

Olde Ivy Vine



Volume 3, Issue 2

Summer 2006

CALENDAR OF EVENTS

NO COMMUNITY EVENTS SCHEDULED!

If you would like to attend Community events to meet your neighbors, volunteer for the Social Committee. Contact Sydnee Jack at sdjack@charter.net.

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Neighborhood BOD

Sydnee Jack
President

We are six months into HOA control of the Community. It certainly hasn't been without challenges as we have transitioned out of NMA and JWH&N control. Many of you have experienced the growing pains first hand, and we appreciate your cooperation as we all learn!

Many of you have asked for contact information. Please keep the last last page of this newsletter as your contact list.

Use the Web Site!

Have you used the web site lately? Did you even know we have one? Believe it or not, this can save you time and provide you information on whom to contact for what purpose! The first time you log on at www.oldeivyatvinings.com, your user name and password are the first three letters of your last name and your unit address. For instance, Joe Brown at 7777 Nowhere Lane, would log on as "bro7777".

Once you get into the site, you may change your user name and password, as well as update your individual profile. You are encouraged to provide phone numbers and email addresses. There have been several times when owners have incurred emergencies at their residences and we have used this information to contact them at alternate sites. That information can be blocked from public view, but is available to the administrator.

The event calendar, governing documents, Board and Committee members, minutes, community address book,

facility information, call list, and other information can all be found on the web site! Please use this site when you are seeking information about Olde Ivy.

Manager's Corner

Robin Steinkritz
Property Manager

Dear Homeowners:

It is rare indeed when you get the support and enthusiasm from a Board of Directors who takes time in their personal schedules to roll up their sleeves and get down and dirty for their Community. Olde Ivy at Vinings homeowners are indeed fortunate to have these types of volunteers working on your behalf.

I would personally like to point out the efforts and dedication of Ms. Sydnee Jack and Mr. Jerry Crow.

Recently as most of you all know by now an extensive "sealing" project has been completed and for the most part flawlessly. Ms. Jack and Mr. Crow were involved from day one in the planning and completion of the project, from laying out the areas that were to be sealed, discussions with the contractor and personally handing out notices to homeowners advising them of the areas that were to be affected daily.

I would also like to recognize Jay Hutchinson for going beyond the call of duty in maintaining the pool while the Association was having major maintenance issues with its previous pool company.

Communications Committee

Shelley Brown
Chair

No report.

Landscape Committee

Leigh Potter
Chair

All Landscape issues should be reported to Leigh Potter at Leigh_Potter@yahoo.com. The Landscape Committee works with HighGrove to resolve the issues.

We continue to find additional problems with the irrigation system. JWH&N provided us with an incomplete map of the irrigation system, so it has been a laborious effort to find the problems and fix them.

Don't forget to VOTE on Tuesday!

Website: <http://oldeivyatvinings.com>

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Clubhouse Report

The Board of Directors has recently implemented a new policy regarding a resident's use of the Clubhouse for private events. The governing documents for Olde Ivy at Vinings provides for the BOD to set the usage regulations for the Clubhouse and other common facilities.

From a history perspective, JWH&N wanted to charge for private use of the Clubhouse from the beginning of our association. The Advisory Committee lobbied against this proposal, wishing to provide the Clubhouse usage as a benefit from living in Olde Ivy and paying your HOA dues. We have provided this privilege for the past six years.

Unfortunately, this policy is now changing. There will be a \$150 fee for using the Clubhouse, which will include an automatic cleaning fee. You will no longer have to contract a cleaning service. Additionally, there will be a \$250 refundable deposit, provided there is no damage incurred, or need for supplemental cleaning.

The reasons for changing this policy come from the continued abuse of our facility. Floors are stained and damaged, furniture is broken, stained and even stolen, and walls are marred. Therefore, we have no choice but to require a fee for using the Clubhouse for a personal event.

We hope you continue to enjoy the use of our common area facilities and encourage you to treat them with respect for the continued enjoyment of the entire community.

And from Doug Underwood, Board Liaison to the committee... Summer tends to be a busy time around Olde Ivy's clubhouse. Warm days spent by the pool, not to mention the warm nights in the fitness room to sweat the pounds away so we look our best. Private social events keep the clubhouse upstairs in use on many weekends.

Our season got off to a rather bumpy start when our pool company went belly-up just after pool opening. Special thanks go to Jay Hutchinson for stepping up in the interim to keep the pool clean and also in reviewing potential new vendors. The fact that our previous pool company folded with a rather long list of customers left us competing for scarce resources, but we have a new vendor on board and everything seems to be back as it should be. Sears Pool Management Consultants, Inc. has been selected as our vendor for the remainder of the season. Also, a recent change with the clubhouse cleaning crew has the trashcans being emptied earlier in the week.

Additional pool furniture has been provided for our growing community at Olde Ivy. By the attendance around the pool on the weekends, it looks like it is a welcome addition! As our populace reflects more young children around the pool, please remember to exercise common sense, as well as respect for the rules posted at the pool. Especially remember:

- No running around the pool.
- No jumping or diving into the pool.

- No bottles at the pool...cans/cups are acceptable.
- If you must smoke, please clean up after yourself.
- Police your area for all trash, beverage containers, food, etc., and dispose of properly in trash containers provided.
- Please return the pool furniture to an orderly arrangement.
- Please remember noise carries at night and be mindful of your neighbors. A disturbed homeowner has the right to call the police.
- If you see items that need to be addressed, please contact a member of the Clubhouse/Pool Committee listed on the web site.

Craig Mauldin, Buck Latapie, Mark Sullivan and Jay Hutchinson continue to help out with clubhouse issues; however their committee needs a chairman. Please contact Doug Underwood at dunderwood@underwoodair.com if you would be willing to chair the clubhouse committee.

Covenant's Committee Report

Daniel Gonsalves

Chair-covechairoldeivy@aol.com

Please remember, that as a resident of Olde Ivy, and as an Association member, we must now care for our common areas that we see around us. We should respect the rights of others, as well as the written Covenants and rules that we have in place.

When we purchased our homes, the Covenants should have and should be read. There are written Covenants or rules in place for your safety and the safety of others. Please read your Covenants. If you do not have a copy, please go to the web site of the Association and print one out. It is frustrating sometimes when you hear "I did not know that, or I am not going to read that long thing".

I have received a great deal of calls and had discussions with Association members on the many areas of concern. Here some facts in the covenants and contracts you signed

Construction - Any exterior structural changes to your unit must have prior approval from the covenant committee and the Board of Directors. You can find the form on our web site. Please complete and send the form to my email address for approval. Remember common area includes all the exterior of your unit.

Pool Area - Please remember pool guests are limited to **two per household**. Parties are not allowed and the pool cannot be reserved for a party. Please no smoking **in the pool** and again **no glass** in the area (That means do not bring glass into the pool area in coolers and pour the beer). Your safety is our biggest concern, so please drink responsibly.

Pets - Dog owners please be aware that your pets are destroying grass in several areas of the Neighborhood. Please walk your animals responsibly and remember the smell of dog urine in the summer is not pleasant especially in front of the Manors.

The **Manors** has had several issues.

1. Please do not store any items in the underground parking area. This area is common area. It is not for storage. Please put all your items in your storage room. We will be notifying all owners to remove items or you will be fined and the items will be removed.
2. Gas grill and charcoal grills are not allowed on the 2nd, 3rd and 4th floor balconies. These are in violation of the Georgia Condo Act and our Covenants. Some of you will be getting notices.
3. Delivery of furniture and movers should use the Garage entrance not our front doors. The front area is being left dirty and doors are being damaged. This is costly to the association because of the damage. Also, the movers sometimes leave the door open for hours at our cost for heating and air conditioning of the common area.
4. Please clean the common areas you may use for painting, repairs or wood work of your items. This is not your property but is owned by the association. Please clean up.

Again thanks for all your help and support of our committee.

Social Committee

Chair-Vacant

The pool party on May 6 was a great way to kick off the summer. Thanks to the "unofficial" social volunteers for putting this together! However, we need a volunteer force that will commit themselves to planning our social events! If you are willing to be part of the Social Committee, email Sydnee Jack at sdjack@charter.net.

We had approximately 120 RSVPs for the Pool Party... and half of those no-showed the event! We understand that plans change, but those no-shows cost us \$800 in catering expense. So, please be sure to show up for the party, or cancel your RSVP at least a week in advance of the event.

Financial Report

Jerry Crow

Treasurer

As the first half of 2006 comes to a close, we are pleased to report Olde Ivy Neighborhood is performing to expectations. Unlike the past, we are now treating the Neighborhood as a Service Center rather than a Profit Center. This change in philosophy allows us to leave the maximum amount of money in the sub associations to pursue their respective financial goals. This means the Neighborhood will show no profit. We are currently showing Operating Net Income of \$906. Our cash position \$24,106, down from \$34,668 at yearend. This drop is due to the Seal coat project and was expected. This leaves us sufficient funds to "seed" our Reserve Program and minimize the monthly contributions to support future Reserve projects, such as Phase II of the Seal coat project for next summer.

We have added a new menu item to the website for reporting financial information. Click on Documents, then Neighborhood Financial Information.

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

Parking Word to the Wise!

If you are not parking between two white lines, you are parking illegally in the Neighborhood! We continue to negotiate with the Fire Department concerning our streets that are not wide enough to permit parking. The Fire Marshal expects us to monitor our own streets to always provide access to emergency vehicles.

This is actually easy to accomplish...just park in a designated spot! For the cars that continue to park in unmarked areas (particularly around Ivygate Circle), you are subject to towing. If you park in a fire lane, you will be towed with no attempt to notify the vehicle owner.

Strict enforcement of our Covenants and fire code must be enforced to assure the safety of our community. Please help us by parking in designated spots only!

Complaints we have...Volunteers we Need!

Every committee at Olde Ivy is in need of new members! Board members and committee chairs have received complaints in abundance in areas such as landscape, parking, owners who neglect to pick up after their dogs, pool noise, and drivers who speed or don't stop at stop signs! Complaints we have...Volunteers we need!

Olde Ivy at Vinings does not have an on-site manager. Therefore, the community depends on the volunteer support of the residents to successfully manage the community and provide desired services.

The following committees need volunteers:

Social: Chair and members
Landscape: Members
Clubhouse: Chair and members
Communication: Members
Covenants: Members

If you want social events for the neighborhood, landscaping that showcases the community, a pool that meets your needs, a newsletter that keeps you informed, and a community that supports the governing documents, WE NEED YOUR HELP!

In most cases, the volunteers currently serving have done so for several years. Volunteers burn out when they only hear complaints and no solutions. Before you make your next complaint, think about volunteering to become part of the solution! Please contact Robin Steinkritz at rsteinkritz@heritageproperty.com to volunteer your services. Thanks for your support of the community!

Happenings at the Lofts

Valerie Jacob
President

Greetings to my friends and neighbors in The "Lofts"

The re-sealing project has been successfully completed, resulting in a remarkable "facelift."

We are enthusiastically moving forward in getting our irrigation system operational. Once the system is functioning properly, we look forward to enjoying beautiful green spaces and flower beds. I think we will all be very pleased with the performance of HighGrove once the irrigation system is in working order.

Please do your part to keep our neighborhood pristine, as it appeared to us, when we decided to purchase our units by:

- *cleaning up after our pets
- *returning our trash cans to the garage on Wednesday evenings
- *picking up cigarette butts if we smoke outdoors
- *returning coolers and such from the front porch to their proper place

When we all pitch in, it doesn't take much time or energy to maintain beautiful grounds.

Thank you all and I wish you all a happy and safe summer.

Happenings at the Manors

Doug Underwood
President

Now that our neighborhood is fully built out and neighbors are moving into the final building, things are finally starting to settle down in the Manor. It is nice to wake up on weekend mornings without the incessant beeping of construction trucks.

Getting a handle on short and long term maintenance issues are currently the board's first priority. With the change-over from builder control, there continues to be confusion on whom to contact for specific maintenance issues. As has been mentioned before, any maintenance issues within your unit are the owner's responsibility. Issues regarding the common areas should be directed to our neighborhood manager, Robin Steinkritz (rsteinkritz@heritageproperty.com, or (770)-200-8256). You may feel free to copy me (dunderwood@underwoodair.com) so that I can follow up with him, but Robin is your first contact. Keep in mind that you may be the first one who notices a problem, so refrain from chewing out the person on the other end.

So far as long term issues, it is hard to believe the first couple of buildings will be 4-5 years old and due for painting next year. While our realignment of dues structure made for some unpleasantness, we are pleased to report that we are putting funds in the capital reserve.

Jerry Crow, our treasurer from the Master Board, took on the project of getting our building parking gates converted over to use the same black remotes as the front gates. Though the convenience of one remote is a big improvement, there was actually an economic case behind this as the Manor's Board was about to have to shell out for a case of gray remotes to resell to those residents who lost them. Someone has to keep up with the replacements and assignment information, and I am rather thankful the Manor will not need to keep up with theirs separately. A special thanks to Jerry for this and all the work he does for our neighborhood.

Finally, with the departure of Carter Crittenden to the Townhomes, the Manor board has been short a member. With just two members, Diana and I would love to have some help - so please contact us if you would be willing to serve out the remainder of the term.

Doug Underwood
President - Manors Association

Happenings at the Townhomes

Sydnee Jack
President

The final phase of Townhome painting is nearly complete. The new painting contractor has done an excellent job and has even received a few compliments! With completion of this project, the Townhomes will have no major expenses forthcoming.

Thanks for your cooperation during the seal coating of the Townhome and Condo Neighborhoods (the Manors will be next year). The first morning was a little rough, and cloudy weather required a postponement of the schedule one day; but, otherwise, the project came off smoothly! We appreciate your participation in the effort to keep the neighborhood maintained and attractive.

One more tid-bit...unfortunately the Treasurer of our Association had to resign from office. If any of you out there have any knowledge at all of accounting and/or bookkeeping procedures, please let me know. I could certainly use your assistance.

New Neighbors!

Since our last newsletter in March, we have had 18 re-sales in the Neighborhood and 5 new sales. JWH&N has 10 units left for sale.

Welcome, New Neighbors!

Varmints have been cited in the neighborhood & will be treated. The method used is safe for your pets, so don't worry about Fido!

The best way to find yourself is to lose yourself in the service of others.....Mahatma Gandhi