

Olde Ivy Vine



Winter 2007

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Neighborhood BOD

Sydnee Jack
President

January 2007 brings us year two of homeowner control at Olde Ivy. Those of you attending the Annual Meeting in November know that we completed a successful year of projects (seal coating part of the neighborhood, completing the painting project for the Townhomes, transitioning from JWH&N, etc.), and finished the year in sound financial condition.

The 2007 Neighborhood BOD met in January to select officers:

President – Sydnee Jack, TH owner
Vice President – Doug Underwood, Manor owner
Secretary/Treasurer – Jerry Crow, TH owner
Member at Large – Valerie Jacob, Condo owner
Member at Large – Dan Gonsalves, Manor owner

You can contact us at NeighborhoodBOD@oldeivy.org.

Our committees solicited new volunteers for 2007, but we are still in need of additional members from the community to serve on the Clubhouse and Covenants Committees. We particularly need members from the Condo and Manor sub-associations for the Covenants Committee. If you use the fitness center, pool, or Clubhouse and are interested in keeping it operational and presentable, please volunteer! We need people we can depend on to be on-site volunteers. Contact me at sdjack@charter.net to volunteer!

The Log Cabin gate will be closing in the near future. Operation will require remote control or pin access 24 hours per day. Contact Jerry Crow at GateIssues@oldeivy.org if you have questions.

Townhomes

Sydnee Jack
President

2007 brings a new member to the Townhome BOD. Welcome Scott Schuck! Scott has lived in the community since 11/01/2002, and replaces Monica Stokes on the BOD. You can contact us at TownhomesBOD@oldeivy.org.

2006 brought the completion of Phase 3 of our paint project, the seal coating of the TH roadways, and on going maintenance in the community.

In late fall, we had a TH “block” party where we had the opportunity to get to know our neighbors. If you liked this event, let the Social Committee know you would like to see another one in 2007!

Condos

Valerie Jacob
President

A belated Happy New Year to all of my neighbors in the Condos. I hope 2007 is getting off to a great start for all of you.

As most of you may know, our elections were held back in November and we were most fortunate to have had Miriam Lancaster volunteer to fill our vacant position for Treasurer. Miriam joins Judy Moore and me as your Condos BOD. You can contact us at CondosBOD@oldeivy.org.

I would like to take this opportunity to, once again, remind everyone that living in a community such as ours carries with it certain responsibilities in order to maintain the neighborhood’s attractiveness and pristine appearance. Please do your best to (i) remove all trash cans on Friday night after pick-up on Friday mornings; (ii) keep your front entry ways clear of trash bags and other clutter (other than appropriate plants and flowers); and (iii) remove any cigarette butts when smoking outside of your unit.

One final matter, each of our units is provided with a garage for a single automobile. If you have a two-car family as many do, then the second automobile should be parked in the parking space assigned and marked for your unit. If you have guests, they may use the guest parking, where available; however, guests should refrain from using any other assigned, marked parking space.

Manors

Doug Underwood
President

I'm pleased to announce that The Manor has added several new board members as of the November elections. Please allow me to introduce your 2007 board:

President Doug Underwood
Vice President Dan Gonsalves

Treasurer Sandy Nelson
Secretary Liz Sudderth
At Large Evan Gibson

You can contact us at ManorsBOD@oldeivy.org.

Since we now have a full board to share the load, we can now more fully address issues around the neighborhood.

One ongoing project we can finally list as complete is the switch from Waste Industries to Custom Disposal for our garbage service. Custom has been handling the rest of Olde Ivy for some time and late last year we were able to convert most of the Manor. As building 4950 was contracted separately after neighborhood control passed from the builder, it took a bit of added negotiation to complete the task. Unfortunately for our neighbors in 4950, the outgoing provider left them without garbage service on two separate occasions. While far from ideal, this oversight put us in a better position to terminate the contract without any punitive damages. Incidentally, we were able to dispense with the separate recycle bins as Custom Disposal has the trash separated at the other end. The \$6000 in annual savings doesn't hurt, either.

Dan Gonsalves has also been hard at work on cutting down our phone expenditures related to elevator and fire monitoring as well as our entry system (4 lines per building). Of the bids taken it looks like we should be able to save \$8500 annually. Since this change will likely also incorporate the lines for the clubhouse and the neighborhood entry system, the Master Board of Directors will take up this item at their next meeting.

As a last item, I would ask that we all be mindful that we live in a community and our actions affect those around us. This includes - but is obviously not limited to - not picking up after our pets and making noise that can carry through walls, floors and ceilings. Many of us are living in close quarters for the first time and no one wants their first contact with their neighbors to be confrontational. Taking care of the property will also reduce our maintenance expenditures.

Covenant's Committee

Susan Constantine
Committee member

In 2006 the committee handled routine compliance matters such as grills at the Manors and issues concerning parking, pets and the pool. In the fall two respected members of the Committee resigned, Dan Gonsalves and Tony Palumbo. Dan was our Chairperson, and both Dan and Tony live in the Manors, which gave us valuable insight into the issues in that neighborhood. Just as we said goodbye to Dan and Tony, Joe LaValle rejoined us; Joe was the Chairperson a few years ago. His knowledge and history of the community have proved to be an asset to the committee.

There are a few violations that continue to occur:

- Pets – please abide by the covenants by picking up after them, be considerate of your neighbors with barking, etc, and in the Manors in particular, your pets should not be using the front of the Manors for anything but walking.

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- Parking remains a concern. Very simple; you need to park between two white lines. This reason is due to Fire Department requirements that require a minimum clearance should an emergency vehicle need to pass through our community. According to the Covenants you must utilize your garage space for your vehicles. You are not permitted to use a garage space for storage and keep another vehicle outside.
- In the Manors delivery of furniture and movers should use the garage entrance and not the front doors. There is damage done to the front areas as well as the cost of heating and air conditioning of the common area. Contact Jerry Crow at GateIssues@oldeivy.org to have the garage gate programmed open during your move out.

Finally, we are in need of volunteers. Currently, all of our members live in the Town Homes. We are also in need of a Chairperson.

Landscape Committee

Leigh Potter
Chair

First – welcome our new landscapers – Rupert Nurseries. After many negotiations they have been selected to manage our community landscaping this year. They are already active on the property – as you have no doubt already noticed with adding the recent Pine Straw. Look for several community improvements this year once the weather breaks a bit. There will be a good bit of catch-up, but the committee is very encouraged with the job and communication thus far.

If you have a landscaping question or comment please use the new email address which has been set up for that purpose: landscape@oldeivy.org This will route your query/comment to all Landscape Committee members.

In an effort to increase communication and response between the committee and homeowners, we have appointed Homeowner Liaisons for designated areas. They are:

Tom Constantine: Ivy Ridge Townhomes & Ivy Crest Courtyard Homes

Pat Stuart: The Manors

Deborah Rothman: Ivy Gate Circle Townhomes and the Condos

Leigh Potter: Common Areas

Efforts will be made by the committee to address concerns and comments. We ask your patience as every issue may not be able to be addressed to everyone's satisfaction; however it is our hope that better communication will enable the committee to oversee the landscape improvements and overall maintenance of our community.

Social Committee

Liz Sudderth
Chair

The social committee members are Alexis Davis, Deborah Rothman, Sandy Nelson, Suzanne Zeising, and Liz Sudderth.

Last year, we had two great, well attended parties, The Fall Fiesta, which was most fun with the Mariachi band and food catered by Nuevo Laredo Restaurant. I think every one enjoyed this party.

During December we had a beautiful Holiday Party that was extremely well attended. That party was catered by Proof Of The Pudding. The clubhouse looked beautiful thanks to Sandy Nelson for donating a beautiful tree and most of the ornaments, and all the decorating the committee did. I hope everyone got to see the clubhouse, as it looked lovely.

Our most recent party was the Super Bowl Party catered by Jim & Nick's, with bar-b-que pork and chicken. Everyone seemed to enjoy the bar-b-que as there were no leftovers.

We will be planning a spring party for May or June.

I would like to remind you to please get your reservations in early. We will be using RSVP@oldeivy.org for those of you who want to email your response. Caterer requires a deposit upfront. Therefore we need the number of attendees by a specified date which will be on your invitation. This allows us to get a check from Heritage to the caterer in a timely manner. No check, no food, no party. We want everyone to attend, but it is impossible to add after we give the final number to the caterer unless someone cancels. By the way if you find you can't attend please let the social chair know at the above email address. It is costly to pay for meals that you do not show up for. Also we can notify people on a wait list that they can attend. So please, when you get your flyer about the parties, check your calendar and if you can attend e-mail us or leave your slip in the box at the clubhouse. If you have to cancel, please e-mail us about that. We look forward to seeing you at the next parties. Please try to attend. Your social committee works hard to bring you these parties. Also, we could use some male volunteers on the committee.

Communications Committee

Jerry Crow
Chair

Communications is a critical item in the successful management of any entity. HOA's are no exception. To date, ours has been kind of hit and miss. It all depends on the zeal of the volunteer(s) who take on the task of putting out a newsletter, assuming there is such a person in our midst. Our most reliable person left the neighborhood early last year. Since then, despite our low key recruiting efforts, no one has stepped forward. Jerry Crow has volunteered to fill the gap in the short (hopefully) term. If there's anyone out there that has modest MSWord skills and would like to contribute some time to the neighborhood, please contact us at Communications@oldeivy.org.

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Speaking of communications, do you have any ideas on how to improve things at Old Ivy? Ideas for social events? Landscaping? What to do about the dog deposits? Item for the newsletter? Anything? We'd like to hear from you. Just put your thoughts in an email to Suggestions@oldeivy.org.

How would you like to get this newsletter electronically? Just send your email address to Communications@oldeivy.org. Your email address will not be shared with anyone, including other Olde Ivy homeowners. This could save us copy costs and time distributing. It will also allow us to communicate other items of interest to you in a more timely manner.

Throughout this newsletter, you may have noticed a number of new email addresses that ended with oldeivy.org. This is part of a new feature we hope will enable you to get your comments, questions etc to the right people in a simple straightforward manner. The first part of the new addresses is an easy to remember group or subject specific to Olde Ivy. For instance: To communicate with the neighborhood BOD, the address is NeighborhoodBOD@oldeivy.org. The beauty of this system is that as the makeup of these groups change, you won't have to learn a new address. That will be taken care of behind the scene. Another example is the party RSVP process. You can now send your response to RSVP@oldeivy.org and be assured it will get to the right person, whoever that might be at the time. The yellow sheet attached to this newsletter will have the complete list of addresses as well as some other contact information that we have found useful over the years. Thanks go to Doug Underwood for coming up with this great Idea!

Clubhouse Committee

Sydnee Jack

The Fitness Center TV remotes have all been reprogrammed and are operating...enjoy the TV as you work out! The treadmill and elliptical machine are undergoing servicing and should be operating at "full speed" by Valentine's Day....just in time for a "heart" check!

The combination to the Fitness Center and the Pool gates will be reprogrammed to **15243** Wednesday afternoon, February 14th. Please make a note of it

The Clubhouse Committee is in need of additional volunteers. We need someone to focus on the Clubhouse side of the building and someone to Chair the committee. Please volunteer your time....it's not a huge commitment. Email Sydnee Jack at sjack@charter.net for additional information.

Website

Have you visited our website lately? Probably not. Only 99 of you visited the site last year. For those of you who haven't, there is a lot of good information there.

Want to know what your Neighborhood Board has been up to? Click on **Documents**, **Meeting Minutes** and browse the

minutes for the last 41 months. While you're there you can check on our finances. Click on **Neighborhood Financial Information**.

Can't find your Covenants? Just click on **Covenants** and then your association. And if you've never read your covenants, this would be a good time.

Other things you can find in the **Documents** section are Who to Call, Clubhouse Agreement, Design Guidelines, Newsletters and a host of other items. And this is just the Document section.

Of course the Address Book can come in handy. You might want to take a few minutes to check your profile and make sure it's up to date.

The **Events Calendar** is where you can find out what's going on at the Clubhouse. All committee meeting are open to homeowners. If you want to participate, you'll need to contact the committee chair to get your issue on the agenda.

There's a lot of information on the site. Some useful, some not so much. Depends on what your interest is. Give it a shot. The link is **www.OldelvyAtVinings.com**

New Property Manager

For those of you who didn't attend the Annual Homeowners Meeting in November, we have a new Property Manager. Her name is Veronica McKenzie. Her number is 770-451-8171 ext 293. You can email her at PropertyManager@oldeivy.org.

Sales Report

Forty five units changed hands last year. Townhomes 25, Condos 3 and Manors 17. Additionally, JWH&N sold 18 with 5 to go. 22 homeowners currently have units on the market.

Neighborhood Financial Results

Jerry Crow
Treasurer

Year end results were very good. Net Operating Income was \$29,478. We spent \$19,737 on capital projects (Seal coat and two treadmills) and transferred \$14,414 to Reserves. This resulted in negative Net Income for the year of (\$4,673). Do not be disturbed by the negative number. We are on a cash basis and the critical item is cash on hand. Our cash balance at year end was a healthy \$45,347.

Manors Financial Results

Sandy Nelson
Treasurer

No report.