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**Neighborhood Safety**

**Question submitted by the Stuart's about a recent incident at Olde Ivy:**

On a Saturday night at approximately 9 p.m., a gang of eight guys was hanging around the gates on Log Cabin Drive. We pulled in our two cars and paused at the entrance of the drive. We were going to turn around and go to other entrance, when someone was driving out of the property, and the gate opened.

The guys all went through; so we entered also and asked if they lived here. The oldest looking one responded in a hostile and menacing way.

I closed my window, and we drove to our Manor. By the time we got to our home to call, it would have been too late to call the police. They would have been off of the property.

What should we do? How can we keep loiterers off the property?

**For answer see reprint from previous newsletter below.**

**Neighborhood Safety continued**

**Jerry Crow** (Reprinted from previous newsletter)

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.

**Neighborhood**

**Sandy Nelson**

President

The new directors of the Neighborhood Board are the following:

Sandy Nelson	President
Dan Gonsalves	Vice President, Internal Affairs
Miriam Lancaster	Vice President, External Affairs
Richard Peterson	Treasurer
Tait Dahlquist	Assistant Treasurer
Joe LeValle	Secretary

Each Board member also acts as a liaison to various committees. Sandy will be liaison to the Communication and Web Site Committee, Dan to Clubhouse and Pool, Miriam to Covenants, Richard to Landscape and Tait to the Social Committee.

The biggest project facing the new Board is continuing to oversee the repairs to the pool. We are working hard to ensure that the pool might still open on schedule. Additionally, we are working on finding cost saving and cost cutting opportunities during this economic downturn.

This Board and this neighborhood owe a debt of gratitude to Sydnee Jack and Jerry Crow, who have each given eight years of their time serving on our Boards, committees, and various projects. We could not have come as far as we have had it not been for their hard work and leadership. Thank you both.

**Townhomes**

**Tait Dahlquist**

President

The new directors of the Olde Ivy Townhome Board are the following:

Erik T. Dahlquist – President  
Scott W. Schuck – Vice President  
Joseph LaValle – Secretary

I'm happy to announce that Jerry Crow has graciously agreed to remain Treasurer in a non-voting role for the TH BOD.

The rebuild from the fire damage at units 2314, 2316, 2318 has been completed. We would like to thank Parker Young for their professionalism and promptness in completing this project.

The landscape projects should be completed very soon thus returning that section of the neighborhood to its proper condition.

Thanks goes out to all the residents on English Ivy Ct. for the kindness and unbelievable amount of patience they have shown throughout the past ten months.

## Condos

Valerie Jacob  
President

### Condos News (submitted by Miriam Lancaster)

Recently, John Wieland Homes undertook repairs to the commercial structure which required considerable work between units 4784 and 4782. Thanks for your patience, especially those of you who are usually at home during the day and had to make alternate plans during the two power outages. We will continue to monitor the landscaping to ensure that it makes a full recovery.

Units on the north side of the gate have been reporting problems with water entering the commercial units below. While the recent water intrusion has been blamed on plumbing problems in the residential units above, some residents have reported that plumbers inspecting the residential plumbing have not been able to locate any defect. We will be scheduling a meeting to discuss the water issue, possible causes, and homeowner and association roles and responsibilities for this issue.

A "drop in" Saturday morning meeting last October gave us an opportunity to meet some of our neighbors in the Condos and discuss issues of concern. Another drop-in will be scheduled in the Spring. Please e-mail me if you would like to help plan the event or if you have suggestions regarding the date and time.

I will be the Condos representative to the Neighborhood (Master) Board for 2009. Please send me any concerns you have regarding the common issues affecting the Neighborhood, such as fitness center, pool, walking trail, gates and landscaping.

If you did not receive the recent e-mails regarding the

Wieland work and the power interruption, please provide me with your preferred e-mail address for important community notices. It will be used only for that purpose. You may send your e-mail to [wlanca1@charter.net](mailto:wlanca1@charter.net).

## Manors

Dan Gonzalves  
President

The Association welcomes all new residents to the Manors. We sincerely hope you enjoy our beautiful surroundings with all the amenities. If anyone has any questions concerning your building, please contact Heritage Properties, your Building Rep, or your Board of Directors. You can find the names, email address or phone number on the website [Oldeivy@vinings.org](mailto:Oldeivy@vinings.org).

Communication among the Manors Association is very important. We had water damage to some of the building units because of frozen pipes. All the units are being repaired. Without communication among the ownership, Heritage Properties, and the Board of Directors, the problem could have been more extensive. The ownership had set up their own protection links by communicating with their neighbors. The important questions for the association membership are these: ***Do you know your neighbors? Whom do you contact when you hear or see possible damage to your unit or your neighbors' unit? Did you give your neighbor an emergency number to call? Did you give them access to a home key?*** Remember, as a property owner, protection of your property is the number one priority.

Last year we had our Building Representatives (see list below) knock on your door for key information held in confidence. If you did not meet with the representative and provide the information, please contact Tara Dawkins at Heritage. We need approximately 30 more contacts from the Manors. That information can save you time and money in the end.

Tip: Cleaning your fireplace gas unit with a vacuum (the pipes, artificial wood and lines to the starter) can prevent a poor flame and the pilot light from continuously going out.

Actions: We replaced one Air Conditioning/ Heat Pump for the common areas of 4810.

Actions: We completed repairs of 4905 water pipe break.

Actions: Wall heaters in all the buildings have been repaired or replaced.

Actions: Cobb County approved our buildings for life safety. They inspect annually.

If anyone has any questions concerning the above, please feel free to contact any of the board membership. We are here to assist you. Have a safe winter.

## Manors Building Reps

Have you met your Building Representative yet? All of the Reps are working hard to help the Board oversee issues that need to be taken care of in your building. If you are aware of any building problems such as burned out lights, safety hazards, non-functioning items, cleanliness, needed repairs, or garbage problems, please contact your Building Representative. If your representative is not available and the problem is an emergency, please report it directly to Sandy Nelson or Dan Gonsalves. In event of their absence, call Kevon Oliver at Heritage.

Gate problems should be reported to Tara Dawkins, Heritage [tdawkins@heritageproperty.com](mailto:tdawkins@heritageproperty.com). All Landscape problems, including the Nature Trail, should be referred to the Landscape Committee.

A list of Building Representatives follows. Remember to thank them for volunteering on your behalf.

<u>Building/Unit Name</u>	<u>Phone</u>	<u>E-mail</u>
4850/301 Annette Mount	7/436-8105	<a href="mailto:beanmount@earthlink.net">beanmount@earthlink.net</a>
4805/201 Alfred/Joan Weinstein	5/556-0079	<a href="mailto:ajw2mh@charter.net">ajw2mh@charter.net</a>
4810/403 Pam Werner	7/431-4909	<a href="mailto:pams300Z@aol.com">pams300Z@aol.com</a>
4810/402 Lynn Allen	7/319-9007	<a href="mailto:travelynn2005@charter.net">travelynn2005@charter.net</a>
4855/203 Sandy Nelson	6/305-0607	<a href="mailto:nelson4855@charter.net">nelson4855@charter.net</a>
4855/206 Dan Gonzalves	7/801-8229	<a href="mailto:dangmanorsbod@aol.com">dangmanorsbod@aol.com</a>
4850/301 Karin Baldzer	7/444-3880	<a href="mailto:daphne2@earthlink.net">daphne2@earthlink.net</a>
4850/403 Pat Stuart	6/309-0544	<a href="mailto:pats1937@gmail.com">pats1937@gmail.com</a>
4905/201 Carol Pruet	7/405-8018	<a href="mailto:pclockdoc@aol.com">pclockdoc@aol.com</a>
4905/403 Richard Peterson	7/433-0033	<a href="mailto:r_c.peterson@msn.com">r_c.peterson@msn.com</a>
4955/301 Talib Muhammad Cammeye Smith	7/434-8829	<a href="mailto:tibmuhammad@yahoo.com">tibmuhammad@yahoo.com</a>
4950/105 Debbie Naylor	7/314-0606	<a href="mailto:dhnaylor@gmail.com">dhnaylor@gmail.com</a>

## *Clubhouse and Pool Committee*

**Dan Gonzalves**

### Change of Codes to the pool and exercise room

There have been several issues regarding our clubhouse, pool and exercise area:

- vandalism at our exercise room area,
- non-members using our expensive equipment
- personal trainers working out in our exercise area
- non-members entering our pool area for parties

The board has reworked the membership waiver for the exercise room and revised the pool rules for your protection and safety. We will be asking all of the association membership to sign a new waiver to use the exercise room and pool area. Please sign and return the document. A new code will be provided to you for the exercise room, and a separate code will be provided to you for the pool. This should lower our liability risk.

**Pool Repairs:** We are working to resolve several problems with our beautiful pool. The pool is sinking to one side and has major cracks. Several companies who specialize in this area have been interviewed, and we have a great engineer and a soil-sampling engineering company working to find the subterranean area that is causing this problem. Once the problem is located, it will be corrected. There is also an issue with the pool's venting system that must meet the new federal guide - lines. After all the repairs are completed, the pool will be replastered and repainted.

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

## *Communications/Website Committee*

**Neva Morrison**

Chair

New members of the communications committee are Neva Morrison, Karin Baldzer, and Aaron Bailey. The committee is responsible for your neighborhood newsletter. Please let us know if there is something you would like to see in the newsletter or if you have an article you would like to submit. The next issue should arrive about May 1, followed by issues in August and November. You can submit ideas/articles to [nmorrison@paceacademy.org](mailto:nmorrison@paceacademy.org).

## *Covenants Committee*

**Susan Constantine**

Chair

The Covenants Committee welcomes three new members: Deborah Rothman, Don Wagner and Keiffer Phillips. Both Deborah and Keiffer live in the Townhomes, Don in the Condos. Joe LaValle is now on the Townhomes Board; his input on our Committee will be missed. We have a need for members from the Manors and also one or two more from the Condos.

I feel we are making progress with the parking situation at the Townhomes. I have received some positive feedback from residents who said the parking situation over the holidays was the best they had ever experienced. Please continue to be courteous and use all available parking at your residence.

## ***Landscape Committee***

**Debbie Rothman**  
Chair

The Landscape Committee is very grateful for the numerous residents who have volunteered to join us. At this point, we assume that water restrictions in Cobb County will remain the same for 2009; however, with the Atlanta area water supply still under distress, the committee will wait until a later date to make decisions regarding any new planting in Olde Ivy.

In the meantime we will continue to clean out and clear up many areas of the community. One concern in particular is some of the very large leyland cypress and cryptomerias. Many of these beautiful evergreens are planted too close to buildings, causing problems with rot around windows and doors, as well as creating the potential for foundation and structure issues from the very large and deep root system. Several have been removed, and unfortunately we plan to remove others this next year.

One last item: we will be beginning a switch from pine straw to pine bark this year. The bark will be placed in selected areas and pine straw for the remaining. Our hopes are to convert totally to bark mulch throughout the community over the next few years. Please contact us at [landscape@oldeivy.org](mailto:landscape@oldeivy.org) if you have any concerns or questions.

## ***Social Committee***

**Toby Walsh** ([tobywalsh@bellsouth.net](mailto:tobywalsh@bellsouth.net))  
Chair

The Holiday party was lovely. We had it catered by Affairs To Remember, and they did a good job. The food was good, and they had plenty of help, bartenders and servers to keep things moving. They also did a good job of cleaning up.

We had reservations for 115, but once again only about 100 people showed up for the party. We did have two people come without reservations late, so since we had several no-shows, we were glad to have them participate.

Homeowners, it is extremely costly when you do not show up after you make reservations. We understand that some people were sick and called to cancel at the last minute, but when we give the caterer a minimum, we cannot reduce that number. We usually have to give them a number on Monday before the party on Saturday. We can usually add people a day or two after the deadline, but can't cancel the number. So please try to be careful when making reservations, that you attend or

cancel early enough so that we can cancel your reservation. At \$50.00 per person, this is very costly, not to mention the food that was wasted.

Everyone attending the party had a good time and seemed to enjoy themselves.

submitted by Liz Suddereth (previous chair).

## ***Lost and Found***

**Found:** One gold earring near the Log Cabin gate. Please contact [nmorrison@paceacademy.org](mailto:nmorrison@paceacademy.org) if you have lost an earring.

## ***Notice to All Bridge Players***

We play bridge at the clubhouse on the 1<sup>st</sup> Monday of the month. Anyone interested in joining us, please contact Liz Sudereth at [lizsud@yahoo.com](mailto:lizsud@yahoo.com) to be added to the e-mail list.

## ***Neighborhood Financial Report***

**Richard Peterson**  
Treasurer

No Report

## ***Townhomes Financial Report***

**Jerry Crow**  
Treasurer

Year-end results declined from last year. Net Operating Income was \$18,198 compared to \$70,609 last year. After the transfers to Reserves, Net Income was (\$42,650) compared to \$1,096 last year. This was due to a change in the way we account for our Reserves.

We had two capital projects this year — treating the decks and patios at a cost of \$21,943 and a Special Repair project at a cost of \$9,286. (See below for more detail.) In 2009, we will complete this project and pressure wash the Phase 3 Townhomes (English Ivy Ct area) at a cost of \$2,300. Our Reserve Account currently has a balance of \$215,120, and Cash on hand is \$19,311.

In October 2008, we embarked on a Repair/Refurbishment of the Phase 1 and 2 Townhomes. This will allow us to reschedule our paint jobs for these phases from a frequency of five years to six. After charging the cost of this project to our Reserve account, we realize a reduction of \$235,000 from the cost of our 20-year plan.

One item of concern is the foreclosures and bankruptcies we have incurred. To date we have incurred a write-off of \$6,174. We currently have a delinquency of \$18,450 on our books. Of this amount, we will most likely have to write off \$12,611. Another \$4,085 is probable. The

underlying reason for this is that residents can't pay their bills and put off foreclosure as long as possible. The previous amounts will increase as these residents put off their bankruptcies/foreclosures as long as they can. Of course, the end result is a larger write-off and ultimately, increased dues.