

# Olde Ivy Vine



Volume 2, Issue 4

Fall 2005

## CALENDAR OF EVENTS

### ANNUAL HOMEOWNER MEETING

PLACE OLDE IVY CLUBHOUSE

TIME NOVEMBER 16, 2005 - 7:00 P.M.

Our annual HOA meeting is coming up. Your support and attendance is very important to our community. See you there!

### CHRISTMAS PARTY!

PLACE OLDE IVY CLUBHOUSE

TIME DECEMBER 10, 2005 - 6:30 P.M.

Please update your calendars. Our annual Christmas party is coming up in December (yes, it's really about that time again).

### Committee Reports

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**Manors:** Doug Underwood—President  
Carter Crittenden—Vice-President  
Diana Savini—Sec/Treasurer

**Condos:** Valerie Jacob—President  
Judy Moore—Vice-President  
Don Wagner—Sec/Treasurer

**Townhomes:** Sydnee Jack—President  
Monica Stokes—Vice-President  
Jerry Crow—Sec/Treasurer

### The Neighborhood Board Members are:

Sydnee Jack—President  
Doug Underwood—Vice-President  
Jerry Crow—Sec/Treasurer  
Diana Savini—Member at Large  
Valerie Jacob—Member at Large

We encourage you to attend the Annual Meeting to meet the BOD-elect, meet the new property management company, and ask questions about the turnover process. This is also the time to volunteer your services for the community. Our standing committees (Clubhouse, Communication, Covenants, Landscape and Social) will be requesting new members. 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.

We look forward to seeing you on November 16!

## Advisory Committee

**Sydnee Jack**

Chair

The Annual Meeting for the Olde Ivy Homeowner's Association will take place on November 16, 2005, 7:00 PM at the Clubhouse. As you are aware, this is our transition year from JWH&N, and as of January 1, 2006, the Homeowner's Association will finally be in charge of Olde Ivy! Pursuant to that "turnover" the BOD-elect has been working diligently to effect a smooth transition. We have selected Heritage Property Management Services as our new Property Manager. We look forward to working with Heritage as we move into the New Year!

In late September, the three sub-associations elected board members that will officially take charge of their duties January 1, 2006. The sub-association board members are:

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### Who said #1

*Be thankful we're not getting all the government we're paying for.*

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## **Communications Committee**

### **William Thompson**

Chair

After two years, its time to turn over the reigns of the communications committee and newsletter to someone else. I've enjoyed the experience and hope you've found this newsletter informative and interesting.

With the coming year, more opportunities exist for this committee. The web site may change with our new management association. With the right group, this newsletter could be self supporting with nominal advertising from local merchants. 270 families provide a very focused advertising base.

I will continue to help with the next communications chair during the transition. It just requires a little MS Word experience and you're ready to go. Please consider joining this committee for 2006.

In the meantime, any questions regarding our web site or this newsletter should be directed to me at:

**Butch@tomarga.com**

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#### **Who said #2**

*Outside of a dog, a book is man's best friend. Inside of a dog, it's too dark to read.*

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## **Clubhouse Report**

### **Craig Mauldin**

Chair

I have enjoyed serving as the Clubhouse Committee chair for the past two years, but I will be stepping down after this year. I will still remain involved, but the committee will need someone to step forward and lead the group. It is a fun and rewarding position and a great group to be involved with. Anyone who is interested may contact me to discuss.

The hardwood floors in the clubhouse were recently refinished and the carpet was professionally cleaned. And after the fresh coat of paint that was added a few months ago, the place looks great. Let's do what we can to keep it looking this way so that using the clubhouse will be enjoyable for everyone as we move through the holiday season.

If you have any suggestions or questions regarding the Clubhouse Committee or if you are interested in volunteering for 2006, please contact me.

Enjoy the holidays.

Craig Mauldin  
Clubhouse Chair  
678-777-5822  
craigmauldin@kw.com

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#### **Who said #3**

*I can't understand why I flunked American history. When I was a kid there was so little of it.*

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## **Covenant's Committee Report**

### **Daniel Gonsalves**

Chair

Attached to this newsletter is a very important survey. Please take the time to complete and return the survey. It will provide very important information to our committees.

The surveys should be returned to Dan Gonsalves or bring it with you to the annual meeting.

### **Trashcan reminder!**

For loft and townhouse owners, please remember to bring in your trashcans the day of pickup.

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#### **Who said #4**

*Always forgive your enemies -- Nothing annoys them so much.*

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## **Social Committee**

### **Liz Sudderth**

Chair

On Saturday, October 1, 2005, the HOA social committee hosted a Mexican Fiesta, which was catered by the wonderful Nuevo Laredo Restaurant. The food was wonderful and the party was well attended. Thanks to all the people that worked so hard: Jon Jones, Cate Green & her husband. Bob & Barbara Ryan, & Niki Elliott, & Joe Thome. I unfortunately could not attend as the Doctor put me in the hospital the day before. I hated to miss it as I have been told it was a great party.

The Xmas party will be Saturday December 10, so put the date on your calendars.

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#### **Who said #5**

*I really didn't say everything I said.*

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## **Landscape Committee**

### **Leigh Potter**

Chair

We continue to work through various issues across the community regarding plants, trees, drainage, and watering. Please feel free to submit a landscape request form regarding any issues that you encounter.

Our main area of focus right now is to line up the Landscape Maintenance contractor for 2006. Many thanks Jerry Crow for his tireless efforts in showing the property to prospective vendors. We should know our final selection within just a few weeks.

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#### **Who said #6**

*An archaeologist is the best husband a woman can have;  
the older she gets the more interested he is in her.*

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## **2004 Financial Report**

### **Jerry Crow**

Treasurer

**Financial Report:** Third quarter results are generally down. All three subs are showing negative YTD Net Income. However, our cash position is still in good shape. Townhomes and Condos have been paying for Phase II paint charges. We believe we have been overcharged for the Condo's job and are evaluating our options as to remedies. Manors expenses are higher than expected and prior year's charges are just coming in. The Neighborhood is still waiting on settlement of our insurance claim for September, 2004 storm damage.

### **Neighborhood**

YTD Net Income through September is \$29,224, up slightly from \$28,189 last quarter. Cash on hand is \$30,382, up slightly from \$29,347 last quarter. We are still awaiting settlement of our insurance claim for the September '04 storm. Ryan is working to get this item addressed. Total expenses are over budget by \$7,596 on total expenses of \$230,742.

### **Townhomes**

YTD Net income through September is (\$12,717), down from \$20,639 last quarter. Cash and CD's on hand total \$169,701, down from \$204,011 last quarter. The declines are due to additional payments for the paint project. All other categories are tracking with the budget.

### **Condos**

YTD Net Income through September is (\$35,420), down from \$26,666 last quarter. Cash and CD's on hand total \$39,530,

down from \$101,717. We believe there has been an overcharge of approximately \$10,000 for the paint job. The BOD elect is evaluating various options. Total expenses are over budget \$2,517 excluding the paint numbers.

### **Manors**

YTD Net Income through September is (\$4,754) down from \$8,103 last quarter. Cash on hand is \$62,356, down from \$82,930 last quarter. The utilities group is showing an unfavorable variance of \$11,922, due to 2004 expenses booked this year. The Services Group is showing an unfavorable variance of \$6,238. Again, a charge from prior years. In this case, three years of elevator monitoring totaling \$6,930. Building Maintenance Group is showing an unfavorable variance of \$8,116 due mostly to building repairs. Total expenses are over budget by \$28,259 on expenses of \$220,330. Almost a 13% variance.

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

### **And the answers are:**

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#1 ~ *Will Rogers*

#2 ~ *Groucho Marx*

#3 ~ *George Burns*

#4 ~ *Oscar Wilde*

#5 ~ *Yogi Berra*

#6 ~ *Agatha Christie*

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