



June 2003

**FROM THE ADVISORY COMMITTEE – Monica Stokes**

Happy Summer Olde Ivy Residents! For those of you who are new to the neighborhood we would like to personally welcome you to this wonderful community. We are all very excited about the neighborhood we live in and hope that you will find it just as enjoyable.

Now that summer is here and the pool is officially open, we encourage all of you to take part in using our amenities. This is a great way to meet your neighbors and become involved.

The committee chairs have also included a quick highlight of either news or issues that we still face. As a homeowner, it is our duty to let these chairpersons know of any situations or issues that are bringing down the quality of our development. All complaints are kept confidential and are handled through a specific process so please don't hesitate to let us know.

I can be reached at 770-435-7448 or [mstokes@netopia.com](mailto:mstokes@netopia.com) for further information. Thank you again for your continuous efforts and we look forward to meeting you at our next social.

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**LANDSCAPE REPORT – Al Morrison**

2002 was the first year of the Landscape Committee's existence. A good portion of that year was devoted to learning the players and their responsibilities, the existing contracts, and the landscaping installation itself. We also began what has become a series of assessments of all the plant material in the neighborhood.

In the summer of 2002, we documented each dead plant, as well as those areas that we felt were initially not adequately planted. During the course of the summer of 2002, three significant events occurred:

- JWH elected to hire a new landscape maintenance contractor to improve that service.
- We experienced our fourth consecutive year of drought.
- We discovered that the sprinkler system had become inoperable.

As a result of the latter two events, the neighborhood lost a number of plants during the summer and fall. The new landscape maintenance contractor spent a good bit of effort in the fall and winter troubleshooting and repairing the sprinkler system, and we are happy to report it is now up and running. This spring he has replaced the majority of dead plants and has attempted to respond to specific concerns that residents have passed along to the committee.

So . . . the neighborhood has now taken on a much-improved appearance. We have been blessed with an abundance of rain this spring, and all of the plants that survived have an additional year's growth. As you can see, the committee has been busy, but we still have a lot to do. Some specific current agenda items include the following:

- Monitoring the newly built areas such as the Manors to ensure their landscaping is consistent with the rest of the neighborhood
- Monitoring the area near the pool where the old sales office building is located. This building, according to JWH, will be removed in mid July, and the area will then be reconfigured for additional parking and will be landscaped.
- Modifying certain more “public” areas in the neighborhood so that seasonal color (flowers) is more equitably distributed throughout the neighborhood.
- Improving the screening, through use of plant materials, of the area across Log Cabin Drive, so that the truck stop is less visible to our residents as they enter and exit the gate off Log Cabin Drive.

Improving certain areas where grass has chronically not grown well or is not adequately covered by the existing sprinkler system.

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### **CLUBHOUSE REPORT – Barry Laughon**

**Pool Update:** Parts are on order for the broken lounge chairs, and, hopefully, we will have these repaired in the near future. We are also planning the purchase of additional pool furniture to meet the growing needs of our community.

**Clubhouse Update:** The Clubhouse continues to host personal, as well as community, events and is heavily booked for the summer. To enhance enjoyment of the facility, the Clubhouse Committee is pursuing the installation of a sound system.

Reservations/Rules: If you need a copy of the Clubhouse/Pool Rules, or would like to reserve the Clubhouse for a personal event, please email [Barry@barrysoldme.com](mailto:Barry@barrysoldme.com), or call 770-384-1851 for assistance. Please help us all enjoy the pool by being considerate of others and properly disposing of all trash when leaving the pool. See you poolside!

If you want to check availability for open clubhouse dates, please check the Olde Ivy Web Site [http://www.nma-whn.com/oldeivy/outside\\_frame.asp](http://www.nma-whn.com/oldeivy/outside_frame.asp). To gain access to this site, use the first three letters of your last name and the numbers of your address for both your user name and your password. For example, if your name is Smith and you live at 1234 Ivy Ridge, you would use smi1234.

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### **FINANCIAL REPORT – Jerry Crow**

Our financial condition continues to be good. As of May 31, total cash and CD's is \$247,343.

Townhome and Loft units are completely sold out. Manor sales have been excellent with 26 units having closed through June 20 and several more under contract. That puts the neighborhood at 175 units sold.

We received the Reserve Study in mid April with an estimate for total major maintenance items over the next 20 years at \$3.2 million dollars. We haven't had time to review it in detail but the numbers seem to be reasonable. Watch future newsletters for more updates.

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## COVENANTS COMMITTEE REPORT – Joseph LaValle

The Covenants Committee meets on the 2nd Monday of each month at 7PM at the Clubhouse. At that time, we act on all issues that have come to our attention during the preceding month. Please feel free to attend our meetings or to join the committee. We welcome new members and are looking for representation from the Lofts and Manors.

We continue to receive complaints regarding three issues: **Pets, Parking and Trash**. So, we have included the following reminders of the guidelines for our neighborhood. Please follow these guidelines as they were written to benefit the community as a whole.

### TRASH COLLECTION

- Trash containers are to be stored **INSIDE** the garages when it is not the designated pickup day. Trash cans and recycling bins should not be put out until 6 PM of the night preceding pickup day (Monday) and should be returned to the garage when you return home the day of pickup.
- Capital Waste Systems has requested we remind you to bag your trash! Failure to do so may result in your trash not being collected.

### VEHICLES AND PARKING

- Vehicles must be **parked in the garage** or in designated spaces only. Temporary street parking up to 4 hours is allowed if not a nuisance to neighbors or an impediment to traffic.

### PETS

- Pets must be accompanied by their owner and must be restrained on a leash at all times when outside.
- Pet owners must **IMMEDIATELY** clean up after their animals.
- The following pets that are not allowed in Olde Ivy:
  - Pit Bulldogs
  - Rottweilers
  - Doberman Pinchers
  - Potbellied Pigs
  - Venomous Snakes
  - Any other animal determined in the Board's sole discretion to be dangerous
- Pet Owners are responsible for any damage that is caused to the common areas by their pets.

The complete listing of the guidelines is available on the Olde Ivy Website. Also available are forms for Exterior Modifications and applications for Satellite Dish Installations.

The Committee's goal is not to have to issue any notices of covenant violations. To this end, we encourage each of you to politely remind your neighbor of the Covenants if you see a violation rather than report it to the committee...However, we recognize that you may feel uncomfortable approaching your neighbor or that this approach has not resulted in conformance to the Covenants. In those instances, please feel free to contact the committee.

We are also planning to initiate the use of "friendly reminder" stickers that will be used to notify violators in hopes that this will result in conformance to the covenant without having to send violation notices. Look for fluorescent lime stickers on issues of covenant violations!

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**SOCIAL REPORT – Holly Rickenbaker**

And the survey says....

Thanks to all neighborhood members who returned the Olde Ivy Social Committee surveys. There was strong interest in the areas of wine tasting, couples events, yoga and seasonal parties. Also, we had some great input for outside activities for our community:

Braves/Falcons games  
Friday night Happy Hour  
Monthly seminars with a speaker  
Olde Ivy Dinner Club  
Sport activities such as rafting & skydiving

...and this is to name just a few of the ideas! We also had very positive feedback concerning the possibility of charging a nominal fee for alcoholic beverages at our parties or for the function itself. We are considering this as a way to stretch our budget and provide more functions for our active community!

The social committee is planning our next event for our 4th of July party. We have Williamson Bros. catering the party and we'll have great food, games and lots of fun! **Don't forget to RSVP!** We're also planning a fall event and closing out the year with our annual Holiday Party in December.

Don't forget our Bunko group meets the 1<sup>st</sup> Thursday of each month! No experience necessary...Just the ability to have fun! Bring \$5.00 & your beverage of choice. Start time: 7:30  
Our next dates are July 3<sup>rd</sup>, August 7<sup>th</sup>, and September 4<sup>th</sup>.

Once again, thank you for participating in our survey and if you have any ideas or concerns, please contact your Social Committee. We love hearing from you!

Holly Rickenbaker, Chair    Donna Ryan    Kim Rhame    Tracy Vaughan    Puran Arons  
770-434-5262                770-431-0896    770-433-8326    770-435-3905    770-434-6060



**After several near collisions, a Stop Sign has been placed in front of the Clubhouse to manage traffic flow on Ivy Ridge Drive. PLEASE STOP!**

A button to allow pedestrian egress at the Clubhouse gate has been installed for your convenience on the left column of the gate entrance.

If you think you are having an !!!EMERGENCY!!!, here are contact numbers for common neighborhood problems:

Trash pickup: Capital Waste Systems    770-640-5088  
Power outage: Georgia Power    1-888-660-5890  
Water Pressure: Cobb Co. Water System    770-423-1000

