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Fall  
2018

Brought to you by the Settles Bridge Homeowner's Association

# Settles Bridge *Neighborhood*

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## President's Letter

Dear Neighbor,

We hope you and your family had a great summer!

The Board has been active over the summer. First, thanks to everyone who has contributed their annual dues and to the many who contribute above the \$100. We are still a little behind our annual contribution participation goal for the year. We've reached out to many neighbors to follow up- it's not too late and your support is greatly appreciated.

We've also welcomed many new neighbors to our neighborhood. If someone is new across or down the street from you please take the time to say hello and invite them to one of our upcoming events.

Lastly, we are continuing to work on our Settles Bridge website and creating a marketing flier for our neighborhood to let new home buyers know about our active community and HOA. We hope to show this off at our annual Chili Cook Off.

We have a few upcoming events - our annual Chili Cook Off, Garage Sale, and Halloween Pre Trick-or-Treat get together. See below for all the details. The Chili Cook Off is a lot of fun - if you haven't come yet please make plans to join us.

See you around the neighborhood,

Derrick Perkins



Front row from left to right: Noel Weeks, Melissa Stevens & Tara Hughey  
Back row from left to right: Derrick Perkins, Bob Stiller & Ron Rogers

How To>>>>

## How to Maximize Curb Appeal

A few reminders for all of us to keep our neighborhood looking great:

### Parking

This is a commonly discussed issue in our neighborhood. While the HOA cannot enforce no street parking in our neighborhood, we ask that homeowners either park their car in their garages or in our spacious driveways. In addition to not making our neighborhood look the best, it is less safe for pedestrians (including kids on bikes and walking to school) and other vehicles. We unfortunately had a parked car get hit last year on the street.

A reminder... state law requires any vehicle parked on the street to be 16" from the curb and also to be facing the same direction as traffic flows (passenger side on curb).



### Trash Cans

Let's face it, trash cans look trashy. We ask that all neighbors do two things: First, promptly bring them back from the curb after pickup (city ordinance is no longer than 24 hours after pickup). Second, please do not store your trash cans right in front of your house or garage - they detract from curb appeal. Either store them in your garage or tuck them away along the side of your house.

Reminder>>>>

## Gwinnett County Outdoor Burning Rules



As we approach the fall season it's important to note that Gwinnett County has specific rules for outdoor burning. No outdoor burning of organic yard materials is allowed during the summer months of May 1st through September 30th due to smog.

Outside of that, the Gwinnett Fire Marshal may restrict outdoor burning if dry conditions exist. There are other rules about what can and can't be burned (no trash), where you can burn (50' from a house and 25' from the property line), and about the size (must be easily controlled).

For more information call 678.518.4980 or visit the Gwinnett Fire Marshal website: <http://www.gwinnettfiremarshal.com/>

# Septic Tanks: Follow these Simple Tips

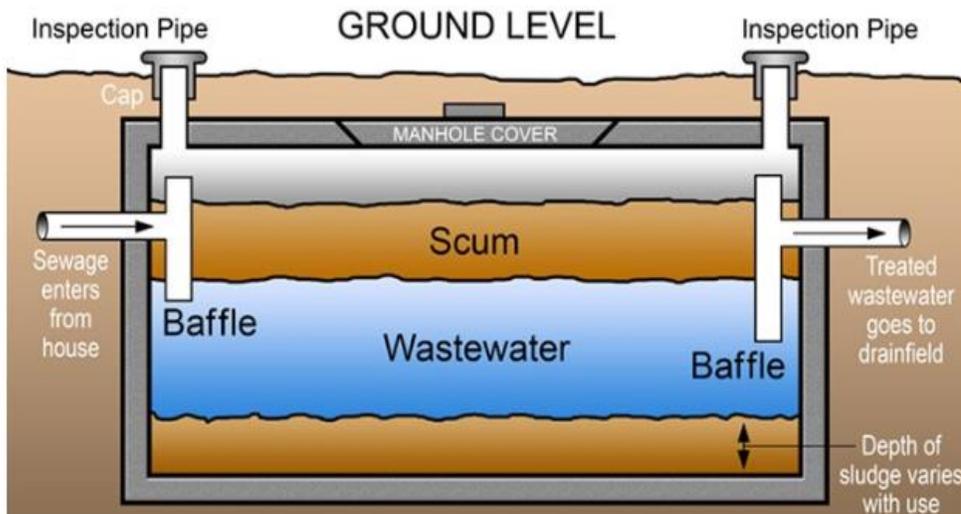
All the houses in Settles Bridge have septic systems for handling the waste water from your home. It is designed to last forever if it is properly maintained. If it's not, it could cost you – lots of headache and possibly thousands of dollars in repairs.

**It's a simple system** – See the picture below. All the wastewater from your home (showers, sinks, toilets, washing machines) flow into the septic tank. Heavier solid materials (sludge) fall to the bottom, greases and fats (scum) float to the top, and water sits in the middle. The baffle insures that water only from the middle flows out the other side to the drain field – 100's of feet of perforated pipe that snake around your yard.

**Prevention is key** – The key is keeping the bad sludge and scum to a minimum. Common things to avoid are excess grease from cooking (dispose of it in the trash), paper other than septic safe toilet paper, and chemicals other than those used for household cleaning (never dump paint or

or solvents down the drain). These can either end up clogging the drain field or throwing off the “balance” of the septic tank. If the sludge and scum build up or the tank gets too full of solids, they can go out to the drain field and clog up your whole system back into your house. These repairs are extremely expensive, invasive and inconvenient. The safest bet is to not put anything down your drains other than water, septic safe toilet paper, and cleaners used to clean sinks/toilets/tubs.

**Pumping is Essential** - Your septic tank is designed to work for your home – it's sized according to the number of bedrooms and bathrooms you have. However, every 5 years it's recommended to have it pumped (a few hundred dollars). This removes all the sludge and scum to give you a fresh start to ensure that your drain lines never get backed up.



## For more info on Septic Tanks>>>

Need a recommendation for a company to pump? Ask your neighbors on Nextdoor.com!

Gwinnett County has the location of your tank online to help your pumping company find it. Google “Gwinnett County GA Septic Tank Records” and it will come up.

*Did you know? Getting sewers installed in our neighborhood would be extremely difficult as it requires 100% participation of each household to share in the cost (several thousand dollars). Add to that the destruction of our streets and yards during construction and the added cost on our water bill make it an impossibility.*

## Stay Connected with Your Neighbors!



E-mail - Official communication from the neighborhood will come through email and fliers in your mailbox. Not getting the emails? Email Ron Rogers at [ww8rr@charter.net](mailto:ww8rr@charter.net) and he will add you to the list.



Nextdoor.com – Our online social networking platform. Ask for referrals for services, offer items for sale, help find a lost puppy and support our kids in athletics/scouts to name a few things. We currently have 85 neighbors representing 52 homes on the site! Enter your address and join.

### A Few Tips:

- Set your preferences so you see the level of alerts you want. You can even get text on certain topics. Note: If you have not verified your cell phone for emergency messages please do – it is our quickest way to get important info out to neighbors.
- You can set your privacy settings how you wish. Also, this is a private platform and you have to be approved to join our neighborhood group.
- You can post to only our neighborhood or surrounding neighborhoods depending on the audience you want.
- The homeowners association does not publish a directory for privacy reasons, however the majority of our neighbors are on Nextdoor.com. You can click on the Map and find who lives where and send them a private message. If you have any questions, please contact someone from our HOA.

# Save the Date...

Save the dates for these upcoming events!

## Chili Cook Off

**Sunday, September 30th at 5:00 pm**

- Bring your best chili in a crock pot and all the fixings to go with it to share with the neighborhood! We will have prizes for the winners in a few categories.
- The neighborhood will provide non-alcoholic drinks (BYOB), bowls and spoons. Event will be rain or shine (inside if weather isn't cooperating). The Perkins are hosting at 4545 Settles Point Road.

## Neighborhood Wide Garage Sale

**Saturday, October 13th 8 am – 2pm**

- Once a year the neighborhood conducts a neighborhood wide garage sale. Helps everyone as sellers get lots of traffic and free advertising. It also helps our neighborhood by limiting garage sale traffic to to one morning a year.
- All you need to do to participate is put balloons on your mailbox to let buyers know you are having a sale. Colleen Voisin has graciously volunteered to be our garage sale coordinator again and will handle all promotions online and signage in neighborhood. If you have questions please contact her on Nextdoor.com or at [c\\_groch@hotmail.com](mailto:c_groch@hotmail.com).



## Halloween Pre Trick or Treat Potluck Wednesday, October 31st at 5 pm

Settles Bridge always Trick-or-Treats on October 31st (Wednesday this year). All neighbors are invited to a Potluck at 5PM before we go out Trick-or-Treating at 6PM. The Hugheys are hosting this year at 4550 Settles Point Road. Bring a dish to share (if you can) and your Princesses and Monsters!

If you're not Trick-or-Treating and plan to hand out candy to our kids, remember to have your porch light on. That will be the signal that you have candy!

## Around Town >>>

## Upcoming Events in Suwanee:

*Jazz Fest – October 13<sup>th</sup>*

*Wine Festival – November 3<sup>rd</sup>*

*Classic Car Show – November 11<sup>th</sup>*

*Peachstate Chili Cookoff – November 17<sup>th</sup>*

*Jolly Holly Day – November 30<sup>th</sup>*

*Happy Feat's Jingle in the Park – December 1<sup>st</sup>*

