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Peachtree Towers



IN THIS ISSUE

The changeover of the HVAC system from Cooling to Heating will occur around November 10th

Changing the building from cooling to heating is an involved process that can take several days. Each year, the timing is based on weather forecasts showing the highs are no longer reaching into the seventies.

Peachtree Towers Welcomes a new Restaurant

Pho 24 has been preparing to open in the space formerly occupied by the Mandarian House located at 11 Baker Street. There are several other Pho 24 locations in the Metro area, and you can visit the Website at <http://www.pho24chamblee.com/> to view menus. They should be open soon. Let's welcome them to Peachtree Towers and look forward to having a convenient place to eat.



Filming Around Peachtree Towers

Here at Peachtree Towers, we did not need to read or see that Georgia is now the number one filming location in the world. We have seen it in action.

According to TV and press reports Georgia is now officially **No. 1**.

Over the last few years, Peachtree Towers has been right in the middle of this filming boom. We have seen episodes of MacGyver and several other movies, ads, and television shows filmed in Hardy Ivy Park and other areas around the building. We even had a request to use the entry and lobby for filming of the new Chipmunks Movie, though that did not materialize.

While it can be exciting to see the lights, cameras, and action, it can also sometime be an inconvenience to the residents of the building. Some filming has caused the temporary closure of West Peachtree, Baker street, and sidewalks. In my case as I walk home from work, I have only had to detour around the sidewalk on the dead-end section of West Peachtree once or twice. Even on those occasions, the film company staff were very courteous, and offered to show me around once I told them that I lived in the building.

As for the building, the film companies have generally offered and paid the building for blocking access and for the use of the 15 minutes parking spaces when the City has allowed West Peachtree Street to be closed.

At the October 26th Homeowners meeting we discussed the amounts that some communities in Atlanta were receiving from film companies. We all certainly agree that it would be beneficial if Peachtree Towers can receive more compensation for the inconvenience to its residents, owners, and guests. We appreciate the input and suggestions made at the HOA meeting that can let Peachtree Towers benefit from Georgia being the number one filming location in the world.



Hardy Ivy Park and Peachtree Towers during filming

Remember to replace the batteries in your Smoke Detectors

Building Updates

HOA Meeting

About a dozen owners participated in the October 26th HOA Board meeting in addition to the Board. Scott Carter, the Building Manager, provided an update on short-term check ins and the new software that simplifies check ins and improves tracking. Some of the other issues discussed included the Treasurer's report, Pest Control, filming around the building, concierge service, and additional cameras & lighting. The meeting minutes will be posted to the website. Thanks to the participation, good ideas, and suggestions of the owners attending. If you are not able to attend in person and have comments, complaints, or suggestions, please give them to Toni in the Building Office.

Also at the October 26th HOA meeting, the Board discussed with those in attendance the need to replace the chiller system that provides Air Conditioning in all the building's residential units. We have been told by the company that maintains the chillers that the useful life of the current chillers is in range of three to five years. Additionally, changes to Federal law, if unchanged, related to the type of refrigerant our current system uses would likely cause us to have to replace the chillers anyway. At this time, it is not a crisis. It is still something we need to start considering. The HOA will be working with a consultant to explore options, timing, and costs for replacing the chillers.

What is a Reserve Fund and How much should we have In Our Reserve Fund?

In determining how much we should be paying in maintenance assessments each month, the Board of Directors must estimate how much our association is going to spend for operating expenses and how much it must save for future repairs and replacement of communal

area assets (reserves). However in order to know how much to set aside for those repairs/replacement, the Board needs to know approximately when those repairs/replacements are going to be needed. A reserve study helps to provide that information to the Board.

The results of the reserve study play an important role in determining how much of our monthly assessment will be used to fund the reserve funds. A reserve study identifies the major components which the association is obligated to repair, replace, restore, or maintain, such as the chillers mentioned in another article. In addition, a reserve study provides estimates for each components remaining life, cost of maintenance or replacement and the annual dollar contribution required to perform the work. The Board considers the findings of the reserve study when setting our community's operating budget for the upcoming fiscal year, thus determining our monthly assessment.

The reserve study is a valuable tool that the Board and management company use in order to ensure that our association has the funds available to properly maintain and replace our common area assets when needed.

Another important consideration is that many lenders are now requiring that the association has to be contributing at least 10% of the budget to the building's reserve fund in order for units in the building to be eligible for mortgages.

At Peachtree Towers, we have worked to maintain a realistic and reasonable Reserve Study that helps us determine the amount we should have in our reserve. As healthy as our reserve is now, and it is healthy enough to meet our current requirements, we need to continue to build it to be able to readily address future maintenance and replacement expenses. The current Special Assessment that was passed in 2016 was a key step to restore the reserve after the elevator updates.

Peachtree Towers Password Protected WEB Pages

At the July meeting an owner initiated discussion concerning securing access to some parts of the Website. Thanks to that good idea, beginning this month some of the webpages designed for owner and landlord use have been password protected. This will provide an access restriction to the general public. Owners can contact the management office for the password.

Check in fee billing

Based on feedback and suggestions from owners, billing for the Short-term check in fees has been changed to quarterly rather than monthly. The amount billed for the first quarter ending September 30th (only covering July & August) was \$2,095.

The Pest Control Calendar is available on the Peachtree Towers Website.

Board Meeting Minutes are available on the Peachtree Towers Website. <http://www.peachtreetowers.com/>

Who to call:

-For Health and Safety Issues call **911** (if for medical let 911 know that standard gurneys don't fit in our elevators)

-For disturbances (excessive noise, odors, etc.) please call the Concierge at (404) 524-4423

-Cable Issues – Comcast 1-800-266-2278

Unit Maintenance

With the weather cooling off it is a good time to change the filters and have your heating units checked & serviced. See the maintenance section for placing work orders.

WHEN PARKING, PLEASE DO NOT LEAVE ANYTHING OF VALUE IN YOU CAR.

Parking Issues

One of the biggest challenges to city living is parking. We have all seen items on the news concerning the parking enforcement problems in the City of Atlanta. Peachtree Towers challenges are not that big, but we do have them.



There are 330 units here at Peachtree Towers that means at any given time there can be quite a few people coming and going. To facilitate loading, unloading and guest check ins, there are only 3 usable spaces, 2 spaces with 15 minute limits and one space with a 5-minute limit. These are marked with signs.

The Concierge have been instructed to place a warning sticker on the vehicle after 15 minutes and to have the vehicle **towed** if the violation persists.

It is important that we all show courtesy to the other residents and visitors by observing the posted time limits. Please do not park in a manner that blocks the entrance ramp area that is clearly marked with NO PARKING.

If for some reason your visit is delayed and your vehicle has a sticker placed on it, please dispose of the sticker properly. Stickers that are removed and placed on Peachtree Towers property are **vandalization** that costs us all.



Remember, if you need additional parking time, spaces are available in the Standard Parking lot at 17 Baker Street on a pay for space basis.

Laundry room etiquette

In a building with 330 units sharing a Laundry Room with a limited number of machines can be both challenging and frustrating. The HOA is exploring ways to improve the situation.

PLEASE DO NOT LEAVE ITEMS IN MACHINES.

Management or other residents may end up removing your items and placing them on the table to make the machines available to other residents if items are left for excessive times. Please be courteous, read, and observe the signs in the Laundry Room.

Congratulations to Toni Sims on one year as Peachtree Towers Office Manager



Toni came to Peachtree Towers one year ago this October. As many of you may remember Toni was the Head Concierge before joining the building management team.

When you get a chance, stop by the office to congratulate her. While you are there, you can share your email address and make any suggestions for innovations around the building.

Office Hours:
Monday - Friday
OPEN 10:00am - 1:00pm
OPEN 4:00pm - 5:30pm

Door Hardware/lockbox Reminder

The Board voted to allow owners to use a Masterlock Combination Lockbox, Model #5400D on the existing entry door knobs while Landlords made other arrangements for greeting Guests and providing keys since the Peachtree Towers Concierge are no longer handling keys to units.



No longer acceptable after December 31, 2018

However, the use of this manual lockbox is only for use through December 31, 2017. Manual lockboxes will not be permitted after that date. If you are still using the Masterlock Combination Lockbox you need to be prepared to make other arrangements beginning January 1, 2018.

If you have questions concerning the electronic lock design approved by the HOA, please contact the Building Engineer, Kurt Kenney. The approved model/design is the Schlage Connect Touchscreen Deadbolt "Satin Nickel" finish with the Camelot Trim.

Maintenance

Work Order Procedure

-If you are a renter, please discuss maintenance issues with your Landlord (Landlords are required to provide the association with the Work Order)

-Fill out a WORK ORDER (the Work Order provides the Association staff the Right to Enter the Unit) Work orders are available next to the maintenance office and on Peachtree Towers Website.

<http://www.peachtreetowers.com/>
Attach a form of payment to the work order and deposit both in the maintenance office drop box next to the Engineer's office

Email Contacts for owners

Several owners have asked on more than one occasion for Peachtree Towers to email owners items such as: notices about filming, street closures around the building, boil water notices received from the city, and newsletters to update owners. The HOA has access to an email service called Mail Chimp that will allow us to send out these types of emails without exposing the recipient's email addresses to others (as this has been an item of concern to some). In order to set up a good email contact system, we need to update the emails that we have for owners. Over the next few weeks, we will be contacting Peachtree Towers owners in an effort to obtain good email addresses.

You can help by stopping by the Building Office and giving Toni your current email address.

Additional Concierge Hours

Currently additional Concierge are on duty Fridays from Noon to 4:00AM and Saturdays from 8:00PM until 4:00AM.

They are here to assist during heavy check in times and times when experience has shown that an addition concierge benefits the building.

Ongoing Work on the Building

The work on the exterior of the building with the scaffolding is going well. While work has been underway, we have discovered that the roof over the entrance and part of the second floor is in need of repair. We are trying to coordinate those repairs while the scaffolding is still up. By doing this while the scaffolding is still in place, we will save on the cost of setting up additional scaffolding. So, we can expect to see the scaffolding there for a little longer.

Cost Saving

If you are here long enough, you will hear owners and residents in Peachtree Towers discussing the monthly dues. Three of the largest reoccurring expenses that contribute to the dues are water/sewer, electricity, and natural gas. There are several fairly simple things that we can all do to help control the costs that drive our dues. Some but not all are:

- *Turn your lights off when you are leaving your unit.
- *Clean or replace your air conditioner's filter regularly to help it run more effectively.
- *Have your Heating/AC units serviced to ensure that they are operating efficiently.
- *Limit the opening of a refrigerator.
- *Turn your Heater/AC to lower fan settings and turn them off when leaving your unit. (This also reduces the chance of a leak while you are not there to notice it causing damage to your unit or units below you.)

- *Dirty coils on the back or bottom front of your refrigerator can make it work harder than necessary. Check and clean the coils

regularly, especially during the summer. See your appliance owner's manual for maintenance instructions.

- *Replace incandescent bulbs with compact fluorescents or LED bulbs. These come in various shapes and sizes that fit regular, screw-in lamps and light fixtures. They can last up to 10 times longer or more than old-fashioned bulbs while using only a fraction of the electricity.

- *Conserve Water - You can make simple changes to reduce the amount of water you use.

- Replacing an older toilet can save about 7,500 gallons of water a year. Fixing a leak in a toilet can save as much as 200 gallons a day.

- *Use low-flow shower heads.

If you have a leaking faucet, have it checked out. Peachtree Towers maintenance can change washers and do minor repairs on toilets at a reasonable cost. See the maintenance section for information on submitting work orders.

Email Contact

My Name is Lee Mertins, and I am currently the President of the Peachtree Towers HOA Board of Directors. At several meetings, owners have requested a way to contact the Board directly. I am glad to accept suggestions and address comments concerning issues at Peachtree Towers and share them with the Board.

Please remember that all "Official and Legal Correspondence" needs to go to the Building Office or our Management company, Carter Communities, listed on the website. That said, we welcome your comments or suggestions at peachtreebd5@gmail.com. We will respond to your emails as time allows.