



## Annual Homeowner's Meeting – Thursday, November 4, 2004

### CALENDAR OF EVENTS

#### ANNUAL HOMEOWNER MEETING!

PLACE OLDE IVY CLUBHOUSE  
DATE THURSDAY, NOVEMBER 4, 2004  
TIME 7:00P

The one event everyone should attend. Have a voice in your community. Watch the website for details.

#### YOGA – EVERY WEDNESDAY

PLACE OLDE IVY CLUBHOUSE  
TIME 6:45 – 7:45 P.M.

Come join a relaxing session of Yoga. The price is based on the number of participants (maximum fee: \$7.50). For more information, contact Diana Savini at (678) 358-0874

### Advisory Committee – Making a Difference!

**Sydnee Jack**  
Chair

Dear Olde Ivy Homeowner:

As our Annual Meeting approaches in November, it is time to involve new homeowners as committee volunteers for the homeowner's association. Notice that I said, "volunteer". Every homeowner's association functions through the volunteer efforts of the community residents.....and it's time to encourage YOU to get involved in Olde Ivy's neighborhood!

As our neighborhood continues to grow, the need increases for representatives from each of our homeowner "groups" to participate in the governing of our association. We have three groups represented in our association: Townhomes, Lofts and Manors. Each group is governed by their own Covenants and Bylaws, which are ancillary to the Covenants and Bylaws for the Master Association.

At our Annual Meeting in November 2003, we increased the participation on the Advisory Committee from three to five representatives. The committee has continued to work diligently on behalf of the Olde Ivy Homeowner's Association throughout the past year. Following the guidelines set forth in the Bylaws Article III.A.Section 3, each sub-Association provides one member, with the two additional members coming from the two associations representing the largest number of owners. This ideally breaks down with the following representation:

Townhomes – 2 representatives  
Manors – 2 representatives  
Lofts – 1 representative

Recently, Michael Rhea, our Lofts representative, resigned upon leaving the community. The Committee is currently composed of two members from the Townhomes, (Sydnee Jack and Jerry Crow) and two members from the Manors, (Diana Savini and Mark Sullivan). To ensure a fair representation of the entire

Committee Reports	page
Advisory	1
Communications	2
Clubhouse	3
Covenants	3
Social	3
Landscape	3
Finance	3

community, we encourage owners from the Lofts to declare interest in serving the community as a representative of their sub-Association. Jerry and Diana are currently serving a two year term, and will continue to serve on the AdCom through 2005. Sydnee and Mark have declared an interest in running for reelection for the 2005-2007 term. If you are interested in running for the Advisory Committee, look for details in the official Annual Meeting notice, which will be sent from NMA in mid October.

Additionally, members are needed on our Standing Committees:

Covenants, Landscape, Social,  
Communications, Clubhouse & Pool

Please take the time to consider your contribution to our neighborhood. Committee involvement requires your time, talents, and dedication to ensure a comfortable, safe and solvent neighborhood environment. Look for your official notice of the Annual Meeting on November 4, 2004, and the opportunity to volunteer as a committee member.

Thank you for thoughtfully considering your place in our community!

Respectfully,

Sydnee Jack

## **Communications Committee**

**William Thompson**

Chair

### **Trash pickup reminder**

The townhomes and lofts have a new pickup day – Wednesday.

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*There are three kinds of people: Those who can count and those who can't!*

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### **Accessing the website – worth repeating**

1) Logon – if you have any difficulties, contact one of the following:

[stephanie.anderson@jwhomes.com](mailto:stephanie.anderson@jwhomes.com)  
[butch@tomarga.com](mailto:butch@tomarga.com)

2) Review and update your personal information in your profile

3) Refer to the “What’s New?” link. It will identify what’s changed on the website. You can specify any number of days you like (try 30).

4) Review the site. There’s quite a bit of information that “could” be there. Feel free to add things you believe others in our neighborhood could find interesting.

5) Can’t find something you were hoping to find? I’m always looking for new ideas. Drop me an email:

[butch@tomarga.com](mailto:butch@tomarga.com)

### **User profile information**

The new resident directories are being generated from the Olde Ivy website. This enables each resident to maintain their own personal information as well as change their passwords.

If you do not wish your address, telephone and/or email published in the directories or appear on the website, simply check the “Hide from address book” boxes associated with the information you do NOT want shared. Clearing the information from the database only flags your profile to be updated by one of the website administrators and the fields may be regenerated.

### **Profile addresses**

The primary address used must always be an “Olde Ivy” address. This identifies what property you are associated with (for non-resident owners). If you wish, use the alternate address as your current place of residence.

## **Clubhouse Report**

**Craig Mauldin**  
Chair

With the year winding down and the pool officially closed as of October 1st, the Clubhouse Committee hopes that you were able to enjoy the use of the amenities this summer.

It has been a pleasure taking over the duties of the Clubhouse Committee this year and I would personally like to thank each of the Committee members who have volunteered their time to help me throughout the year. I would also like to thank the residents of Olde Ivy for being very cooperative and a pleasure to work with. I encourage anyone who might be interested in working with our committee next year to contact me.

We were able to make several improvements to the Clubhouse, Fitness and Pool facilities in 2004. Please join us at the Annual Meeting to learn more about these improvements and others that we have planned to enhance the look and feel of the facilities in 2005.

If you have any suggestions or would like to voice your opinion on any issues concerning the Clubhouse Committee, please Email me at [craigmauldin@kw.com](mailto:craigmauldin@kw.com) or phone me at 678-777-5822.

## **Covenant's Committee Report**

**Kathy Bukovac/Sue Paurowski**  
Chair

No report this month.

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*Why do 99% of the lawyers give the others a bad name?*

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## **Social Committee**

**Cindie Horton**  
Chair

No report this month.

## **Landscape Committee**

**Gino Lambo**  
Chair

The Landscape Committee met on October 10<sup>th</sup>. We decided collectively to send a letter suggesting that FC Landscape should be awarded the contract for the 2005 Landscape Maintenance. We will state, however, that the Landscape Committee has not been satisfied with the level of competence that they have shown with regards to pruning and trimming of bushes and shrubs, as well as the maintenance of the flower beds.

We would like to report that the fall and winter flower beds have been planted and on time. So with proper maintenance we all can enjoy a colorful fall and winter. We are also in the process of interviewing and taking quotes from professional tree trimmers to come in and trim and shape some of our larger trees in the community. The Landscape Committee has been overall happy with the Landscape at Olde Ivy, but understands it could be better with a little more attention paid to detail. We will be making sure that in the 4<sup>th</sup> quarter FC Landscape will pay more attention to this detail.

Enjoy the fall colors and don't forget to show up for the meeting on November 4<sup>th</sup>! The community needs everyone's involvement.

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*Give me ambiguity or give me something else.*

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## **Financial Report**

**Jerry Crow**  
Treasurer

Overall condition remains excellent. Everyone's Balance Sheet is looking good. Our overall position is now up to \$324,551. CD's were purchased for everyone in September. The CD for the Manors caused a negative position of \$5,523 in the Cash Account but hopefully, this will correct itself in October. The Neighborhood incurred a number of unbudgeted expenses this quarter requiring a double payment of dues by all the Subs in September.

**Financial Report September 30, 2004  
Balance Sheet Recap July 2004**

	Neighborhood	Townhomes	Condos	Manors	Consolidated
Assets					
Cash	\$ 10,237	\$ 20,457	\$ 4,116	\$ (5,523)	\$ 29,287
CD		\$155,264	\$70,000	\$ 70,000	\$295,264
Total Assets	<u>\$10,237</u>	<u>\$175,721</u>	<u>\$ 74,116</u>	<u>\$64,477</u>	<u>\$324,551</u>
Current Liabilities					
Prepaid Owner Payments		\$ 7,047	\$ 160	\$ 12,974	\$ 20,181
Subtotal Current Liabilities		\$ 7,047	\$ 160	\$12,974	\$ 20,181
Members Equity	\$ 19,936	\$206,224	\$54,427	\$ (944)	\$279,643
Current Year Net Income	\$ (9,699)	\$ (37,550)	\$19,529	\$ 52,447	\$ 24,727
Subtotal Equity	\$10,237	\$168,674	\$ 73,956	\$51,503	\$304,370
Total Liabilities & Equity	<u>\$10,237</u>	<u>\$175,721</u>	<u>\$ 74,116</u>	<u>\$64,477</u>	<u>\$324,551</u>

**Unit Cost Analysis as of September 30, 2004**

	Neighborhood		Townhomes		Condos		Manors	
	YTD	Unit Cost	YTD	Unit Cost	YTD	Unit Cost	YTD	Unit Cost
<b>Utilities</b>	\$ 20,005	\$ 13.50					\$ 30,646	\$ 42.51
<b>Administrative</b>	\$ 19,269	\$ 9.29	\$ 85,179	\$ 78.87	\$19,850	\$ 78.77	\$ 59,674	\$ 82.77
<b>Pool Expense</b>	\$ 11,321	\$ 5.46						
<b>Lawn Maintenance</b>	\$ 86,356	\$ 41.62	\$ 204	\$ 0.19	\$ 116	\$ 0.46	\$ 24	\$ 0.03
<b>Services</b>	\$ 9,244	\$ 4.46	\$ 13,006	\$ 12.04	\$ 3,058	\$ 12.14	\$ 33,169	\$ 46.01
<b>Taxes and Insurance</b>	\$ 3,122	\$ 1.50	\$ 24,067	\$ 22.28	\$ 4,114	\$ 16.33	\$ 17,062	\$ 23.61
<b>Building Maintenance</b>	\$ 12,369	\$ 5.96	\$ 6,239	\$ 5.78	\$ 930	\$ 3.69	\$ 8,869	\$ 12.30
<b>Social &amp; Rec</b>	\$ 2,969	\$ 1.43	\$ 1,958	\$ 1.81	\$ 457	\$ 1.81	\$ 1,387	\$ 1.92
<b>Totals</b>	<b>\$164,655</b>	<b>\$ 83.22</b>	<b>\$130,653</b>	<b>\$ 120.97</b>	<b>\$28,525</b>	<b>\$ 113.20</b>	<b>\$150,831</b>	<b>\$209.15</b>

**Paint Project - Phase 1**

\$130,439

Unit cost is your average monthly cost for the service/expense noted in the left hand column.