
Gran Forest News

Issue 6-09

www.granforest.com

June 2009

Our Board

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Thank you Board Members!

NEIGHBORHOOD ANNOUNCEMENTS...

Save the Dates

July 4 – Annual July 4th Parade – 10am
August 14 – Back to School Pizza Party
September 19 – Adult Pool Party
September 27 – Pool Closes
October 10 – Fall Garage Sale
November 9 – Annual Homeowners Meeting

Management representative:

Our representative at Access Management Group is Michael Workman e-mail mworkman@accessmgt.com, Phone 770.777.6890 x126 and Fax 770.777.6916

Volunteer and be a part of your neighborhood

Remember if you would like to join a committee or help with any of the parties above, contact Nicola Schwab at 770-886-0311 or email her at nschwab@mresults.net.

It's true, no one cares more about our neighborhood than you!

Other Committees/Members

ACC/Yard of the Month: Lawton McKenzie (lawton.mckenzie@gmail.com), Pablo Diaz, John Fagan, Cathy Morse, Elizabeth Wehman

Website: Peter Yungel (peter@yungel.com)

Newsletter: Patti Columb (pacolumb@mindspring.com)

Tennis: Don Haff (dehaff@aol.com), Kim McKenzie (kkenzie59@gmail.com)

Pool: Joe Perniciaro 770-889-4625 (joeatd@textiles.fdn.com), Ann Trainor (atrainor@bellsouth.net)

Welcome/Friend Committee: Millie Parrish (milliepar@bellsouth.net), Pam Murray (pammurray1021@yahoo.com)

Social Committee: Jane Harmon (jojaharmon1@yahoo.com), Millie Parrish (milliepar@bellsouth.net), Nicola Schwab (nschwab@mresults.net)

Please register for community updates and events on our new web site!

www.granforest.com

You can advertise for FREE!

Yard of the Month

Yard of the Month is back!! The winner will receive a sign to post in their yard and a \$50 gift card from Lowes or Home Depot.

Congratulations to Phyllis Hvalac of 1325 Gran Forest Drive! She has earned our Yard of the Month award for May. Thanks for making Gran Forest more beautiful!

ACC Information

Design Standards: Recently roofs, garage doors, and lawns have been addressed. These changes are posted on www.granforest.com

REMINDER: You must follow the approval guidelines listed on our Web site when making ANY changes to the exterior of your home or property. The approval process can take up to 30 days but can often be completed more quickly if you follow the *Design Standards*. Fax your request to Access Management as listed in the guidelines on our Web Site.

Failure to obtain approval will result in a \$250.00 fine.

For more information, contact Lawton McKenzie at lawton.mckenzie@gmail.com.

Neighborhood Reminder

- **Dog owners:** Please be courteous to your neighbors and keep your dogs from barking in the evening and early morning hours.

Gran Forest Projects Completed

- Bathroom renovations have been completed.
- New nets for tennis courts.
- Parking area recoated and striped
- Bleachers, deck, and playground equipment fixed and new swings installed.

Gran Forest Projects Under Consideration

- Fix retaining wall behind pool deck. This will be done in the fall, as a portion of the deck in the pool area will have to be removed.
- New locks installed in pool area. These will be a code access lock that will not require a key. These can be re-coded without the additional expense of making keys.

Note: If you are behind on your dues, you will not be given the access code.

Delinquency:

If you have received a notice from Access Management or from our attorney Weinstock & Scavo, P.C regarding past due balances please do not ignore the notice. They will work with you on a payment plan and will even take credit cards. Failure to make an attempt will result in property liens and legal suits being filed. **YOU WILL BE RESPONSIBLE FOR ALL LEGAL FEES.**

Proposed North Atlanta Road Landfill Notes

These notes were taken by Pam Murray at the developers 5-11-09 meeting. The zoning has not been approved by Forsyth County as of this date. We are looking for concerned homeowners to form a committee to watch the progress. We need community involvement. Volunteers please email Pam Murray (pammurray1021@yahoo.com)

General:

- Bill Gerald is the owner of the Grading Company.
- Landfill will be used C&D = Construction & Demolition materials which would contain waste from building tear-downs, rubber, pavement and other demolition materials. Size of landfill is not conducive to waste garbage disposal.
- 23 acres under consideration; owners do not live in state.

Landfill Notes (continued)

- Current zoning of property is R1 (easiest on property) which would be changed to M2 (heavy industrial, highest contaminating). EPA regulates what can go into this type of landfill.
- Landfill would contain a total capacity of 1 million cubic yards of material.
- Location and the lower cost of hauling to it makes this location attractive to the industry. Nine miles further is the closest landfill. More rural areas not as attractive because the roads are not built for truck traffic and further distance. Close to GA 400, Hwy 41 and Hwy 20.
- Approximate height of debris would fill in the 100 foot drop from GA 400 to Ronald Regan.
- Would be 4-8 years to fill this space.
- Estimated increase in truck traffic in current economy would be an additional 100 trucks per day. Better economy with more building would increase to 200 trucks per day.
- Current number of trucks per day for the quarry is allegedly 2100.
- What studies have been done to prepare to present to Board of Commissioners?
 - Basically none. Too costly for landowner and developer. \$100s of thousands.
 - Get zoning changed first and will then invest.
 - Must determine where the water table is - bottom of landfill cannot be closer than 5'.
 - No Due Diligence has been performed.
 - Get zoning changed and then present to EPA.

Questions/Concerns by audience:

- A doctor in the area expressed concern about the leaching into the water table and other health hazards.
- Others proposed concern about air quality from debris/dust. What would be done to combat this? Dirt on top and trees planted to disguise said the grading company.
- Who polices what goes into the dump? A licensed operator is on site who collects tax for each truck with a load to dump. Really no supervision or review of truck contents.
- Concern about asbestos being dumped.
- Concern expressed about lower property values and water quality. A real estate agent told someone present that this proposal has impacted our property values by (20%).
- Concern about appropriateness of location due to seismic activity 10 years about – EPA will supposedly consider whether this is too dangerous a location due to this factor.
- Discussion of quarry being turned into a reservoir. State of GA will not allow if landfill is approved.