

Olde Ivy Vine



Volume 2, Issue 1

Winter 2005

CALENDAR OF EVENTS

SUPERBOWL PARTY – SUNDAY, FEBRUARY 6

PLACE OLDE IVY CLUBHOUSE

TIME 6:00P – GAME'S END

COME WATCH THE GAME WITH YOUR NEIGHBORS AND ENJOY CATERING BY THE VARSITY. PLEASE RSVP ASAP (SEE PAGE 4 FOR DETAILS).

YOGA AND NOW PILATES ON WEDNESDAYS

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 added interest, every third Wednesday of the month will be a session on Pilates. For more information, contact Diana Savini at (678) 358-0874

Committee Reports

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Advisory Committee – Making a Difference!

Sydnee Jack

Chair

As you are aware, control of the Olde Ivy Homeowner's Association will transition from John Wieland Homes and Neighborhood to owner control on December 31, 2005. Even though we have already reached the 90% requirement for homeowner control, the Bylaws dictate the actual turnover will be December 31 of the year in which 90% of unit sales are achieved. The Advisory Committee is using 2005 to prepare for this turnover.

Therefore, we are seeking your expertise! There are many issues to consider during this transition phase, and we want to establish ad hoc committees to review various aspects of homeowner control.

Website: <http://nma-jwhn.com/oldeIvy/>

Particularly, we have identified three areas to review requiring specific areas of expertise. They are as follows:

Attorneys: We are in search of attorneys that can review our governing documents with attention to operational soundness, clarity and relevance. We anticipate the Covenants may need to be amended to better suit our associations, as JWH&N used documents from other developments as our Covenants and Bylaws. We would like to design a comprehensive contract to be used with all vendors for goods and services. And, finally, we would like to review the insurance contracts with respect to the requirements of the Covenants. We want to have adequate coverage at a competitive price.

CPAs & Accountants: Although Jerry Crow has been tenacious with our books over the past four years, an audit is required at transition. We have not been allowed access to the revenue side of the books, so it is imperative we review that in detail.

Project Managers/Engineers: Common area facilities such as Clubhouse HVAC, Manor's HVAC, elevators, irrigation system, gates, and swimming pool need to be studied for acceptability at turnover.

If you are willing to volunteer your time and assist us during this transition year, please contact any member of the Advisory Committee. We appreciate your involvement and look forward to an exciting year!

Sydnee Jack

AdCom Chair

My Boss frequently gets lost in thought. That's because it's unfamiliar territory.

Communications Committee

William Thompson

Chair

The rapid growth of this area along with many zoning plans and large development projects has prompted area residents to form a watchdog group to monitor and influence these changes. They have organized under the name Oakdale Community Association (described below).

Vinings Homeowner Association (VHA)

The VHA has published their boundary as running west to Atlanta Road and north to Cameron Place (across from Trolley Line park. This currently excludes Olde Ivy residents and has been confirmed by John Saad, President of VHA.

Oakdale Community Association (OCA)

Where's Oakdale? Oakdale is the community centered in the NW corner of the I-285/Atlanta Road intersection. The community has organized with their first formal meeting last Wednesday (January 26, 2005). They are intent in monitoring and influencing zoning changes up and down Atlanta road and the area. Membership is \$10 per family per year and they have extended an invitation to Olde Ivy residents to join them. Here's a great opportunity to keep in touch and participate with what is happening in Olde Ivy's neighborhood.

Membership information for the **OCA** may be obtained from:

Mary Rose Barnes <mailto:oakdaleassoc@aol.com>
770-432-2876

One of the more significant changes in our area is the Vinings West development planned on the NW corner of I-285 and Atlanta Road. I'd like to thank Valerie Jacob for her contributions to the following background information.

Vinings West - overview

The proposed South Atlanta Road Development, also known as Vinings West, located in southeast Cobb County, is a 43.74 acre mixed use development that will include 18 single family homes, 841 condominiums, 140 townhomes, 55,000 square feet of retail/commercial space, 6,100 square foot bank, and two restaurants totaling 24,300 square feet. Four of the retail buildings will include condominiums of the second and third floors. Access to the site is proposed at four locations along Atlanta Road, West Atlanta Road, Oakdale Road.

Note: The above was taken from the Regional Review Finding dated 10/29/2004. The entire report is available at:

http://www.atreg.com/qualitygrowth/D577_FR_VININGS.PDF

Oakdale Meeting with local representatives

The following notes were submitted by Valerie Jacob from a meeting attended by Commissioner Joe Thompson, Bob Galante (head of Cobb DOT) and Rob Hosack (head of Cobb County Community Development) with the Oakdale community group.

Area Road improvements

Mr. Galante discussed the improvements scheduled for the E/W Connector and Atlanta Road for this summer. There will be two lanes added to the E/W Connector from Gaylor Drive to Atlanta Road. The median will be removed and 11 feet will be added to the south side of the E/W. The north edge will remain the same.

There will be extra lanes added to Atlanta Road near the E/W, with extra turning lanes.

There was discussion of the new Pacific Group project, called Vinings West, in conjunction with the traffic situation. According to Mr. Galante "Vinings West will have a bad effect on traffic at 285 without the interchange improvements."

There was no time frame mentioned for these improvements.

With the expansion of the Silver Comet Trail there will be a small public park at Daniel Street and Atlanta Road, with minimal parking available. There are no plans for pedestrian bridges for the Silver Comet Trail.

The bridge over the Chattahoochee River at Atlanta Road is scheduled to be widened to four lanes in the summer of 2006. There will be a public meeting on this project March 24 from 5-7 at the Sutton Treatment Plant on Atlanta Road.

Mr. Thompson said that in the future there will be a bridge over South Cobb Drive at the E/W.

Ivy Walk

Mr. Thompson introduced the prospective owners of a restaurant at Ivy Walk, to be called Muss and Turner's and to open on February 8, 2005 for food sales only. They wish to apply for a package store license to sell take out upscale wines.

Turner presented menus, including wine and beer. The restaurant will be in a corner unit parallel to Cumberland Parkway. They will be applying for a package store liquor license, limited to beer and wine only. This license would allow them to sell beer and wine to their take out customers. They are planning for 40 tables inside and more outside.

In order for Muss and Turner's to have a package store license, there must be a change in the county code to allow package stores in all Urban Village Community projects.

(Olde Ivy at Vinings, as well as the new Wieland zoning on the corner of Gilmore Road and Atlanta Road are also Urban Village Communities.)

The "Board of Zoning" public hearings on the code change are to be February 8 at 9:00 A. M. at 100 Cherokee Street in Marietta.

Note: An entity cannot have both a pouring license and a package store license. If they sell wine to take out, they cannot sell spirits to those eating on the premises. With a package store license, customers can buy wine and beer on the premises, but cannot open it on the premises with a pouring license.

The possibility of a CCT stop at Ivy Walk was discussed.

Other planned restaurants at Ivy Walk include an Asian Noodle House, a pizza place, a coffee establishment and a "fine dining" restaurant.

John Wieland Homes will be relocating their offices near the airport to new offices to be built along Atlanta Road (just north of Ivy Walk). If you'd like to see some of the retail establishments booked for Ivy Walk, their web site is:

<http://www.wielandcommercialgroup.com>

Vinings West

Mr. Galante said that Vinings West is attempting to gain access to South Cobb Drive from the project.

It was mentioned that Pacific Group (developers of Vinings West) are attempting to buy all of "downtown" Oakdale and the property along the south side of Oakdale Road to Fort Drive. This would give Vinings West access to South Cobb Drive.

After a question about closing the library on Oakdale Road, Mr. Thompson said that the library would not be closed, but might be moved to Vinings West. It was mentioned that there is a Friends of the Library in Oakdale and that the library now has a larger readership. Recently several parking places were added to the spot.

The question was asked about the proximity to liquor sales should the library be moved to Vinings West. Mr. Thompson said that he had not talked to Pacific Group about a library on the spot but "would like to look at it." He noted that Vinings Library was near Vinings Jubilee and their liquor selling establishments.

Note: Unless specifically overturned by the Board of Commissioners, a library cannot be within 600 feet of an establishment selling or serving alcohol.

Note: Pacific Group specifically provided for a community use (possibly a library) in their plans which were approved with the zoning application.

After a quarrel, a husband said to his wife, "You know, I was a fool when I married you."

She replied, "Yes, dear, but I was in love and didn't notice."

Clubhouse Report

Craig Mauldin

Chair

We are barely into 2005 and the Clubhouse Committee is already underway with improvement plans for the fitness center and the clubhouse area. We are currently accepting bids to have the entire interior of the fitness center and interior portions of the clubhouse re-painted. We believe this will give the fitness center a much-needed facelift and will give the clubhouse a cleaner look. Plans have also been approved to have the hardwood floors in the clubhouse

refinished. We hope that you will find these and other enhancements a change for the better.

Following the recent addition of a second elliptical trainer in the fitness center, we have no plans at this time to add additional equipment. However, if you have any recommendations for improving the functionality or overall appearance of the fitness center, please contact Mark Sullivan at 770-853-9450. We will do what we can to meet your requests.

And that goes for any requests you may have. I have received some great ideas for improving our facilities from the residents. 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 or phone me at 678-777-5822.

Always remember you're unique, just like everyone else

Covenant's Committee Report

Daniel Gonsalves

Chair

The Association now includes three different geographic areas. They are The Town Homes, Condos, and the Manor. Each area has a separate written agreement or Covenants (Written solemn agreements or written promise). Each Covenant has Articles that provide specific rule, obligations, or requirements that each owner has signed. Each Agreement is basically the same except for common area interpretation. For example, common areas at the manor include hall ways, elevators, underground parking, etc. Obviously the building construction is quite different.

The Covenant Committee is here to serve the membership of the Association. We intend to protect and maintain the standards that have been accepted by each association member. As a committee we review each complaint or violation, and determine if it is a violation of the Covenant for that specific area. If a violation is determined, a notification will be released to the Association Member. If the member does not agree with the violation, they can appeal to the Committee. If the violation is not corrected, then further action will be taken.

In addition, we work closely with the Advisory Board to improve the quality of life within our area. Any betterment that we suggest is usually approved by the Advisory Board.

The following are examples of issues and problems the Covenant Committee reviewed and acted on in the past.

The recurring issue is the "poop". Did you know this word has no relationship to the stuff we see, smell or step on throughout the walking area? One member thought we had cows grazing in the walking trail. Poop is defined as a part of a ship - as in poop deck. So again I search the dictionary and found a word. Excreta are defined as **waste coming from live organisms**. So use the plastic bags to pick up the excreta left after the "walk". Please help us with this problem.

If you have any questions or issues please contact me at Covechairoldeivy@aol.com

Each area whether it is the Condos, Town homes or the Manor has parking issues. The Town homes due to the design of the roads and parking have had continued issues with the narrow constructed curved road and the restricted parking in non designated areas. The Condos have had illegally parked cars and a trash issue from visitors. The Manor has not had any problems yet. Remember **Vehicles in the future can be towed away at the owner's expense.** If you have any questions or issues please contact me at Covechairoldeivy@aol.com

Approvals of Modification to your unit which would include satellite dishes, exterior changes, and interior changes (as pursuant to the Covenants) must be approved by two committees. An application for any change must be presented to the Covenant committee for approval. If approved by the committee it must then go before the Advisory Committee for their approval. Please find the forms at the Olde Ivy Web site. If you have any questions please contact me at Covechairoldeivy@aol.com

- Suggestions have been made for **Ashtrays** at the garage level for the Manor
- Providing **plastic bags** for the walking trails as you enter
- Provide a **bulletin board** in designated area for news and activities.

As we transition to an independent Association in 2006, it is important that we take time to review the Covenant Agreements that each of you have signed. We have a beautiful area in which we live, and I trust each will work to keep the Covenants that have been entrusted.

I just got skylights put in my place. The people who live above me are furious.

Manor of Fact

Did you know that?

- All the **garage gates** are all being "retooled" to lower the noise and vibration.
- **Temperature problems** in the common area should be addressed to Ryan Maki of JWH.
- **White Noise machines** are being tested to lower the noise levels heard from the interior condos.
- **Personal Items** should not be left unattended in the garage area. They could be removed. This is common areas not private storage area. Please use your storage area for these items.

- **No gas grills** are allowed on balconies. Extreme fire hazard.
- There is limited **disposal for recycle items**. Please be sure they are completely broken down before you put them in the recycle bin. They are picked up on Wednesday.
- On the left side of your **fireplace**, about five inches up from the bottom there is a little vent hook. If it is in the up to the left position the vent is closed. When you use the fire place gently move the handle to the right and down. Your vent is now open.
- The little brown squares in front of the condo are **vents** for the cloths dryer.
- Your **association dues** have gone up, but remember the common area expenses that include cleaning, telephone, elevator service, lights, gates. Condos and Town Homes do not have these pleasures or expenses. Please pay your dues in a timely manor.

If you have any question or some new Manor "facts or Vents" send emails to Qamanoroldeivy@aol.com

Social Committee

Cindie Horton
Chair

The 2005 Social Committee had its first meeting on Thursday, January 6. We have some returning members from 2004 as well as some new members.

2004 Committee Members - Thank you!!

Before introducing the 2005 committee members, I would like to thank the following 2004 members for their dedicated service: Jim Smith, Secretary; Cate Green, Jon Jones, Nancy Sample, Monica Stokes, and Joe Thome. They did a great job this past year, and I am thankful for having had the opportunity to work with them in serving our community.

2005 Committee Members - Welcome!!

The 2005 Social Committee members include Cate Green and Jon Jones (returning members), and the following new members: LeeAnn Rankin, Liz Sudderth, and Nicki Elliot. We have a committee who is excited about the 2005 year ahead starting with the SuperBowl Party this weekend! Although our Atlanta Falcons won't be there, it's certain to be a great time as we celebrate with the Varsity again this year. Please RSVP as soon as possible by emailing or calling Cindie Horton (cindie_horton@yahoo.com; 678/893-3851) or by dropping the bottom portion of the flyer you received this past weekend in the drop box on the Clubhouse Veranda.

If you have any questions about the Social Committee events for this upcoming year, please feel free to contact Cindie Horton or any of the other committee members. We would love to have your input and/or have you join us as we plan out the year's events!

If quitters never win, and winners never quit, what fool came up with, "Quit while you're ahead"?

Landscape Committee

undetermined

Chair

No report this quarter.

It is true that love is blind but marriage is definitely an eye-opener.

2004 Financial Report

Jerry Crow

Treasurer

Overall financial condition for Olde Ivy remains strong with some exceptions.

Consolidated net income for the year was \$17,580. This was down from prior years due to capital expenditures which were expected and some major expenditures which were not planned for. Overall Cash Balance is \$310,598, composed of \$25,334 in Cash and \$285,264 in CD's.

Neighborhood

Net Income for the Neighborhood was (\$18,777). This was the result of several unplanned and/or unbudgeted events. These included:

- Clubhouse painting \$8,486 (no budget)
- Nature trail bridges \$2,425 (no budget)
- Pine Straw \$20,760
(\$7,115 from 2003)
- Irrigation repairs \$6,070
(\$4,437 over budget)
- Landscape Repairs \$16,933 (no budget)
- Gate Maintenance \$7,197 (\$5,197 over budget)
- Real Estate Taxes \$3,748 (no budget)
- Exterior repairs \$6,454 (no budget)

As a result of the above, the Sub-Associations were double assessed twice during the year. These funds plus \$18,777 cash carried over from 2003 allowed the Neighborhood to finish the year with a cash balance of \$658. Assessments of the Subs were increased for 2005 by a total of \$35,000 and the budget was adjusted accordingly. Overall variance from budget was (\$72,404) (28.5%).

Townhomes

Net Income for the Townhomes was (\$31,592). This was expected and budgeted for. Phase one of the Paint Project was \$130,439. All operating budgets were within budget except Dues to the Neighborhood. This was over budget by \$16,800 due to the double assessments from the Neighborhood. Phase 2 of the Paint Project will begin in

early spring. This is smaller in scope than Phase 1 and we have adequate money to fund it as well as normal operating activities. Cash balance was \$179,792 with \$155,264 in a CD and \$24,528 in cash. Overall variance from budget, including the double assessment was (\$2,987) (0.9%).

Condos

Net Income for the Condos was \$20,323. All operating budgets were within budget except Dues to the Neighborhood. This was over budget by \$3,920 due to the double assessments from the Neighborhood. Painting of the Condos will begin in early spring. There is adequate money to fund this project as well as normal operating activities. Cash balance was \$74,671 with \$70,000 in a CD and \$4,671 in cash. Overall variance from budget, including the double assessment, was (\$3,660) (7.0%).

Manors

Net Income for the Manors was \$47,624. All operating budgets were within budget except Dues to the Neighborhood. This was over budget by \$28,420, of which \$14,980 was due to the double assessments from the Neighborhood. No special projects are anticipated for the Manors this year. Cash balance was \$54,976 with \$60,000 in a CD and (\$5,024) in cash. Overall variance from budget, including the double assessment was (\$10,143) (4.7%).

Dues were increased 3% for 2005. While this will probably cover operating expenses, it will provide little if any excess to fund a Reserve Account which will be the first order of business when the resident Board of Directors takes control January 1, 2006. As of December 31, 2004 expenses have exceeded operating revenue (Dues) by \$14,467. This shortage has been covered so far by Capital Contributions which will cease when the last unit is sold.

Following pages are charts recapping our financial status.

I've taken a vow of poverty -- to annoy me, send money!

2004 Consolidated Balance Sheet 12-31-2004

	Neighborhood	Townhomes	Condos	Manors	Consolidated
Assets					
Current Assets					
Cash	\$ 1,159	\$ 24,528	\$ 4,671	\$ (5,024)	\$ 25,334
CD		\$ 155,264	\$ 70,000	\$60,000	\$ 285,264
Total Current Assets	<u>\$ 1,159</u>	<u>\$ 179,792</u>	<u>\$ 74,671</u>	<u>\$ 54,976</u>	<u>\$ 310,598</u>
Current Liabilities					
Accounts Payable		\$ (800)			\$ (800)
Prepaid Owner Payments		\$ 5,960	\$ (80)	\$ 8,295	\$ 14,175
Subtotal Current Liabilities		\$ 5,160	\$ (80)	\$ 8,295	\$ 13,375
Members Equity	\$ 19,936	\$ 206,224	\$ 54,427	\$ (944)	\$ 279,643
Current Year Net Income	\$ (18,777)	\$ (31,592)	\$ 20,324	\$47,625	\$ 17,580
Subtotal Equity	<u>\$ 1,159</u>	<u>\$ 174,632</u>	<u>\$ 74,751</u>	<u>\$ 46,681</u>	<u>\$ 297,223</u>
Total Current Liabilities & Equity	<u>\$ 1,159</u>	<u>\$ 179,792</u>	<u>\$ 74,671</u>	<u>\$ 54,976</u>	<u>\$ 310,598</u>

Consolidated Balance Sheet History Olde Ivy 2000 through 2004

	2000	2001	2002	2003	2004
Assets					
Current Assets					
Cash	\$18,383	\$26,071	\$59,811	\$ 284,494	\$ 25,334
CD		\$20,000	\$110,732	\$ 30,262	\$ 285,264
Petty Cash	-\$54	-\$54	\$500	\$ 500	
Total Current Assets	\$18,329	\$46,017	\$171,043	\$ 315,256	\$ 310,598
Total Assets	\$18,329	\$46,017	\$171,043	\$ 315,256	\$ 310,598
Liabilities and Members Equity					
Current Liabilities					
Accounts Payable	\$12,000			\$ 9,000	\$ (800)
Prepaid Owner Payments				\$ 26,613	\$ 14,175
Total Current Liabilities	\$12,000			\$ 35,613	\$ 13,375
Members Equity		\$6,329	\$46,017	\$ 171,043	\$ 279,643
YTD Excess/(Deficit)	\$6,329	\$39,688	\$125,027	\$ 108,600	\$ 17,580
Total Members Equity	\$6,329	\$46,017	\$171,043	\$ 279,643	\$ 297,223
Total Liability & Members Equity	\$18,329	\$46,017	\$171,043	\$ 315,256	\$ 310,598

