seniors this year. Alex Graveline is graduating from Norcross High School, and Patrick Luckhurst will be graduating from Wesleyan. Congratulations to you both!

## Welcome to the Hannas

The Hannas are finally moved in. Although they are still completing renovations, they have moved in to enjoy spring in Riverview. Tye and Stephanie moved from Peachtree Station. Tye is self employed and works in account collections. Stephanie works for Cox Enterprises. They have 2 children, Cole and Sydney. Cole is in first grade. While he likes his new house he misses his best friend and needs a new friend to play with in Riverview. Sydney is a 6th grader at Pinkneyville. She plays goalie for the Norcross Fury and is available for helping young mothers in the neighborhood as a mother's helper. You can visit the Hanna's at 4268 Riverview Drive or reach them at 770-798-9778.



## Our Newest Addition

Jack Riley Padgett was born March 28, weighing in at 7 lb. 11 oz. to extremely proud parents, John and Tricia Padgett.



Two big sisters, Leah and Sarah, were excited to welcome a little brother into the house. According to his big sisters, Jack doesn't ask for much and they like when he gets gifts because they usually get a treat as well. Congratulations!



## PLEASE SLOW DOWN!

A recent speed study was conducted in Riverview by the Gwinnett County Police, which confirmed we have a resident speeding problem. As increasing number of young children move into our community, this is especially concerning. Warm weather is here and children are outside playing and riding bikes in greater number. The risk is great and the cost is far too high, to exceed the speed limit within the subdivision. The results can be devastating. Please watch your speed and be aware of children playing. Saving 15 seconds on your daily commute by speeding to the front entrance, is never worth the risk.

## DID YOU KNOW?

As we get into the full swing of spring cleaning, please remember that garbage cans should not be readily visible from the street. Boats, trailers, canoes, old furniture, lawn equipment and all debris should also be stored out of sight. The large mature lots of Riverview really begin to shine this time of year. We all appreciate the years of hard work that have gone into grooming so many of our properties. We look forward to the spring and summer months as we enjoy walking or riding through the neighborhood.

*Listed below are reminders of just a few Covenants.*

It is a good idea to periodically review the Covenants and self-police, to make sure you are in compliance.

**Page 11 – (c) Temporary Structures.** No structure of a temporary character, trailer, tent or shack, shall be erected or used by any Owner or Occupant on any portion of a Member Lot visible from any street for a total of more than thirty (30) days per calendar year

**Page 12 (f) Unsightly or Unkempt Conditions.** The pursuit of hobbies or other activities which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken on any portion of the Property that is easily visible from any street for a total of more than thirty (30) days per calendar year.

**Page 12 (g) Commercial, Recreational and other Vehicles.** Boats, trailers, panel trucks, buses, trucks with a load capacity of (1) ton or more, vans (excluding mini-vans or utility vehicles used as passenger vehicles...), recreational vehicles (RV's and motor homes), vehicles used primarily for commercial purposes, and vehicles with commercial writings on their exteriors are prohibited from being parked on the Property for a total of more than thirty (30) days per calendar year, except in garages or other areas on a Lot which are not visible from any street.

## Gwinnett County Property Maintenance Ordinances

In order to improve the appearance of the county and to ensure that property owners are not abusing reasonable standards, an ordinance was passed by Gwinnett County in 1998 and was revised on September 20, 2005. This ordinance contains very strict requirements in the area of maintaining personal property, with fines of \$250 – \$1,000 per day or prison terms up to 60 days, or both, for non-compliance. Complete copies of these ordinances can be obtained at our web site: [www.riverview-hoa.com](http://www.riverview-hoa.com). Below, in paraphrased language, are examples of areas covered by the ordinances, which include but are not limited to:

- Fences and walls shall be structurally sound.
- Grass, weeds and uncultivated vegetation shall not be in excess of 12 inches in height (except where zoned appropriately or on properties over one acre).
- Junk vehicles without licence plates or decals that are inoperative or kept parked are prohibited except under very special circumstances.
- Outdoor storage of appliances, equipment, building materials, rubbish or any such shall not be permitted for more than 24 hours.
- Hazardous trees must be removed.
- Except under special circumstances, tree debris shall not be maintained on the premises for more than 14 days.
- The water in swimming pools must be maintained.
- All exterior surfaces (roofs, walls, doors, windows, cornices, porches and trim) shall be maintained in good repair and be weather proof.
- Exterior stairways, decks, porches and balconies shall be structurally sound.

Enforcement of these ordinances is the responsibility of the newly established Quality of Life Unit of the Gwinnett County Police Department. If you experience persistent problems that can not be resolved amicably, you may file a complaint on the Gwinnett County web site ([www.co.gwinnett.ga.us/](http://www.co.gwinnett.ga.us/)), or call 678-518-6032. On the web site, go to “Departments,” then “Support Services,” then “Citizen Self Support,” where you can file a complaint or check the status of a previously filed complaint.





Even though Brad and I do not make it out often, we are always in search of a quiet place with good fare. With a good recommendation from MaryHelen Bryant, we ventured into Alpharetta to visit Pampas, located at 10970 State Bridge Rd. at the intersection of Jones Bridge. Pampas is a steakhouse with an Argentinian theme. They specialize in big select cuts of beef and a good selection of Atlantic seafood. The menu is a la carte. The waiter brings select cuts of beef to your table for your selection. They are then grilled a la parilla (*whatever that means*) over a bank of oakwood. The service is excellent. The restaurant is quiet yet rugged. You can expect to spend \$25-\$30 for a steak. We thought the steaks were great. They also have an extensive wine list. We have heard they have a wild tango night with live music and dancing on Friday night. I suggest you try them out.

*Laura Lord*



Tina and I are real fans of Thai food. One of our favorites is Thai Star, located just minutes away at the corner of Peachtree Industrial and Medlock Bridge Rd. Take Medlock Bridge and cross over P.I.B., - they are on the right hand corner. If you have not discovered this jewel, we recommend you check them out. The owner is from Thailand and she employs some wonderful Thai chefs. The food has been consistently good, and the atmosphere quiet with a simple elegance.

*Keith & Tina James*



## Gwinnett Relay for Life

The Gwinnett Relay for Life is an event that benefits the American Cancer Association. You may find out more about the event which will be held in May, by going to [www.relayforlife.org](http://www.relayforlife.org). Our team, Mothers and Daughters Against Cancer (MAD AC) will put a large purple Relay bow on the mailbox of each of our donors. Watch for your letter containing more information!

*by Susan Highsmith Graveline*



## UPCCA Meeting

There will be United Peachtree Corners Civic Association meeting on Monday, April 23 at 7:30 P.M. The meeting will be held in Gibson Hall at the Simpsonwood Conference and Retreat Center.

Topics will include a legislative update presented by State Representative Tom Rice (R-Peachtree Corners) and State Senator Curt Thompson (D5). There will also be an update on the Peachtree Corners Zoning Overlay District presented by Planning Commissioner Lanette Howard. This is the last UPCCA meeting before August.

## NOTICE OF Potential Water Pipe Problem

The Gwinnett County Water Authority recently changed over their water supply lines running up to each home's water meter from plastic to copper. Many homes have galvanized steel pipe running from the meter to the house. The problem is that a copper-to-steel connection causes a metallurgic reaction which accelerates the corrosion of the steel pipe. Several homes I am aware of, including my own, have suffered failure of the steel pipe between the meter and the house from corrosion, costing over \$2,000 to replace.

Thus far, Gwinnett County assumes no responsibility. The life span of galvanized steel pipes is approximately 40 years, depending on soil chemistry.

You can determine if you have galvanized pipes by examining your water meter. The steel is usually over an inch in diameter and will probably already appear corroded. If you have a steel pipe, you may expect it to fail in the foreseeable future. The only way to correct the problem is to replace the steel pipe with copper pipe from the meter to your house. To determine if your pipe is already leaking, turn off your main valve at the house (plus the valve to your outside lawn sprinkler system.) If the needle on the water meter continues to change, you have a leak between the meter and your house. If your pipe fails catastrophically, you could lose a lot of water. If this happens, immediately turn off the main valve at the street and call a plumber. After the event, you can submit a "Water Adjustment Request" form to Gwinnett County to petition for an allowance for the exceptional water usage.

Submitted by by Dr. David Goodwill as an individual homeowner

# Gardening Tips



## April Gardening Tips

- Make sure night temperatures are above 50 degrees and the danger of frost is over before planting annuals or tomato plants.
- If your annuals are flowering vigorously when you plant them, remove at least half of the flowers to give the plants a good start on root, leaf, and flower growth.
- When planting annuals, be sure you have watered the plants in the container before removing them. Do not pull the transplants out of the container but instead turn them upside down while holding the top of the soil or roots and tap on the bottom of the container until it comes loose.
- You can use the empty plant containers to protect your plants from late spring frosts by covering the plants at night with the empty pot and uncovering in the morning.
- Do not plant your tomatoes in the same place year after year. Due to the possibility of a buildup of soilborne wilt disease, it is recommended that you rotate your vegetable plants.
- Strips of old panty hose are good to secure your tomato plants. The panty hose will stretch as the stem grows, preventing injury to the stem.
- Blossom end rot on tomatoes is caused by a calcium deficiency. Have a soil test completed to learn the pH of your soil to see if you need to add lime to prevent blossom end rot.
- Plant herbs after the danger of frost has passed. You can plant herbs directly into the ground or in containers.
- Prune spring flowering plants (such as forsythia, azalea, spirea, weigela) immediately after flowering. If you wait until summer or fall to prune, you will remove next season's flowers.
- Azaleas will be blooming this month.



Remember not to fertilize azaleas until after they have finished blooming.

- Remember that azaleas are shallow rooted and do not like wet feet.
- If you need to replace azaleas, purchase them while blooming so you can match colors.
- If you need to transplant azaleas, do it just as they finish blooming. This gives them a chance to "recoup" before the summer heat.



- After your Easter lilies have faded, plant the bulb in your garden. Choose a sunny well drained location and cut the foliage back after it has withered. Next year it should sprout again. Planted in the garden bed, they should flower in late spring or early summer.
- If you have limited space for flower beds, plant in containers for summer color.

## May Gardening Tips

- Now is the time to plant your summer bulbs such as glads, caladiums, calla lilies.
- Remember to have glads for cut flowers for the entire summer, you must space your plantings so that you are not planting all the bulbs at the same time.
- Prepare hanging baskets for your yard. Be creative and mix your baskets using color, trailing plants, and foliage plants for interest.
- Do not mix sun loving plants and shade loving plants in your hanging baskets since somebody will not be happy.
- You do not have to hang hanging baskets. Sometimes removing the hanger and placing the basket on the steps, porch, or ground creates an interesting and impressive look.
- Continue your spraying program on your roses. To control powdery mildew or black spot you may have to spray weekly. Be sure to spray after rainy periods.
- Move houseplants outside in shade. Re-pot if needed. Remember to check more often for water needs now that the plants are outside.



- To make flowers on a Hydrangea macrophylla pink instead of blue, you need to add 2 cups of ground lime around the base of the plant and water thoroughly. In alkaline soil, the hydrangea has pink flowers and in acid soil they have blue flowers.

## June Gardening Tips

- Mid-June is the one time of the year to apply nitrogen to centipede. Fertilize with ½ pound of nitrogen per 1000 sq. feet
- Mow centipede at a height of 1 inch. Mow before grass gets above 1 ½ inches tall.
- Apply 1 inch of water once a week to established turf. In sandy soils, apply ½ inch of water every 3-4 days.
- Do not plant trees and shrubs now unless you can water regularly and carefully. It would be better to plan now and plant in the fall.
- Inspect plants carefully for pests. Be sure to look on the undersides of leaves.
- Keep fruit trees sprayed with a home orchard spray to control diseases.
- You can apply a fertilizer to your vegetables as needed. Be careful not to apply too much nitrogen to vegetables.
- Apply a slow release fertilizer to your annuals.
- Make sure your plants have a layer of mulch to hold in moisture and discourage weeds. Do not apply mulch next to the stem or trunk of the plant.
- Use a soaker hose to water annuals, perennials, and vegetables. This will allow more water to the roots and less possibility of disease and loss to evaporation.
- Remove spent flowers and dead and dying leaves from annuals and perennials. Keep plants clean to reduce chance of infection.
- Be careful not to damage the bark of trees with the lawn mower or weed trimmer. It is best to have a layer of mulch around base of tree.
- Do not have mulch up to the trunk of the tree. You should never have more than a 3-4 inch layer of mulch around your plants.

