

Olde Ivy Vine



Spring 2007

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Fitness Center Vandalism

We are reluctant to bring this to your attention but the implications of current events seem to warrant we do so. For the second time in the last several months, someone has defaced the men's rest room adjoining the Fitness Center. Specifically, they have arranged their feces on the handicap railing in the handicap stall. Yes, it's gross and you're probably wondering why we are passing this on. Anyone who would do this is sick and there's no telling what else they might do. So this is a warning to be aware of anyone in the facility you don't personally know. We have no way of knowing if this is a resident or not. We have discovered that some residents are giving friends the code to the fitness center so they can use it at their leisure. And who knows if the friends are passing it on to their friends. Where might it end? This is specifically forbidden in the Clubhouse and Fitness Center rules for use of these facilities. No guests are allowed in the Fitness Center.

Be aware of the people using the facility with you. Do not share the code with anyone. Everyone in Olde Ivy has been notified of the code. If you are asked for it, refer them to Jerry Crow at 770-432-7282. Please report any suspicious activity to the property manager or any Board member and if you feel threatened in any way, call 911. In addition to calling 911 from a phone, you can also call from any of the 10 call boxes associated with our gates. Dial 911 and push the Call button.

Code Change

Due to some of our residents sharing the Fitness Center code with friends, we must change the code again. Fitness Center rules state that the Fitness Center is for residents only. No guests allowed. This code is not to be disclosed to anyone. If someone asks you for the code refer them to Jerry Crow at 770-432-7282. The new code effective 04-26-07 is 51423.

Neighborhood BOD

Sydnee Jack
President

"An ounce of prevention is worth a pound of cure", or if you're not old enough to remember that phrase, "a little precaution before a crisis occurs is preferable to a lot of fixing up afterward"! Lately, we've been having a lot of "fixing up" around Olde Ivy. As our neighborhood grows older, we can expect to have more maintenance issues arise. However, with a little "prevention" on the homeowner's part, maybe we can manage that a little better!

Several people have experienced "water" problems. A leaking toilet, a dripping faucet, a pipe connection, or a refrigerator line may cause these problems. To help you recognize a potential problem, here are some checks to make on a regular basis:

- ✓ Watch your water bill. If it seems higher than normal, you may have a leak.
- ✓ Check your toilets to be sure they cut off after flushing.
- ✓ Check your sinks to be sure faucets aren't dripping...particularly in those extra bathrooms you don't visit very often.
- ✓ Check underneath the sinks to be sure there is no moisture from a loose pipe connection.
- ✓ Check the refrigerator line to be sure it is firmly attached and in good condition.
- ✓ Check the water heater for leaks.
- ✓ Know where the cutoff valves are in case of an emergency. My main cutoff is buried behind a panel in a downstairs closet...definitely not convenient. Do you know where yours is?
- ✓ Consider completely shutting off the water supply if you are going to be gone for an extended period of time....it's only a turn of the valve!

Recently, we got a report that "the roof caved in" and we could "see the sky". Thankfully, that was a little exaggerated! But, if you have never been in your attic space, pull down those stairs and take a look around. If you see something that doesn't look right, report it to PropertyManager@oldeivy.org.

If you store combustible materials, such as paint, paint thinner, automobile products, etc., in your garage, be sure they are safely stored. Do not store them near the hot water heater, or HVAC unit. And, consider purchasing a fire extinguisher for the unexpected!

Thanks for taking a moment to think about your safety and the safety of your neighbors!

Townhomes

Sydnee Jack
President

Hopefully, you noticed the difference in your brick steps after our recent "washing". Depending on whether your unit faces

the sun, mold and/or moss was creating unsightly stains on our brick stoops, steps and sidewalks. Thanks to Northwest Pressure Washing, we have a clean look for spring! Thanks for your cooperation during any inconvenience you may have experienced due to our cleaning project!

Most of you are aware we experienced a fire at 4729 Ivy Ridge Drive on March 9. Linda and Bill Gilbert suffered the loss of their home and two cars as a result of a fire that started in their garage. Minor damage occurred in the homes on either side as a result of smoke and fire.

We thank those that offered clothing, shelter and transportation to the Gilberts that night.

We certainly had the opportunity to come together as a community as we watched tragedy unfold. Scott Schuck represents the HOA as we continue to work with the Gilberts, State Farm Insurance Company and contractors in rebuilding the Gilbert's home. Meanwhile, the Gilberts are staying in an extended stay hotel; we look forward to having them back in the community!

Condos

Valerie Jacob
President

Recently a notice was distributed to all of the residents in the Condominiums reminding you to check the smoke alarms that were located in your garage. Many of us, myself included, may not have even been aware that an alarm was located in the garage.

Be sure to check the operation and/or batteries for this alarm. Recently, a fire occurred in the neighborhood and it was later found to have started in the garage.

With summer right around the corner, most of us will be spending more time outdoors; let us please be mindful of our responsibilities to bring in our grills in the evening after their use, to refrain from tossing cigarettes "willy nilly" in the streets or in the landscape areas, and to keep our front porches free of coolers and other recreational items.

A little news regarding the DOT plans for proposed I-285 Interchange improvements: based upon a meeting that took place in March, there are two proposals being considered. The one proposal would call for the removal of the Pilot Station and Truck Stop on Atlanta Road. Although the other proposal would not require their removal, the improvements intended would be a substantial impediment to ingress and egress and the current truck traffic. Completion may be down the road, but it will certainly be welcomed by all, I am sure.

Last, let me invite all of you to share your comments and thoughts in our newsletter. Please feel free to contact me, via e-mail, at vajacob@bellsouth.net.

Manors

Doug Underwood
President

Your Manor Board continues its efforts to update services and contain costs.

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Mitec was recently chosen to handle our fire system monitoring, inspections and sprinkler service. Hopefully the changeover should be about complete by now. We have also begun our first exterior repaint and intend to pursue the following schedule:

Bldg	Week
4805	04/15
4810	07/16
4855	10/15

This will spread the payments out as much as possible and hopefully not impact cash flow too severely. If things get tight, building 4855 may be put off until next year.

In conjunction with Heritage and legal council, your board has also taken a much more aggressive stance on outstanding dues. In the past few months we have collected several outstanding balances, as well as set up payment plans for other residents. Much like your taxes you just paid, neighborhood dues are not optional.

Covenant's Committee

Covenants Committee

No report

Landscape Committee

Leigh Potter
Chair

Work has begun in earnest for the Landscaping Committee this spring.

We are excited to be working with new landscapers, Rupert, this year. No doubt you have seen them around the community on Thursdays (soon this will become even more regular as spring and summer come on). So far we have been pleased with their work on both the pinestraw and weeding. Please send your comments regarding their work to landscape@oldeivy.org so we can know what YOU think.

This spring we have also had two complete community walkthroughs with Rupert. These walkthroughs have identified a list of approximately 12 areas across the community that are being reviewed further for improvements.

By far our number one landscape concern this spring, though, is to get the irrigation system operational.

Unfortunately our current system has developed at least 6 line breaks that must be fixed ASAP. Work will begin soon to address these issues

If you have any landscaping questions at all please do not hesitate to contact Landscape@oldeivy.org

Social Committee

Liz Sudderth
Chair

The Social Committee is busy planning a Spring/Summer party for our homeowners. Save Saturday June 9, 2007, for our Luau. It will be a fun filled afternoon/evening by the

pool. So ladies get your grass skirt ready and guys get the Hawaiian shirt out and get ready to party.

You will be getting a flyer soon telling you all the details and how you can participate, so save the date.

We do need volunteers to help with setup and cleanup, so please come forward and volunteer, it's a great way to meet your neighbor.

Communications Committee

Jerry Crow
Chair

If you're reading a paper copy of this newsletter, you are one of a dwindling number to do so. Your editor and his volunteer core of zero would appreciate it if you would join your electronic neighbors and sign up to get this newsletter via email. No one else will see your address as the newsletter is distributed via the BCC function. If you'd like to help me out send an email to Communications@oldeivy.org.

911

You can now call 911 from any of the neighborhood gate call boxes. There are 10, eight in the Manors area and the two neighborhood entrances. Just punch in 911 and hit the Call button. There is a two minute limit on the call.

Clubhouse Committee

Sydnee Jack

It's that time of year again...the pool opens on May 1st! I know many of you are excited that it is just around the corner. Meanwhile, you are welcome to enjoy the lounge chairs on sunny days; however, the pool is not chemically maintained until the pool officially opens on May 1st. Please do not swim in the pool before then...even if you can take the cold water!

For your safety, we remind you of the following:

- ✓ There is no lifeguard at the pool; SWIM AT YOUR OWN RISK. Parents are responsible for their children.
- ✓ Pool rules are visibly posted. Complete rules are posted on the website.
- ✓ Be courteous to others while enjoying the pool...(music, cigarettes, noise).
- ✓ Clean up after yourself....trash containers are placed in several locations around the pool.
- ✓ No glass containers are allowed.
- ✓ Pool hours are 6:30AM – 11:30 PM.
- ✓ Guests are limited to 2 per household.

Enjoy the summer!

Gates

Jerry Crow

By now, I'm sure most of you have discovered we are now a gated community. On March 17th we closed the Log Cabin gate full time. A word of caution. When you see this gate open during the day now, it means some one has either entered or exited the neighborhood. The gate stays open for 30 seconds. When you see it open, you should assume it's about to close. It takes the gate

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about 4 seconds to recognize and stop when it senses someone in its path. A lot of damage can occur in 4 seconds. Remember, if there's an encounter with the gate, it's your fault.

When reporting gate problems, please refer to the gate at the Clubhouse as the "Log Cabin Gate" and the other gate as the "Beech Haven Gate". If reporting a problem with a gate at the Manors, identify it by building number. Problems should be reported to GateProblems@oldeivy.org.

Water Billing

On May 15th, we will begin converting our manually read water meters to electronic reading capability. We are also switching to a new vendor for the Read, Bill and Collect processing. The new vendor is Alliance Data Systems. The new capability will ensure all metered water at Olde Ivy is accounted for and billed. For those of you who don't know, Cobb County will not set individual water meters in complexes like Olde Ivy, or apartment buildings, malls and various other high density complexes. There is one meter for Olde Ivy and the HOA pays the bill. We then use a rebilling agent, formerly ista, to read our individual meters, bill the residents and collect the money. Once the money is collected, ista takes their fee out of the proceeds and sends the rest to the HOA to offset the payment to Cobb County. If the rebiller doesn't read, bill and collect for all the meters at Olde Ivy, the HOA winds up paying for it.

Those of you affected by this upgrade will be notified by mail about what you need to do. Not everybody will be impacted by this change. For instance, the Manors already have this capability. The upgrade will commence May 15th.

Sales Report

Only 7 units were sold in the first quarter. There were 8 in the 4th quarter of 2006. JWH only has two Manors units left. 30 other units are currently on the market.

Neighborhood Financial Results

Jerry Crow
Treasurer

First quarter results were very good. Net Operating Income was \$5,394.00. After the transfers to Reserves, we have Net Income of \$786.00. This is in keeping with our philosophy of making the Neighborhood a Service Center and not a Profit Center. We will be spending \$5,100 to complete seal coating the neighborhood late 2nd quarter or early 3rd quarter. We currently have \$19,000 in Reserves to pay for this and repair the Nature trail on approximately the same time frame. Cash balance is currently \$50,742.00.

Manors Financial Report

Sandy Nelson
Treasurer

First quarter results show Net Operating Income at \$66,556.33. After transfers to Reserves, our first quarter Net Income was \$52,040.56. Our Cash Balance as of March 31 was \$176,517.20.

In a cost savings effort, Doug Underwood and Dan Gonsalves reviewed our vendor services and contracts. They were able to initiate changes resulting in substantial cost savings without reducing the quality of services. Some of the vendor savings have been in waste disposal and elevator and fire monitoring (telephone).

We will be incurring some capital expenditures for the painting of Buildings 4805, 4810, and 4855. The painting will begin this month and continue through October, one building at a time.

In an effort to maximize our income, Doug led a successful effort by Heritage in collecting \$28,939.25 in delinquent fees from John Wieland. Delinquent association fees reduce our income and reserves posing a threat to our financial stability. The Board will be aggressively pursuing the collection of all delinquent fees.