

Olde Ivy Vine

Volume 5, Issue 1 Condos edition

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Winter 2008

Neighborhood

Sydnee Jack
President

The Neighborhood Board Of Directors met in January with a new composition of members. The Manors BOD sent three representatives to the Neighborhood BOD, as is permitted in the Bylaws of the Neighborhood Association. The remaining representatives are one from the Condo Association and one from the Townhome Association. The following are the 2008 officers:

President: Sydnee Jack, Townhome Association
Vice-President: Dan Gonsalves, Manors Association
Treasurer: Rich Peterson, Manors Association
Secretary: Liz Sudderth, Manors Association
Member-at-Large: Valerie Jacob, Condo Association

The committee liaisons for the year are:

Clubhouse: Sydnee Jack
Communication: Valerie Jacob
Covenants: Rich Peterson
Landscape: Dan Gonsalves
Social: Liz Sudderth

As always, if you have any questions or concerns, please contact your sub-association BOD members, or Kevon Oliver, Property Manager. New Board Member contact information is provided with this newsletter.

Townhomes

Sydnee Jack
President

2008 is off to a good start with the addition of Bill Gilbert to the Townhome BOD. Bill is an officer with Sun Trust and is our new Treasurer. Scott Schuck continues to serve as Vice-President, and Sydnee Jack continues as President.

Thank you to everyone for responding favorably to the water pressure checks and modifications in your home. Water damages are always significant, unexpected, and unwanted! We hope this effort will reduce the potential for water damages due to excessive pressure changes.

"Welcome back to the Neighborhood" to Bill and Linda Gilbert. Their unit burned last year, and we are glad to see them back in their home.

Condos

Valerie Jacob
President

I would like to thank all of my neighbors here in the Lofts for being so accommodating during the water pressure regulator survey recently completed. Only three units out of the 28 were at risk and the repairs have been completed.

Neighborhood Safety

Jerry Crow

Last month, a resident at Ivy Walk (Atlanta Rd & Cumberland Pkwy) answered his door and was attacked by three men who pushed their way in and assaulted him. After beating him up, they took many personal items....cash, jewelry, computers, etc. Thankfully he wasn't too badly hurt. Ivy Walk is a gated community. The perpetrators either followed him or someone else in through the gate. Short of around-the-clock guards at the gates, there is no way to prevent tailgating by non-residents.

Our neighborhood has the same setup as it pertains to gates. There is one thing you can do to cut down on unauthorized visitors. If you are behind a car that is having trouble gaining access, do not facilitate their entry by hitting your remote. Wait until they leave or go to the other entrance.

Also, never give your 4-digit access code to anyone outside your immediate family. If you are having a social event, contact the property manager for a code that will be good the day of your event. If you are ordering pizza or whatever, have them call you from the call box and buzz them in by pressing 9 on your phone. Never give them your code. Never open your door unless you know who is on the other side. If your door is not equipped with a security viewer, Home Depot has them for a nominal price.

You can also keep up with what is happening in our area by signing up for the Police Email Notification System (PENS) through Cobb County. The link to the site is <http://police.cobbcountyga.gov/pens/>. We are Precinct 3.

You should know that the Lofts (a/k/a the Condos) are not represented on the Covenants Committee. As you know, the covenants committee is responsible for compliance of the neighborhood covenants. This is an important committee and it is to our advantage that we have representation on the committee. This is not a difficult or time-consuming task. At the most, there may be a meeting once a month that may last for 45 minutes to 1 hour. Please think about it; you might even enjoy meeting some of the other residents in the neighborhood.

Feel free to contact me if you are interested. I will put you in touch with the other members of the committee who would definitely welcome new members.

Manors

Dan Gonsalves
President

First, I would like to welcome the new Manors Association members, who have moved into our neighborhood this winter. We sincerely hope you continue to enjoy our beautiful and safe surroundings. If you have any questions concerning our area, please feel free to call anyone on the Manors Board of Directors to answer your questions.

Soon we will have a Building Advisor for each Manor building. This volunteer position will assist us on common area issues. For example, they will help resolve vendor problems such as elevator breakdowns, building maintenance, heating and air conditioning breakdowns, bulb replacements and janitorial service. This important step should provide a better response time for common area problems that we have had in the past. Details on Building Advisors will be provided to you soon.

As a home owners association, it is important, that we have representation in each area of our Neighborhood. One of the most important areas is committee representation. Unfortunately the Manors has no representation on the Covenant Committee. This Committee helps ensure that Covenant Doctrines are followed by the Neighborhood. It reports any issues to our Management Company and to the Neighborhood Board of Directors. Action is taken on all Covenant violations. We are all busy, but even in these times of change, we ask for just a small part of your time. Please call me or any Manors board member for information on this committee. Remember, you too are a responsible part of this association.

The voting is complete, and we have two new members on the Manors Board of Directors. Congratulations to Richard Peterson (Vice President) and Pat Lacey (Treasurer). Sandy Nelson will be the Assistant Treasurer and Liz Sudderth will be our Secretary. We are all working very hard in evaluating our dues process and planning for our Manors future. I want to thank these fine people who are giving their time to assist in governing the Manors. No one person can govern or manage such a large area. The board plans to have a separate Manors annual meeting this year and to inform you by email or regular mail on all issues that affect your Manors residency. Minutes of our meetings will be posted on the Olde Ivy Web site under Documents.

Covenant's Committee

Covenants Committee

We have had several incidents of dogs attacking dogs in our neighborhood. Some innocent people luckily did not get bit. You should know several steps that we now have in place.

We are working with the Cobb County Animal Control Department on all dog violence in our neighborhood. If you see or are involved in such an attack, call 911 immediately. The police work with animal control. We will immediately notify the resident to remove the dog from our premises by certified letter and we intend to involve our legal consul.

Cobb County also will take legal steps by giving citations. Violators will have to appear in court. Animal Control of Cobb County will be monitoring our area and enforcing the Cobb County regulations in regards to all pets in the Neighborhood. We all expect a safe area to live. We will help prosecute all in these matters.

Remember, dogs must be on a leash and at no time can be loose. Common areas such as the courtyards behind 4810 and 4850 in the Manors are not a place to let your dog loose. This is association property and not the property of ground-level units. All dogs must have proper license and all current shots. If your dog leaves a "deposit" or kicks pine straw onto the sidewalk, you must clean it up. Please help keep our neighborhood sanitary and safe.

Landscape Committee

Debbie Rothman
Co-Chair

2008 brings our community yet another "new" landscape company. We are off to a great start with Sandy Springs Lawscapes and are working closely with them.

First of all, please check out the new and improved Nature Trail! It looks great and we hope all will enjoy as weather permits.

Due to drought restrictions, there will be no new planting. Fresh pine straw will be distributed in the next few weeks. Our initial goal is a major clean-up and clean-out, removing all dead plants, bushes and trees. Seasonal pruning should be completed by mid-March as well as some rejuvenation pruning of designated areas. Many areas in Olde Ivy were "over planted" at the time of original landscaping and the landscape crew will be thinning out/ removing some vegetation to encourage remaining vegetation to thrive.

Unfortunately, we still have the same old problem of pet owners not cleaning up after their pets. Please, please make this one of your New Year's resolutions! Not only is it unsightly, but feces can also pollute the environment causing issues that go beyond Olde Ivy. The landscape committee is investigating the placement of "digi-pots" on the nature trail and perhaps throughout the community. We welcome your observations and comments. Please email the committee at landscape@oldeivy.org.

Social Committee

Liz Sudderth
Chair

The social committee is planning a Spring Fling, to be held April 19th – details coming soon about this party. We have also planned a fall party for September 20th.

You will receive a flyer via e-mail with the details of both parties. Put the dates on your calendars now, and plan to join us.

A tentative date for the Holiday Party is December 13th. We have a great social committee and they are eager to have some exciting parties. We just need you to make reservations and, if you find you can't come, please cancel so we don't have to pay the caterer for your food.

Communications Committee

Jerry Crow
Chair

Are you storing someone else's treasure? They say one man's trash is another man's treasure. Why not place a classified ad in the next newsletter? If the volume warrants, we may distribute the classifieds on a monthly basis. Send your ad to jaybirdcrow@charter.net.

Clubhouse Committee

Sydney Jack

The Clubhouse continues to be used by residents for a variety of celebratory events. We are glad to provide the facility at a modest cost, but please remember you are responsible for damages above the deposit. Unfortunately, two residents have had to repair the floors after their event, due to damage incurred by their guests. This is not a "modest" cost; please treat the Clubhouse as you would your home so we can continue to offer the facility for your use.

Reminder: the cost to use the Clubhouse is \$150 plus a \$250 refundable deposit. To reserve, contact Heritage at 770-200-8288.

The Fitness Center is sporting new mats and new remotes for your enjoyment. We have signed a preventive maintenance agreement this year to keep the equipment in good working order. Please continue to report equipment problems to Kevon Oliver or the Clubhouse Committee.

Good News! It appears the pool will open as scheduled on May 1. If the drought condition worsens, this privilege may be taken away from us, so keep thinking "Rain". As usual, our pool season will be May 1-September 30.

Sales Report

There have been 12 sales since our August newsletter, six Manors, five Townhomes and one Condo. There are currently 30 units for sale.

Special Thanks

Two long-time Board Members, Doug Underwood and Jerry Crow, stepped down as of 12/31/07.

Doug had served as President of the Manors and Vice-President of the Neighborhood Association for three years. This was a pretty tough stretch for the Manors and its members. Doug and his fellow Board members were faced with the daunting task of restructuring the dues to comply with the Condominium act of 1998 and make up for the shortfall in funds created by JWH keeping the dues artificially low during the sales period. Additionally, the Reserve Funds had been used for operating expenses so that had to be addressed as well. The fix was not popular but it had to be done. Another significant accomplishment was replacing more than 1,000 incandescent 60-watt bulbs throughout the Manors hallways and foyers with 9-watt CFLs. This reduced the electric bill for the Manor by more than \$30,000 per year.

Jerry served as Secretary/Treasurer since November 2000 for the Townhome and Neighborhood Associations. He has been involved in way too many activities to go into detail here but the hours contributed exceeded 5,000. His diligence in reviewing the financial records resulted in recovery of more than \$150,000. Without these funds, Olde Ivy would not be in the excellent financial condition it is in today. Jerry is continuing to serve the neighborhood as Chair of the Communication Committee.

Good job, Doug and Jerry, and thanks for your service!

Condos Financial Results

Miriam Lancaster
Treasurer

The Condos finished the year 2007 in good financial condition. Our expenditures exceeded budget by a total of \$4,400, concentrated in three main areas: (1) exterior maintenance and general repairs, (2) insurance premiums, and (3) the unbudgeted cost of the water meter upgrade. However, adequate operating reserves were available to cover these expenses, and all capital reserve deposits were made according to the adopted budget. In order to maintain our financial health, monthly assessments were increased to \$215.00 in 2008, the first increase for the Condos since the community was built. With your support, the Condos HOA is an asset to all homeowners.

A recent *Atlanta-Journal Constitution* article discussed the negative effects of the housing downturn and mortgage crisis on homeowners associations. The article urged association boards to remind its members that associations are businesses, and the success or failure of the association impacts all of its members. Monthly assessments provide the income for an association to provide for maintenance, insurance, taxes, and amenities. Even though we have a professional community manager handling accounting and communication functions, the business of the association is

carried out on a daily basis by your neighbors who have made the commitment, as volunteers, to manage the responsibilities of the association.

By virtue of owning homes here, we have all committed to the association form of ownership, including the responsibility to support the covenants, volunteer to participate in the business of the association, and pay assessments in a timely fashion. I urge all homeowners to get involved and welcome any comments you may have about the financial operations of the Condos HOA.

Neighborhood Financial Results

Jerry Crow
Treasurer

Year-end results were much improved over 2006. Net Operating Income was \$35,386. After the transfers to Reserves and Reserve Expense, we have Net Income of \$9,203. The numbers for 2006 were \$29,478 and (\$4,673) respectively. Reserve expenditures for the year totaled \$26,752. This was for the refurbishment of the Nature Trail and Phase 2 seal coating the streets in the Manors area. Our Reserve balance is \$33,153 and Operating Cash on Hand is \$38,084.

As evidenced by the numbers above, our Neighborhood Association is in solid financial condition. The Reserve Program is well-documented and scheduled funding is sufficient to fund all anticipated activities for the next 10 years. Effective two years ago when JWH&N turned the neighborhood over to the residents, the Board's first action was to reduce funding of the neighborhood by the sub-associations by more than \$35,000 per year. We have continued to operate at this level which means more money was left with the subs to address their individual requirements. We expect to be able to continue operating the neighborhood at these funding levels for the next several years.