

Table of Contents

Neighborhood Safety	P 1
Neighborhood	P 1
Townhomes	P 3
Condos	P 3
Manors	P 3
Clubhouse and Pool Committee	P 4
Communications Committee	P 4
Covenants Committee	P 4
Landscaping Committee	P 4
Social Committee	P 5
Notices	P 5
Financial Report	P 5

**Neighborhood Safety**

News reports of recent crimes, both in our area and other parts of metro Atlanta, make us more aware of our personal safety and security. All residents should be aware of basic safety principles:

- Do not leave your residence without securing doors and windows, including the garage door.
- Do not provide access codes for the gates to anyone.
- Do not open the gates to unknown individuals who call you from the gate.
- Always lock your vehicle and store valuables out of sight.

Our Cobb County Police Precinct is Number 3, on Cumberland Parkway at Beechhaven Trail. To sign up for the Precinct 3 e-mail alerts through the PENS program, go to [www.cobbcounty.org](http://www.cobbcounty.org) and click on the "Sign up for e-news and alerts" button. Scroll to the bottom of the screen and go to the "Police Department PENS Program." Follow the instructions to sign up. The e-mails will advise you of specific crime trends in our precinct and provide you with periodic tips and reminders for personal safety.

If you encounter non-residents on Olde Ivy property, do not confront them. Call 911 and report the trespass. Police will respond and handle the situation.

**COBB COUNTY COMMUNITY NEWS**

**Property owners can register burglar alarms without penalty:** Cobb County residents and business owners who have unregistered burglar alarms can still register them without penalty. However, if an unregistered alarm goes off before then, its owner can face fines and penalties under the county ordinance. The alarm ordinance went into effect in January and about 33,000

people have registered so far, but there are an estimated 45,000 burglar alarm users in Cobb, according to officials. Motor vehicle or boat alarms and alarms designed to call medical personnel do not have to be registered. Registration gives police contact information in case of emergency. Registration is free and can be completed online at [cobbpolice.com](http://cobbpolice.com). For more information, call the False Alarm Reduction Unit at 770-528-3819.

**Safely dispose of your electronics at annual recycling day:** Keep

Cobb Beautiful will host Electronics Recycling Day 9 a.m.-1 p.m.,



Saturday, **May 2**, at Tommy Nobis Center, 1480 Bells Ferry Road, Marietta. Many items will be accepted at no charge, including computers, microwaves, printers, VCRs, CD players and cell phones. Televisions will be accepted for a processing fee. Some items will not be accepted, including refrigerators, washers and dryers, ovens, freezers, tires and non-electronic equipment. Tax deduction slips will be provided for donated items. The Tommy Nobis Center is located 1/4 mile from the intersection of Highway 41 and Bells Ferry Road. For more information on accepted items, visit [cobbcounty.org/KCB](http://cobbcounty.org/KCB) or call 770-427-9000, ext. 5148

**Neighborhood**

**Sandy Nelson**  
President

The recent change of Managers by the Town Homes and the Condos has necessitated a change at the Neighborhood Board level also. As of April 1, David Offerman of Heritage became the Property Manager who will attend our meetings and take care of day to day responsibilities. Kevon Oliver will remain responsible for the accounting function for the Neighborhood. We do not think this change will cause any disruption to Olde Ivy since Kevon is available to bring David up to date on business here in our community.

The Board continues its efforts to get the pool contracts let and work started. We do so with careful consideration of our responsibility to each of you. I think when this work is over, you will end up with a safe and secure pool that not only looks attractive but also provides more secure entry to both pool and workout room.

Please keep a look out for notice of our Town Hall Meeting.

**Pool Update** (reprint from an e-mail sent recently)

Several residents have asked members of the Neighborhood Board about the status of the neighborhood pool. This communication provides an update to all residents regarding the status as of this date.

We want to assure you that even though it may look like nothing is happening on the pool, your Board is putting in overtime duty and pushing ahead with the solution. We are working well as a team and are all committed to researching the problem, completing the repairs carefully.

The Neighborhood Board met April 7 in a special meeting including our Consulting Engineer, a Pool Contractor, a Construction Attorney from our retained law firm, the CFO of Heritage Properties, all three Treasurers of the Sub-Associations, and our Property Manager. The experts presented their reports on the source of the problem, the current condition of the pool, the proposed solution, the cost of the solution and funding and legal options available.

We also entertained the idea of filling the pool for this season and delaying repairs until the fall. This is not an option because the skimmers and the drains do not meet County Code in their current condition and present a health and safety hazard.

Last year's Board decided to have the pool open for a full season, which prevented the full investigation of the problem and the commencement of the repair process. They chose a Consultant and received bids on coring for soil samples and replastering from several contractors. They also had several contractors present their assessment of the problems and their solutions and cost. However, the problem proved to be more complex than originally thought.

As soon as the pool was drained, the new Board continued the process by having soil sampling completed and reviewed by a consulting engineer. Based on those results, the consulting engineer has proposed site modifications and remediation that will permanently repair the problem and bring the pool back to a safe, like-new condition, as well as repairs to the pool drains, skimmers, and structure.

We have received proposals to perform the work from six contractors. Our consulting engineer has recommended that we consider three of the six contractors' proposals. The recommended solution involves injecting the soil with grout to stabilize the soils under the pool and installing subsurface drainage of underground and surface water. After these activities, the following improvements to the pool will be required: replacement of all drains to meet new required federal standards, skimmer replacement, hydrostatic drains installation, replastering, retiling, replacement of coping, and repair of decking. After the work is complete, the pool has to be cured and

chemically stabilized. At some point the landscaping around the pool will have to be replaced.

The Attorney reviewed the law relating to potential liability of John Wieland and Executive Pools, the pool contractor Wieland used. After reviewing the limited legal options available, we authorized the attorney to communicate with Wieland and advise them of the defects. We must however, begin the repair work before resolving the legal relief in order to mitigate future damage as well as provide homeowners with a functioning pool and community assets.

The Heritage CFO presented the option of borrowing funds vs. paying for all of this out of our resources. We have to balance between keeping a reasonable reserve balance for other scheduled maintenance and unexpected emergencies and assessing the sub associations during a difficult economy. We also must achieve all of this while still preserving the property values of our neighborhood. We are currently taking a close look at our operating budget and future capital expenses in an effort to minimize any assessment that might be needed.

If there is an assessment, according to our covenants, the Neighborhood Association will place a per unit assessment on each sub association. Each sub association will decide how to meet its obligation to the Neighborhood Association. Ultimately, the schedule of payment of assessments and the collection of assessments is the decision of your sub-association.

We cannot say what the final cost is yet or the exact time line. Additional testing will be completed next week and a final scope of work will be approved. We must negotiate a contract with the selected contractor that will protect the Neighborhood and provide warranties for the work.

We are committed to trying to open this summer and, weather permitting, extending the season. Some of you may recall that we offered the residents of Ivy Walk use of our pool while their amenities were under construction. We have investigated the possibility of having a guest use relationship with Ivy Walk while our repairs are underway, but we will not be able to use the Ivy Walk pool because of their insurance and permit restrictions.

We are now drilling some more test cores that were deemed necessary. The Contractor is firming up his bid in response to changes we requested. The Attorney is doing further research and our Treasurers are sharpening their pencils. We are deciding the best way to inform our residents of the results. We are leaning towards one or more Town Hall Meetings. We urge everyone to attend any meeting(s) held so you can be informed. The meetings will include a review of the causes of the problems as well as the scope of the repair work. Once the work proceeds, we will keep everyone updated.

If you have any questions or concerns, please direct them to [oldeivypool@yahoo.com](mailto:oldeivypool@yahoo.com).

## *Townhomes*

**Tait Dahlquist**  
President

The Town Homes would like to welcome David Offerman, Property/Portfolio Manager with Heritage Property Management Services, as our new representative. David came aboard on April 1 and has made an immediate impact on our community.

David and Jerry Crow have been working hard to collect outstanding dues, as well as to set up payment plans for other residents. They have also done a fantastic job finalizing errant work orders, along with other items, to keep a clean and updated balance sheet.

Parking illegally is still an occasional issue in the town home areas. Please show courtesy to you fellow neighbors and have your guests park in the appropriate guest parking.

It has not gone unnoticed that many of the common area lights are now covered by trees. These street lights are not providing the optimal safety and convenience intended. We will be working to correct this situation over the next few months.

David asked that we provide his contact information and welcomes your calls and emails.

**Direct: 770-200-8554,**

**Main: 770-451-8171 ext. 554**

**Fax: 770-451-3919**

**Email: [Dofferman@heritageproperty.com](mailto:Dofferman@heritageproperty.com)**

## *Condos*

**Valerie Jacob**  
President

**Condo News** (submitted by Miriam Lancaster)

Condos financial results continue to track the adopted budget for 2009. Two major projects, one planned by the Board and one thrust upon us, have taken place during the first three months of the year.

First, PaintWorks was hired to pressure wash the exteriors of all units and repair and paint rotten woodwork on the units and garages. The work is almost completed and should result in extending the time before the next complete painting project will be required. Also, replacing rotten siding and trim at one time was more economical than constantly calling PaintWorks out to make individual repairs when the damage became noticeable or an individual homeowner needed a repair.

The second project was John Wieland Homes' attempt to repair a subsurface water intrusion into the commercial space under 4784 and 4782. Since the commercial

property has a reciprocal easement with the residential property, Wieland had the right to enter our property to make the repairs, and we had no control over the project. A large hole was dug to access the wall, apply waterproofing and re-route some electrical conduit. After the "big dig" we have had issues with the replacement of shrubbery, and that is being addressed with the Wieland project manager.

Hopefully, you received the various communications about both of these projects when they affected you, particularly when the electrical power was cut off for the Wieland project. These communications were provided by your volunteer Board. If you would like to work on future issues that affect the Condos, or the entire Neighborhood, I encourage you to join us. Also, if you have a preferred e-mail address for emergency notifications, please let me know. As always, feel free to contact me if you have any questions or suggestions.

Miriam Lancaster  
4792 Ivy Ridge Drive

## *Manors*

**Daniel R. Gonsalves**  
President

Finally, I think spring has sprung. The landscape looks absolutely beautiful in the Manors and around the other sub-associations. The rain has really helped with our plants and flowers and especially with the surrounding lakes and streams. There are several items I would like to mention as we get into the spring and summer mode.

First, please remember when you leave for any type of vacation, be sure to take necessary precautions: turn off your water (usually found where your water heater is located); shut off all the unnecessary power — unplug TV's, etc; and be sure to stop your mail and/or newspaper. I might add that you should probably tell your neighbor you are leaving. Have a safe time.

The second item relates to dogs. Please pick up your pets' waste when they use our lawns; failure to do so makes our property unsightly. And please try to avoid the front of our units. I have seen a few owners who do not have a leash on their dog. As you know, this is a violation of our covenants, and you can be fined. Please keep your dog on a strong leash and stay away from potentially aggressive dogs. If a dog attacks your pet, please immediately call 911, and they will connect you to animal control. Do not hesitate to fill out a complaint. The dog that attacks your dog could also attack a child or you. Owners be aware, and be sure your pet has all of its shots.

Third is a list of items that the Board is considering for this spring and summer.

- Replace the arms to the gates that are missing from 4850 and 4950. We will probably put in shorter arms. The current size is 12 ft., too long, I think, for a preventive item that simply keeps you from hitting the gate.

- Garbage door at 4950 will be replaced. I am working with two contractors to design a method so the other doors will not continue to be damaged.

- Replace and repair the landscaping on the side of 4905. We have had so much rain that it has been hard to fix properly.

- Bicycle space. I would like your comments on storing your bicycles. The Fire Marshall does not want them stored under the stairs. My suggestion is a single wall bicycle hanger that we could possibly hang in front of your vehicle. The owner would have to pay for the hanger and installation. We would want them to be hung properly and neatly.

I also would like the Manors to know the Board is reviewing the past Reserve Study and trying to get it up to date. Several major items were left off the original Reserve Study.

Finally, members who are considering leasing their unit must follow these procedures:

- Get prior approval prior to any signing of a lease.
- Provide a copy of the Lease for Heritage to review.
- Provide full information on the lessee.
- Provide full information on your new address, including emergency numbers.
  - If your tenant moves out, we need the same information on any new lease. You cannot just lease again without following the same procedures because we may be at our maximum limit.
  - We cannot go above 25% of our property to be leased. We are monitoring this information. You are subject to fines and penalties.

Have a great spring!

## ***Clubhouse and Pool Committee***

**Dan Gonsalves**

Thanks to you for all the comments on the pool. Each comment will be addressed through our [oldeivypool@yahoo.com](mailto:oldeivypool@yahoo.com). It is important that we listen to everyone's view on this important matter.

The exercise room had one broken stationary bicycle that has been repaired. As you know these machines are expensive. If you see anyone who is not a member of our association, please call me, and I will come to the clubhouse. We do not want non-members using our equipment. I am working on a solution to the problem of door security for the exercise room, as well as the pool.

We must start enforcing the rules in this area. Thank you for all your patience. Have a great spring.

## ***Communications/Website Committee***

**Neva Morrison**

Chair

Two more issues of the newsletter will be coming your way this year—August 1 and early November. Please let us know if you would like to submit an article or have ideas you would like us to pursue for the newsletter. You can contact us by emailing [nmorrison@paceacademy.org](mailto:nmorrison@paceacademy.org).

## ***Covenants Committee***

**Susan Constantine**

Chair

Since the last newsletter there has been little activity in the Covenants Committee — I believe this is good news to report. We met in February to welcome our new members and bring them up to date on the major issues. Please remember to pick up after your pets and have a nice spring/summer.

## ***Landscape Committee***

**Debbie Rothman**

Chair

Our work is just beginning! Fresh mulch and pine straw have been installed, as well as seasonal color in the entrances. The front of the clubhouse and the Manors entrance are scheduled for late April/early May. Although we have experienced more than our share of rain so far this year, water restrictions remain in place in Cobb County, which again will limit planting.

Please note the restriction below:

In compliance with The State's amended Drought Response Level 4, beginning March 3, 2009, citizens may use soaker hoses or drip irrigation systems on established plants for one hour between Midnight and 10 a.m. on the odd/even schedule. The 25 minutes of hand watering is still permitted.

**Mondays, Wednesdays, and Saturdays:**

Even and Unnumbered addresses may water

**Tuesdays, Thursdays, and Sundays:**

Odd addresses may water

Washing automobiles and running water in outdoor ponds and fountains are not allowed under this restriction.

I want to thank the following people for taking time to join in our Neighborhood Clean up Saturday, April 4: Beth Rio, Jerry Crow, Lynn Allen, John Bennison, Sue Paurowski, Victoria & Buddy Fowlkes, Susan & Tom

Constantine, Gay Watson, Jesse & Kathleen Liebman, Kandy MacCarthy, Fred Merkle, Al Morrison.....and anyone I may be leaving out. We had a great turn out, and I hope to see you all again in the fall!

### ***Social Committee***

**Toby Walsh** (tobywalsh@bellsouth.net)  
Chair

We are sorry to announce that we will not be having our Annual Spring Party.

Many of you are aware the pool will undergo extensive construction repairs in the upcoming weeks. Considering the temporary disruption and equipment involved in making the needed repairs, we have determined the clubhouse surroundings will not be conducive to having our spring party at this time.

The Social Committee looks forward to planning fun events in the future, and we know that everyone will be happy to get together with neighbors after completion of the pool.

Have a wonderful spring!

### ***Lost and Found***

No report

### ***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 Suddereth at lizsud@yahoo.com to be added to the e-mail list.

### ***Neighborhood Financial Report***

**Richard Peterson**  
Treasurer

The Neighborhood continues to be in good shape financially both in terms of the 2009 Neighborhood Association Operating Budget and Total Equity (Net Income, Reserves and Retained Earnings). Neighborhood Net Income after the end of the 1<sup>st</sup> quarter of the fiscal year was close to Break-Even and slightly ahead of budget when adjusted for a few late invoices. Likewise Neighborhood Total Equity (approximately \$85,000) is slightly ahead of budget.

The major issue facing us is the repair of the pool and the impact it will have on the Neighborhood financial position. While we were able to budget the capital necessary to re-plaster the pool, we did not budget for repairing the pool as we did not know the specific

problem, what would be required to fix it, and how much it would cost. The Neighborhood BOD is working very hard with the Townhomes, Condos and Manors BODs to minimize the impact these repairs will have on the neighborhood and our homeowners. The financial impact of these repairs will be addressed during our town hall meetings regarding the pool repairs.