

Alderwood On Abernathy

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 Alderwood on Abernathy.

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	770.831.2550
Plumbing	Randal Lowe Enterprises	770.423.1660
Electrical	Copper Electric	770.978.0239

Other Useful Contacts

Inside telephone and cable TV wiring	Audio Video Consultants (Units 102-111)	404.510.3755
Inside telephone and cable TV wiring	Copper Electric (Units 45-52, 53-56, 78-85)	770.978.0239
Security system and wiring	Audio Video Consultants (Units 102-111)	404.510.3755
Security system and wiring	Copper Electric (Units 45-52, 53-56, 78-85)	770.978.0239
Exterminating	Northwest Exterminating	770.436.2020
Appliances	Whirlpool (www.whirlpool.com)	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
- You may also submit warranty service requests on our website at 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	Georgia Power	1.888.660.5890
Cable	Comcast Cable Co.	678.887.3776
Water & Sewer	Alliance Data	1.800.466.6668
Trash Pick-Up	Capital Waste	770.640.5088
*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_marketers.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 (6th) 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.

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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

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.

Garbage Collection and Trash Recycling

Your garbage collection fee is included in your homeowner association dues. Your garbage collection contractor is Capital Waste, a city of Sandy Springs preferred provider. Please call Capital Waste at 770.640.5088. Pick-up for Alderwood at Abernathy is scheduled on Friday. Please place trash containers, tied plastic bags recyclable items (as they will instruct) at the curb by 6:00 a.m. each Friday to ensure pick-up. Capital Waste does not pick up on Holidays.

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 limited to one dog or cat per Lot and dog breeds are restricted. Please see the Declaration for more specifics. We encourage you to familiarize yourself with the county animal control laws and to be considerate of your neighbors when walking your pets.

Community Entrance Gate

Alderwood on Abernathy 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.

Entry Keys, Garage Door Opener

You will be given a set of entry door keys and a remote garage door opener at closing. Please test your remote opener and each key in every lock as soon as possible. Should you have difficulty with a lock, key, or garage door opener, please 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
- Website -- www.tpghomes.net (click on "Contact Us")