



A Limited Liability Company

## Abberley Township

### Contact Numbers and Community Information

Following is a contact list of the mechanical subcontractors employed in the construction of your home. These are some of the firms that will service your home during and, if you choose, beyond the term of your warranty. For your convenience, we have also included contact numbers for public utilities serving Abberley Township.

When calling a mechanical subcontractor for warranty or other service, please keep in mind that, as a homeowner, it is your responsibility to ensure that your problem is not caused by homeowner action, oversight or carelessness (such as a tripped GFCI or circuit breaker, burnt-out light bulb, dirty HVAC filter, etc.).

Service dispatches to correct or repair problems resulting from homeowner actions or as a result of a homeowner who fails to fulfill the homeowner responsibilities detailed in the homeowner manual are not covered by the warranty and may result in a billable service call for which the homeowner will be responsible to pay. The service departments of the respective subcontractors will assist you to determine if you have met your responsibilities if needed. And, of course, we encourage you to contact your builder if you are uncertain or have questions the vendor does not or cannot answer satisfactorily.

#### Emergency Telephone Numbers (Covered 24X7)

Heating and air conditioning	Air Performance, Inc.	770.831.2550
Plumbing	Randal Lowe Enterprises	770.423.1660
Electrical	Childers Electric	770.945.5233

#### Other Useful Contacts

Inside telephone and cable TV wiring	Due West Wiring & Security	770.590.0340
Security system and wiring	Due West Wiring & Security	770.590.0340
Exterminating	Northwest Exterminating	770.436.2020
Appliances	Whirlpool	1.800.442.1111

**The Providence Group Homeowner Services Department** (including Warranty) 678-475-9400, Extension 103

- Submit warranty service requests by fax to 678-302-4486 or e-mail them to [warranty@tpghomes.net](mailto:warranty@tpghomes.net)
- You may also submit warranty service requests on our website at [www.tpghomes.net](http://www.tpghomes.net) -- click on "*Contact Us*"
- Please include your name, telephone callback number, community, address and/or lot number, and detailed description of the problem you are reporting.

#### Utility Companies

Electric power	Sawnee Electric	770.887.2363
Cable	Comcast Cable	404.266.2278
Water & Sewer	Vertex Business Services (formerly Alliance Data)	1.800.466.6668
Trash Pick-Up	Waste Management	404.3794.6707
* Natural Gas Emergencies	* Atlanta Gas Light Co.	770.907.4231

\* Natural gas emergency service reports only - gas leaks, no gas, low or high gas pressure, etc. All other issues (billing, service, etc.) should be directed to your natural gas marketer (see Note below).

Note: Homebuyer chooses from list of approved gas marketers. See the Georgia PSC website at

[http://www.psc.state.ga.us/gas/certified\\_marketters.asp](http://www.psc.state.ga.us/gas/certified_marketters.asp)

#### **IMPORTANT HOMEOWNER NOTICE**

At time of closing, all basic household utilities - electric power, natural gas, water, and sewer - will be operating in your home under a *temporary service account* we have established with each utility company. At closing you will be given a list of these utility companies. Immediately after closing, we will notify the respective utility companies that the home sale has closed and instruct them to terminate service billed to the temporary service account effective the sixth (6<sup>th</sup>) business day after closing. As the new homeowner, it is your responsibility to contact each of the utility companies to establish a new account to which you may transfer service within five (5) business days from closing.

Please attend to this matter promptly to ensure that your utility services are not interrupted.

# Abberley Towneship

## Contact Numbers and Community Information

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### Community Association Management Company

Eagle Management Services, LLC.  
1532 Dunwoody Village Parkway, Suite 100  
Dunwoody, GA 30338  
Phone: 678.990.8575 Fax: 678.336.8735  
[llazar@eaglemanagementservices.com](mailto:llazar@eaglemanagementservices.com)

### Home Exterior Additions, Changes or Modifications

Before making any additions, changes or modifications to the exterior of your home that are not explicitly prohibited by HOA restrictions, please submit a written request for approval to the attention of Laura Lazar at Eagle Management Services before proceeding. Your request will be reviewed and a written reply either approving or denying your request will be returned to you as quickly as possible. Please allow 30 days for review and reply.

### Water and Sewer Service

Vertex Business Services (VBS [formerly Alliance Data]) is the water and sewer billing agent for Abberley Towneship. VBS will read your meter remotely and bill you for your water usage and sewer fee monthly. Please make your payment directly to VBS. You may call VBS customer service at 1-800-466-6668 for questions about your water service or bill.

### Garbage Collection and Trash Recycling

Your garbage collection fee is included in your homeowner association dues. Your garbage collection contractor is Waste Management. Please call Waste Management at 404.794.6707 to initiate your trash pick-up service. Pick-up for Abberley Towneship is scheduled on Mondays. Please place garbage and recycle containers be at the curb by 7:00 a.m. each Monday to ensure pick-up.

### Resident and Guest Parking

Parking is permitted within garages and on driveways. Guest parking spaces are available but continuous 24 hour parking is prohibited.

### Pets

Pet ownership is allowed, however Fulton County law imposes animal control restrictions on pets outdoors. We encourage you to familiarize yourself with the county animal control laws and to be considerate of your neighbors when walking your pets.

### Entrance Gates

Abberley Towneship entry and exit are controlled by an automatic gate system. At closing you will be given a remote gate opener as well as a key to enable you to open the gates manually should the power fail or the gate system malfunction. The system also enables you to remotely open the gate for guests. Remote operation of the gate for guest access from your home will require a telephone with a local ten digit telephone number (cellular or wired landline). At your request, your builder will explain the gate operation and associated telephone requirements in detail.

### Exterior Entry Door Keys

At closing you will receive a set of keys for your home's exterior doors. Please test every key in each of your exterior door locks as soon after closing as possible. Should you have difficulty with your keys or exterior door locks, please call your builder or notify the TPG Homeowner Services Department at one of the following:

- Phone -- **678.475.9400, extension 103**
- Fax -- **678.302.4486**
- E-mail -- [warranty@tpghomes.net](mailto:warranty@tpghomes.net)
- Website -- [www.tpghomes.net](http://www.tpghomes.net) (click on "*Contact Us*")