

Board of Directors

Sydnee Jack/President

From the President:

January 1, 2006, was an important day for the Olde Ivy Home - owner's Association....we official-ly gained control of our commu-nity! John Wieland is still a par-ticipant in our community, as JWH&N has approximately 21 units unsold in the Manors. But, the homeowners now have the right of self-governance under the



Covenants and Bylaws of the Association.

As expected, our transition has not been a totally smooth process! Transferring documents, accounts and management records has been an ongoing process since January 1. Some of you in the Manors have experi-enced the "glitches" associated with this process through incor-rect tabulation of your dues based on the square footage of your unit. This error has just been dis-

covered in the records from NMA and Heritage is in the process of reconciling the data. Thank you for your understanding as these "glitches" arise.

Robin Steinkritz, our Manager at Heritage, has been on site numer-ous times to familiarize himself with the property. He attends our monthly BOD meeting at the Clubhouse, has met with the Covenant's Committee, and with the Fire Marshal. Read his article in the Newsletter to hear more about Robin and Heritage.

Robin can be reached at 770-200-8256, or rsteinkritz@heritageprop-erty.com.

Finally, you may have discovered that our access to the Olde Ivy website has been terminated through the JWH&N site. The correct address is now www.Oldeivyatvinings.com! Set this as one of your favorites so you can check the site for event information, community directo-ry, meeting minutes, newsletters and much more!

One final reminder....now that we function as sub-associations and master association, remember to contact the correct BOD mem-bers for the association you live in

for issues of concern to you. Up-to-date information can be found on the website!

Communications Committee

Shelly Brown/Chair

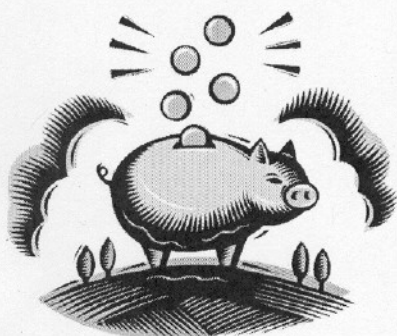


This year, I have taken the reigns from Butch's valiant efforts.

You will see that I've created a new masthead for the newsletter and will be incorporating new columns. There will be a column for neighbors to communicate with each other, submit cooking recipes, list upcoming events and advertise stuff for sale. This does not include real estate. It will be on a first come, first serve basis.

Please email me your copy to be included in the next issue. We will also have a page devoted to paid advertisers to support the newsletter. Interested advertisers should email me for a rate card at: Shelly.Brown@ColdwellBankerAtlanta.com

Financial Report



as of 12/31/06

Jerry Crow/Treasurer

Results thru December are generally down. All three subs are showing negative YTD Net Income. Except for the Manors, our cash positions are still in good shape. See detail below for an explanation. Townhomes and Condos have been paying for Phase II paint charges. We believe we have been overcharged for the Condo's paint job and are evaluating our options as to remedies. We have received partial settlement for the December 2004 storm damage but it is less than submitted. We are following up on this.

Neighborhood

YTD Net Income thru Dec. is \$33,510, up from 29,224 last quarter. Cash on hand is \$34,668, up from \$30,382 last quarter. Total expenses are over budget by \$7,467 on total expenses

of \$314,653.

Townhomes

YTD Net income thru December is (\$36443), down from (\$12,717) last quarter. Cash and CD's on hand total \$141,300, down from \$169,701 last quarter. The declines are due to additional payments for the paint project. Townhomes are over budget by \$36,000 on total expenses of \$330,983. Items contributing to this variance are:

Insurance	\$7,600
Poor budgeting	
Exterior Repairs	\$5,225
Poor budgeting	
Deck Treatment	\$10,494
Change of vendor	
Storm Damage	\$2,466
Insurance deductible	
Termite Bond	\$4,233
Change of vendor	
Pest Control	\$1,390
2004 expenses booked in 2005	

Condos

YTD Net Income thru December is (\$38,173, down from (\$35,420) last quarter. Cash and CD's on hand is \$36,437, down from \$39,530 last quarter. The overcharge for the paint job now stands at approximately \$17,000. Your BOD is evaluating various options. Total expenses, are over

budget \$2,784, excluding the paint charge, on total expenses of \$48,216.

Manors

YTD Net Income thru December is (\$18,366), down from (\$4,754) last quarter. Cash on hand is \$34,618, down from \$62,356 last quarter. This is considerably less than anticipated. Dues prepayments dropped by \$10,000 and Dues payments declined \$8,000 this quarter. Unanticipated expenses of \$6,000 also impacted the cash balance.

Total expenses are over budget by \$22,963 on total expenses of \$343,831. Items contributing to this variance are:

Utilities	\$8,455
2004 expenses booked in 2005	
Services	\$8,980
2003/2004 expenses booked to 2005	
Building Maint	\$12,500
Poor budgeting	
Under budget items	(\$6,972)

If you have any questions re this report, contact Jerry Crow @ 770-432-7282.

Covenant's Committee Report

Dan Gonsalves/Chair

I have been the committee chairman the past year & would like to thank all the committee members for their assistance. We still need 2 more members from the Condos and Townhomes so if anyone is interested please send me an e-mail at: covechairoldeivy@aol.com



Covenants Documents— If you do not have a copy of the Covenants (bylaws) or have just moved in I will be glad to e-mail you a copy when you provide your name & address. And when you report a violation your name is not used in any warning to the violator.

Survey — Thank you for all the input on the survey. The majority were in favor of vehicle ID stickers for our community, dog waste service for waste pick up & no smoking in the pool area.

Pets — Please realize that some people are afraid of dogs so keep your dog on a leash. This is a vio-

lation and you can be fined. Dogs have their own mind so use caution when you walk your dog & respect our members space.

For Sale Signs — For Sale signs are prohibited on Common ground including the grounds across from the main gate. The signs again are beginning to look junky. Open House Signs are allowed on the day of the Open House not any time before the date, and they must be removed afterwards. Please advise your realtor that the signs will be picked up and thrown away.

Parking — After all the work was done to get the parking area expanded and the fire lanes marked, I still have people parking in the no parking areas. When we do establish the stickers for your car violators will be fined and the vehicle will be subject to towing. Please park in only the designated areas.

Garbage Cans Etc — For the Town homes and Condos please put your garbage cans out at the allowed time, and put them back in your garages after the garbage is picked up. Please help us.

A Heritage Hello

Hello, my name is Robin Steinkritz, Community Manger for Olde Ivy & Heritage Property

Management Services, Inc. is welcoming the opportunity to assist your Boards of Directors and all homeowners in making Olde Ivy one of the most prestigious addresses in Atlanta. To be perfectly honest with everyone the first month of the transition from NMA to Heritage has not been without its challenges and communication flaws. Heritage is diligently working its way through these problems and is confident that a smooth transition will result. Olde Ivy should take pride in the dedication of your Boards of Directors and those homeowners who have volunteered to serve on many of your committees. There has been a constant dialogue with all of your Boards and committees with Management concerning the direction and vision for the future of Olde Ivy at Vinings. I can be contacted by phone at 770-200-8256 or e-mail steinkritz@heritageproperty.com Please don't hesitate to contact my assistant Cristin Wantland at 770-200-8235, or cwantland@heritageproperty.com. Individual and community issues should be brought to the attention of management and will be addressed in a timely manner. Also Clubhouse bookings are now handled by us as well.

Neighbor to Neighbor

Olde Ivy residents would like to rent a covered parking space/garage for an extra vehicle. Please call Susan or Tom at 770-431-8575.

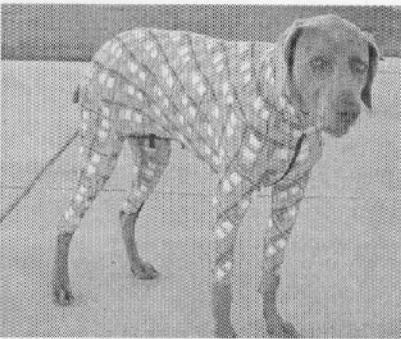
Anyone interested in starting a card game at the clubhouse-bridge, poker, whatever! Please contact Carter Crittenden @ 7/437-1950.

Residents who would like to advertise stuff to sell (no homes), list events or special needs, please email:

Shelly.Brown@ColdwellBankerAtlanta.com

Doggy Do's & Dont's

Remember to arm yourself with plastic bags every time you walk your beloved pets. Grocery bags or newspaper wrappers work quite well for this. Picking up after your



pooch and placing it in the trash is greatly appreciated. Especially on the Nature Trail. A four paws up thank you!

Cook's Cookbook

Speedy Salsa

Cut tomatoes in half, squeeze out juice and dice .1/2 onion diced,

1/2 pepper diced. Put in bowl with chopped cilantro, 1/4 cup olive oil, tsp garlic, salt&pepper, half tsp cumin, some lime juice and a splash of worschester.

Refrigerate for 3 hrs.

Please email your recipes!

Manager's Corner

A recent issue had been bought up to Management regarding Insurance for personal property and improvements within each unit made by the homeowner.

It is highly recommended that each homeowner carries an HO6 policy on their home.

This coverage is for personal property and improvements made to your home. Your Association has Insurance for the Common Areas but not for the interior of your units. The cost for obtaining this Insurance is minimal but your peace of mind is priceless.

Landscape Committee Report

Leigh Potter/Chair

With the new year, we are once again building our community list of landscaping issues for review with our contractor. With our new Landscaping contractor HighGrove, we are looking forward to more focused attention than ever before. We will be starting our list with the leftover items from last year. Please help us out by once again reporting any/all Landscape issues thru the Olde Ivy website. If you're not sure we know about your issue,

please report it again. You'll find the link to submit a Landscape request under "eForms". The only way we can really track requests are thru the website. We will do everything we can to provide you with a resolution. Also, we are



looking for folks with landscaping or other beautification ideas- so join us! Just use the landscape request form on the website to sign up. Thanks for your support.

We Need You!

Our Homeowner's Association depends on community volunteers—this means you! Several of our committee members have served for several years and are ready for a break. To have a Clubhouse that meets your needs, to have a Landscape that is pleasing to your eye, to have Socials that are entertaining and encourage you to meet your neighbors, WE NEED YOU to volunteer! Currently, we need members/chairs on the following committees:

Clubhouse & Social: additional members and a Chair
Landscape & Communications: additional members
Covenants: additional members, representing all sub-association.

Please contact Valerie Jacob at vajacob@bellsouth.net to volunteer your services!

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2006 Sales in Olde Ivy

4719 Ivy Ridge SOLD 1/3/06
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2293 Ivy Crest SOLD 2/21/06
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Shelly Brown

770-364-1215 (c)

770-803-7215 (o)

shelly.brown@coldwellbanker-atlanta.com

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