



NEWSLETTER

BE ENGAGED ■ BE INFORMED ■ BE HEARD

VOLUME: 4 DATE: MARCH 2023

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SPECIAL THANKS

Special thanks to Joseph Terrell and Reginald Wilson for their time to assist with a reported concern with the retention pond.



PRESIDENT'S CORNER



Dear Pembroke Family:

As we approach springtime, we are reminded that the main function of the Pembroke Property Owners Association (POA) is to help maintain and increase the property value of all 55 homes.

With this in mind, we ask all homeowners to take a look at the outside of their homes. If there is any rotten wood, windows, or siding that needs to be replaced or painted, this is the time to do so.

All yards must be cut, edged, and weeds treated or removed on a regular basis. All shrubs should be trimmed and well maintained. There should be no junk or trash stored at the front or side of the home that can be visible from the curbside.

Residents are reminded that parking on the street for more than twenty-four hours is a violation (Code Sections 17-29).

We look forward to seeing you all around the neighborhood.

Pauline Murphy



WELCOME NEW HOMEOWNERS



3445 Sweetbriar Lane

The Pembroke Board would like to take this opportunity to welcome our new homeowners.

Isaiah Jones & Family

On behalf of our entire community, ***welcome to the Pembroke Subdivision!***



UPCOMING EVENT

ANNUAL MEETING

The Pembroke Annual Meeting is scheduled for:

Date: May 13, 2023

Time: 10:00 – 11:30 AM

Location: President's Home

A confirmation email and flyer will be provided to all homeowners.

CITY OF POWDER SPRINGS EVENTS



LOTS OF FUN HAPPENING IN OUR CITY

MONTH OF MARCH:

Easter Egg Quest ■ March 25 – April 9, 2023 ■ 7:00 AM - 7:00 PM ■ Thurman Springs Park

MONTH OF APRIL:

One Book - One City ■ April 11, 2023 ■ 6:00 PM - 8:00 PM ■ Thurman Springs Park

Pick It Up Powder Springs & Shred Day ■ April 22, 2023 ■ 9:00 AM - 12:00 PM

Spring Chicken Run & Festival ■ April 29, 2023 ■ 7:00 AM - 3:00 PM ■ Thurman Springs Park

MONTH OF MAY:

National Day of Prayer Service ■ May 4, 2023 ■ 6:30 PM ■ Thurman Springs Park

Bringing the Sea to the Springs ■ May 12 - May 14, 2023 ■ Thurman Springs Park

Family to Park Day ■ May 25 – August 10, 2023 ■ 6:30 PM ■ Thurman Springs Park

Memorial Day Ceremony ■ May 29, 2023 ■ 12:00 PM ■ Veteran's Memorial Powder Springs Library

Visit the City of Powder Springs' Website for More Information and Updates

YARD WASTE SCHEDULE / RESIDE WITH PRIDE

The City of Powder Springs observes several holidays throughout the year that have an impact on trash collection. If you have any questions, please call the Public Works Department at 770-943-8010.

There will be **no yard waste collection** the following weeks:

- April 3, 2023
- May 29, 2023
- June 19, 2023
- July 3, 2023

If you have bagged yard waste that exceeds the maximum allowed number of bags (6 bags), you must call and request a work order at least 24 business hours in advance, for your items to be picked up. ***There is a cost for over 6 bags.***

Reside With Pride

March 7-10, 2023

During Reside With Pride, the Public Works Department of the City of Powder Springs provides a special collection service to its sanitation customers residing within the city limits of Powder Springs.

RECIPES CORNER

BAKED MACARONI & CHEESE WITH 3 CHEESES



Ingredients:

- ❑ 16 oz Dry Elbow Macaroni
- ❑ 1 Tbs Butter
- ❑ 2 (12 oz) Cans Evaporated Milk
- ❑ 2 Eggs
- ❑ 1/4 Tsp Salt
- ❑ 1/8 Tsp Pepper
- ❑ 1/4 Tsp Garlic Powder
- ❑ 1/2 Tsp Onion Powder
- ❑ 1/4 Tsp Paprika
- ❑ 4 Cups (32 oz) shredded cheese any variety (8 oz gouda, 8 oz monterey jack, and 16 oz sharp cheddar cheese)
- ❑ Extra Paprika for Top

Instructions:

- 1) Bring a large pot of water to boil and add plenty of salt to season the pasta. Add the pasta and stir for about 30 seconds to make sure the pasta does not stick. Cook 1 minute less than what the package says for al dente. Drain and add butter, stir and set aside.
- 2) In a large bowl whisk both eggs together. Add both cans of milk and all seasonings and mix well.
- 3) In separate bowl, grate cheese and mix the 3 cheeses together.
- 4) Preheat oven to 375 degrees. Lightly butter a 9 x 13 baking dish.
- 5) Layer 1/3 of the cooked pasta on the bottom of dish. Layer 1/3 of the cheese blend over the pasta. Do this 2 more times until you have 3 layers. Pour the milk and egg mixture evenly over the top.
- 6) Sprinkle with paprika over the top evenly.
- 7) Bake for 25 minutes. Remove from oven and sprinkle 1/2 cup of shredded cheddar cheese over the top. Place back in oven and set to BROIL and cook for 5 minutes or until the cheese is nice and golden brown.

SELLING YOUR HOME?

CONSIDERING SELLING YOUR HOME?



Do These 7 Things Before Listing Your Home on the Market.

- 1) Clean the home. First impressions mean a lot. So, don't let foul smells, dirty floors, or dusty surfaces make a bad impression on a potential buyer.
- 2) Declutter the home. Decluttering and organizing your space will go a long way in appealing to potential buyers. When a home is clutter-free, buyers can focus on the actual home.
- 3) Paint the interior walls, consider whites, light grays, light beiges and "greige" wall colors are the best. These shades will make your home appear bigger, brighter, and more welcoming.
- 4) Work on the curb appeal, for example pressure wash driveways, trim shrubs, or add fresh mulch.
- 5) Stage your home. According to multiple studies, staging a home really can help it sell faster and for more money. Don't forget to also spruce up your home's curb appeal when staging the home.
- 6) Hire a professional photographer. Given that many potential buyers search for homes online, it's crucial to include high-quality, professional photos in your online listing.
- 7) Depersonalize your home. When selling a home, you want to strike the perfect balance between depersonalization and the appearance of a warm, welcoming home.

DAYLIGHT SAVING TIME

Daylight Saving Time Starts - Sunday, March 12, 2023



Daylight Saving Time starts on the second Sunday of March for the United States. All clocks are turned forward one hour from 2 AM to 3 AM.

Daylight Saving Time ends on Sunday, November 5th. Clocks are turned backward one hour from 2 am to 1 am.

NEIGHBORLY COMMON COURTESY

Courtesy is a grace, a kindness, and a consideration for the needs of others. Courtesy is essential where people live in close proximity to one another. Courtesy fosters kind feelings. The following are some of our favorite courteous acts we can show one another:

- ✓ Being cognizant of the level of noise coming from one's home.
- ✓ Slowing down when driving through our neighborhood.
- ✓ Picking up after our furry four-legged friends.

Let's make "Common

Courtesy" a common

practice amongst ourselves for

a better place in which to live.



EDUCATION: FOR KIDS



- 1) The Learning Station offers free videos to keep the little ones singing and learning rhymes.
- 2) E-Ranger: Self-Guided Learning - Georgia State Parks and Historic Sites Rangers share their favorite topics in their educational programs.
- 3) Georgia Standards Online (GSO) is a free, public website that provides information and resources necessary to help meet the educational needs of students in the state of Georgia. Subjects offered include Math, Science and Language Arts.

Visit the City of Powder Springs' Website for More Information

RESOURCES FOR SENIORS

Food Pantry/Resources:

- ❖ Atlanta Community Food Bank or text FindFood to 888-976-2235.
- ❖ Reflections of Trinity located in Powder Springs.
- ❖ McEachern Memorial UMC Food Pantry, (770) 943-3008 x5015.
- ❖ MUST Ministries

ARCHITECTURAL MODIFICATIONS

It's that time of year when we start thinking about exterior home improvement projects. Before you begin any project, review the Architectural Control Committee (ACC) guidelines.

All property improvements must be approved by the ACC if any part of the project will be visible from the streets or sidewalks.

CODE ENFORCEMENT

The responsibilities of the Code Enforcement Department are to support the quality of life in Powder Springs by enforcing compliance of the city's building codes and ordinances. Code Enforcement patrols, inspects, and conducts field investigations to determine the compliance of properties with city codes and issue notices of violation or citations for non-compliance.

COMMITTEE MEMBERS

ARCHITECTURAL CONTROL

Nita Parks

Architectural Control Committee is responsible for maintaining the community's property values. All efforts are in accordance with the Declaration of Covenants for Pembroke.

WELCOME

A'Shaha Fail

Welcome Committee is responsible for greeting new homeowners and provide informative information to assist the homeowner with settling into their new home.

SOCIAL

Shante Seals

Robbin King

The Social Committee is in charge of planning community events and making sure that homeowners have the opportunity to meet their neighbors.

BOARD MEMBERS

President ■ Pauline Murphy ■ 3406 Sweetbriar Lane ■ 770-634-2522

Vice President ■ Debra Wilson ■ 4350 Warwick Lane ■ 678-793-4439

Treasurer ■ Jackie Sheats ■ 3410 Sweetbriar Lane ■ 678-642-5960

Email: pembrokepoa@att.net ■ **Website:** www.pembrokeps.org



[THIS NEWSLETTER IS INTENDED FOR PEMBROOKE HOMEOWNERS ONLY]