

# Olde Ivy Vine

Volume 7, Issue 3



Fall 2011

## **An invitation**

The committees that do the hands-on work of making Olde Ivy a wonderful place to live are all looking for new members. To join a committee or learn more about what it does, email the committee chair. Active committee membership gives you a great chance to learn about and contribute to the community.

## **Neighborhood**

### **Keiffer Phillips, President**

[Keiffer@Keifferphillips.com](mailto:Keiffer@Keifferphillips.com)

The neighborhood board has finalized the Neighborhood Budget for 2012. We approached the budget with the following goals in mind:

- To have a budget that accurately accounts for expenses that we anticipate or that occur on a regular basis.
- To adequately fund the Reserve Fund based on the Reserve Study that was completed in 2011.

By meeting these two criteria, our goal is to avoid borrowing from the Reserve Funds in order to meet our regular budget expenses. With an adequately funded Reserve Fund, we should be able to maintain the neighborhood and not have to go to community members for special assessments due to lack of funds.

Our neighborhood has reached an age where necessary maintenance is essential to keep our community not only a quality place to live, but also an attractive option for potential buyers and for those who are seeking to sell their homes.

Based on this, there will be a \$10.00/month per household increase in dues for 2012. Four dollars per month will go to the annual budget for 2012, and six dollars/month will be directed to our Reserve Fund.

[www.oldeivy.org](http://www.oldeivy.org)

I will be providing additional information and answering questions at our Annual Neighborhood Informational Meeting to be held at 7:00 PM, November 9, 2011 at the clubhouse.

I look forward to seeing everyone there.

## **Neighborhood Financials**

Copies of the Balance Sheet and Income Statement are separately attached to this email.

## **Reserve Committee**

[reserve@oldeivy.org](mailto:reserve@oldeivy.org)

### **John Bennison, Chair**

- Jerry Crow
- Valerie Jacob

This committee has not met since the last newsletter, but our liaison remains active with the Infrastructure Committee to ensure that the Reserve Plan is kept current with actual maintenance events, and that budgeting and planning for capital maintenance are coordinated.

### **Fine Tuning of Scheduled Maintenance**

We have a detailed plan with a 20-year maintenance outlook and a sophisticated funding model. But things don't always go according to plan.

When an item that is scheduled for replacement in the future suddenly needs to be replaced now, we adjust the Reserve Plan. This year, both the ejector pump in the clubhouse and a pool pump motor failed sooner than we'd expected. But, we were also able to go an extra year without repainting the clubhouse or recoating the roadways. And, we improved the accuracy of estimates for several upcoming maintenance events.

Any good Reserve Plan is a "living" document. If the estimated maintenance schedule doesn't match conditions on the ground, we adjust the plan to reflect conditions. Imperfect as it may be,

Page 1 of 9 pages

we rely on our Reserve Plan to assist our Board of Directors as they manage our maintenance budget and maintain facilities at a high standard.

## **Clubhouse Committee**

[clubhouse@oldeivy.org](mailto:clubhouse@oldeivy.org)

### **Nancy Sample, Chair**

- Tricia Buce
- Gay Gunter

The clubhouse is open for business and ready to host your holiday parties! The clubhouse will be decorated for the holiday season on Sunday afternoon, November 27. Any interested neighbors are very welcome to stop by and help with the decorating.

Please check the Calendar on Olde Ivy's new and improved website ([www.oldeivy.org/activities](http://www.oldeivy.org/activities)) for available dates and a copy of the new, simplified rules and reservation form (Clubhouse Rules and Agreement).

### **Save the Date**

Plans are underway for a Holiday Party, December 10, This year, we will have a potluck event, giving Olde Ivy residents a chance put on some festive finery to meet and mingle with our neighbors.

If you'd like to help us plan and put on the party, let us know at [holidayparty@oldeivy.org](mailto:holidayparty@oldeivy.org).

## **Covenants Committee**

[covenants@oldeivy.org](mailto:covenants@oldeivy.org)

### **Susan Constantine, Chair**

- Jesse Liebman
- Don Wagner

Major areas of concern for owners and tenants alike continue to be pets and parking. Guest parking is a sensitive area in certain parts of the Community.

Olde Ivy owners who rent their property need to make their tenants aware of the Covenants, as it is the owner's responsibility to ensure that their tenants follow the Covenants. A copy of the [www.oldeivy.org](http://www.oldeivy.org)

Covenants document is available at <http://www.oldeivy.org/documents/neighborhood-association-documents/>.

### **Pets**

All pets must be on a leash and controlled whenever they are outside. Pets may not be left unattended outdoors; this includes decks. Pick up your pet's waste and dispose of it properly.

### **Parking**

The following are some important parking rules:

- A vehicle is subject to immediate towing if it is parked against a red curb. Red curbs mark fire lanes.
- Please do not occupy guest space parking if your unit includes garage space. This means that you may not use your garage for storage, if the result is a resident vehicle parked in a guest spot.
- Boats, trailers and recreational vehicles such as RVs and motor homes are prohibited from being parked in the Community, except in garages.

### **Covenant Violations**

If a resident violates the Covenants, the Committee sends a friendly violation letter to the unit owner, explaining the problem. For a second violation, the committee sends another letter, noting this is the second violation, and indicating that a third offense will result in a fine.

All letters are addressed to the unit owner. When the violation by a renter, the tenants receive a copy of the letter. For a third offense, a fine is assessed, and both owner and tenant are notified by letter. Please be aware that the fine is against the owner, even if the property is rented. Any unpaid fines will be filed as a lien against the owner's property.

## Communications Committee

[communications@oldeivy.org](mailto:communications@oldeivy.org)

### Charlie Ryan, Chair

- John Bennison
- Leslie Maddock
- Mike Zeck

The Communications Committee rolled out the new Olde Ivy website at [www.oldeivy.org](http://www.oldeivy.org) this quarter. We encourage all residents to check it out! We would love to see residents (owners and tenants alike) register in order to gain full access to the site. Eventually, the Registration process will be used for the Resident Directory.

Please send your comments and suggestions to [website@oldeivy.org](mailto:website@oldeivy.org), so we can continue to improve the site and make it responsive to your needs.

In addition to the website, the committee publishes the *Olde Ivy Vine* and maintains the neighborhood email list. If you happened to see this newsletter, but did not receive a copy by email, please send a note to [communications@oldeivy.org](mailto:communications@oldeivy.org) so we can add you to the list.

### Notes on Recycling

Recycling is now widely available in the community (not in the Condos). We have had a wonderful response from Manor residents, where the program has recently been rolled out. We're lucky that our contractor uses a "single stream" recycling processor, so that we don't have to sort recyclables. Here are a few suggestions from our recycling contractor, Custom Disposal:

Break down all boxes. Flattened boxes take up much less room in the recycling bins!

Flatten plastic bottles such as milk jugs. (Just step on them.)

Plastic is tricky:

- Containers should be marked 1-7
- No hard bottle caps
- No plastic bags, except to hold shredded paper
- No Styrofoam containers or bubblewrap

Some food containers (for example, tuna and cat food cans, plastic peanut butter and mayonnaise

jars) might take too much water to clean. It's OK to throw them away in the regular garbage.

The [Recycling Guidelines](#) are posted on the website.

## Infrastructure Committee

[infrastructure@oldeivy.org](mailto:infrastructure@oldeivy.org)

### Patricia Brown, Chair

- John Bennison / Reserve Committee
- Joe Thome / Gates
- Tom Constantine / Safety
- Dan Gonsalves / Pool
- Kevin Humphrey

The newly formed Infrastructure Committee oversees maintenance of the Neighborhood property, including the clubhouse, roads, sidewalks, gates, fences, street lamps, and so on. (Residential buildings and the neighborhood landscape are outside the scope of the Infrastructure Committee.) Maintenance work includes both scheduled projects, such as repainting the Clubhouse, and unscheduled projects, such as repairing storm damage.

### June Storm Damage

Repairs to fix damage that resulted from the big storm in June 2011 are nearly completed. After the trees were cut and debris hauled off, damaged sections of perimeter fence were removed and replacements ordered. The damaged retaining wall has been re-stacked and, following replacement of several fence sections, new shrubbery will be planted.



### Column Repair at The Manor

The left left-hand column at the entrance to The Manor has been repaired. It took a little investigative work to find the correct architectural elements and brick to match her sister column on the right side of the street. Our thanks to the community for your patience as we worked through the process of matching the parts and pieces needed to make it all work.



### Perimeter Fence

We've started an inventory of the fence and railings that surround the community and are assessing needs for repairs, replacement and repainting. Two of our committee members have walked the perimeter with map in hand to identify the types and quantities of fence and railings used. This perimeter survey is the first step in determining how to keep the perimeter fence and retaining wall railings in tip-top shape.

### Sharing and Storing Documents

In order to be able to respond to maintenance and emergency needs in a timely manner, we are building a document library consisting of architectural drawings, dimensions, specifications, lists of replacement parts, etc. This library is archived using a permanent, cloud-based storage system. The library site will be available not only to current members of the Infrastructure Committee, but future members as well, and can be expanded as new projects are undertaken.

### Log Cabin Gates

Our biggest challenge this year has been keeping the Log Cabin gates operational.



Because of the high level of activity in our community—with landscape trucks, painting crews, delivery vehicles and repair trades coming and going—we have suffered more than four major gate collisions this year. The Log Cabin gates pose particular problems for larger trucks, especially when they follow closely behind other vehicles to get through the gates.

**Please note: The electronic sensors are not a substitute for using your gate activator (black access fob or “clicker”) or the keypad entry code.**

Once the gate has started to close, the electronic sensors are not able to react in time to keep the gate from hitting a vehicle. Using the gate activator or keypad entry code will eliminate this problem.

We invited the vice president of ITR, our gate company, to come onsite to evaluate why we are experiencing so many gate collisions and to suggest ways to correct the situation. During the 45-minute evaluation period, we witnessed several near collisions as cars and trucks hauling trailers drove straight through the open gates without using the gate activator or entrance keypad.

To keep the gates open longer for trucks hauling trailers, we plan to add an additional vehicle-

sensing loop. Once this loop is in place, we will shorten the gate cycle time. This will make it less likely for drivers to try to beat the gate. We will notify residents at least 48-hours in advance of all gate timing changes.

We are also evaluating placing cameras in the vicinity of the gates to help identify drivers who are responsible for damaging the gates.

### **Precautions to Take**

This is how YOU can help:

- Use your gate activator every time you pass through the gates, even when the gates are open and no other vehicles are visible.
- If you are expecting guests, ask them to use the Call function at the keypad to gain entrance through the gates.
- If you are expecting a large delivery truck, make sure that the driver has been instructed to use the Call function at the keypad to gain entrance through the gates.
- If you are having difficulties with the keypad entry system, please notify the Infrastructure Committee at [infrastructure@oldeivy.org](mailto:infrastructure@oldeivy.org) as soon as possible.
- Be alert! If you witness a collision with the gates, please note the license plate number, along with the make and model of the vehicle. Report the collision to the Infrastructure Committee or anyone serving on a neighborhood board.

### **Fitness Center Committee**

#### **Scott Schuck, Chair**

- Julie Rascoe
- Buddy & Victoria Fowlkes

As the weather cools, more and more residents will be taking advantage of our Fitness Center. With a few exceptions, all equipment is in working order and ready for your use. The Fitness Center Committee is working to update our equipment and address those exceptions. Currently, we plan to replace the broken elliptical

[www.oldeivy.org](http://www.oldeivy.org)

machine. In January, we plan to replace the older treadmill. If you have any interest in participating in the Fitness Committee, or in helping us evaluate new elliptical machines, please contact a Fitness Committee member directly: Julie Rascoe ([julie.rascoe@gmail.com](mailto:julie.rascoe@gmail.com)), Buddy & Victoria Fowlkes (678-217-4499), Scott Schuck ([swschuck@earthlink.net](mailto:swschuck@earthlink.net)).

Lastly, just a friendly reminder to be courteous to your fellow residents in the Fitness Center. Please return your weights to the rack; wipe down equipment after use; turn off the TVs, lights and fans if you are the last one to leave (both entrance way lights should remain on for safety); take cell phone conversations outside; compromise on TV programming selection; and limit use of frequently used equipment to 20 minutes during busy times.

### **Landscape Committee**

#### **Karin Baldzer and Sandra Zelly, Co-Chairs**

[daphne2@earthlink.net](mailto:daphne2@earthlink.net) (Karin) and [long-zelley@mindspring.com](mailto:long-zelley@mindspring.com) (Sandra)

- Sara Cline
- Valerie Jacob
- Leslie Maddock
- Melinda McDonald
- Charles Moon
- Al Morrison
- Sandy Nelson
- Cecily Sapp
- Pat Stuart
- Gay Watson

The Landscape Committee has had an exceptionally busy summer, and we are looking forward to a colorful autumn. The seasonal beds, now planted with assorted yellow pansies, blue violas, and cold-tolerant scarlet poppies, have been expanded. This year we increased from 9 to 13 beds, adding color throughout the neighborhood.

## **New Plantings**

Starting in November, our landscape contractor will undertake the following projects:

- Replace all of the dead shrubs that were installed this spring. In most cases, the problem was lack of adequate water.
- Enhance plantings in the following areas:
  - 2282, 2284 and 2288 Ivy Crest Lane
  - 4714 Ivy Crest Lane
  - 4716, 4790 and 4794 Ivy Ridge Drive
- Replace additional shrubs for a number of other townhomes and Manor buildings.
- Replant the two leaning trees behind 4850 Ivy Ridge Drive.

We have had some unusual storm damage this year, with a number of trees downed by wind or lightning. Unfortunately, we do not have the funds to replace trees this year. Starting in January, the following tree work will be completed:

- Replace the tree in the condo/lofts tree island that was struck by lightning.
- Remove the four drought-stressed cherry trees at 4725-4733 Ivy Ridge Drive. Replace these trees with crepe myrtles. The crepe myrtles will be more drought tolerant and provide color for a longer period of time.

## **Irrigation**

Our irrigation system is showing signs of aging, with leaks occurring in a number of places. Overall, however, the system has worked much better this year, despite the long, hot summer.

This fall, we will work with Valley Crest to update some irrigation zones with newer, more efficient, sprinkler heads. In addition, we will continue to reduce our watering expenses by using our irrigation system more efficiently. For example, we will establish separate irrigation zones for seasonal beds, which require watering

more frequently than established plantings. New plantings will be zoned for adequate irrigation as well.

We will continue to water other plantings, but less frequently. Currently, with the cooler weather, most irrigation zones are turned off. To avoid problems with freezing, the system will be completely shut down from the end of November through the middle of March.

Special thanks to Al Morrison who undertook an extensive analysis of erosion issues. He has planned and overseen a number of repairs, such as improvements to drainage above and along the walking trail. Additionally, he has planned and supervised erosion-focused plantings. The addition of lirope along stairways and other water run-off areas has made for a significant improvement.

## **Dog Waste Stations**

The dog waste station service was expanded to three times a month, as of April this year. We would like to thank all dog owners for using these stations so diligently. The difference is evident throughout the neighborhood! Next year, we plan to add an additional waste station, since the one near the Beech Haven gate is so heavily used. We welcome your suggestions for where to locate the additional station.

## **Neighborhood Watch**

We are very grateful to the following committee members who watch over different parts of the neighborhood and bring problems to our attention. Thanks to:

- Cecily Sapp – Ivy Gate Circle
- Charles Moon – Ivy Ridge Drive by Beech Haven
- Sara Cline – Ivy Crest Lane and Ivy Ridge Drive by clubhouse
- Valerie Jacobs - Condos
- Melinda McDonald – English Ivy Court
- Sandy Nelson - Manors
- Pat Stuart - Doggie Station Service
- Gay Watson - Kudzu monitor
- Al Morrison - Erosion monitor

## **Pool Committee**

### **Dan Gonsalves, Chair**

After a successful summer season, the pool has been serviced and is closed for the winter.

## **Social Committee**

### **Toby Walsh, Chair**

No report submitted.

## **Condos**

### **Miriam Lancaster, President**

No report submitted.

## **Condos Financial Report**

### **Miriam Lancaster, Treasurer**

No report submitted.

## **The Manor**

### **Pat Lacy, Treasurer**

A comprehensive review of the affairs the Association will be given at the Annual General Meeting at 7:00 PM on November 8, 2011. The following is a brief update on current topics of interest.

#### **Financial Information**

The trend of the first six months of 2011 continued for the third quarter (July through September), Net income from normal operations for the quarter was \$13,000 versus budget of \$14,600. We ended the quarter with cash balances totaling \$166,401 (June 2011 \$149,084).

#### **Fire Sprinkler System**

There were no major problems in the third quarter.

#### **Possible Litigation for Construction Defects**

Progress has been made in negotiations with the developer (John Wieland Homes). We continue to

[www.oldeivy.org](http://www.oldeivy.org)

be optimistic that they can be brought to a satisfactory conclusion. We appreciate the help received from JWH in repairing water damage to two units in building 4805.

#### **Painting Plans**

Arrangements to paint the exteriors of building 4955 this year, and 4950 in the Spring of 2012 are still being finalized; also for recaulking the windows and doors of the other five buildings. Quotations are pending to redecorate the interior common areas of buildings.

#### **Special Assessments**

In the July newsletter, we said that a special assessment exceeding \$200 per unit per year would require an affirmative vote of 2/3 of all owners. This was incorrect. We now believe that only a simple majority (more than 50%) is required under Section 11(d) of our Declaration of Condominium. On the recommendation of our manager, CMA, supported by comments received from several owners, we will shortly ask owners to approve a special assessment of \$800. This will substantially restore our reserves. If this proposal is not approved, annual assessments in 2011 and later years will inevitably be required.

#### **Collections**

We continue to aggressively pursue arrears. We are always willing to work with owners who are having problems. The best advice is the same as for other debts: Contact us before we have to refer your case to our attorney and avoid having collection costs added to your debt. If your unit is foreclosed, it does not remove your responsibility for arrears of previous monthly dues.

#### **Leasing**

Owners are reminded that our Declaration has very strict rules controlling leasing, including obtaining a leasing permit from the Association. Please contact CMA if you are considering leasing your unit.

#### **Recycling**

Recycling is now in place in all seven buildings. Many thanks to all who have helped to do this.

## **Moving In or Out Via the Garage**

Anyone having furniture moved in or out of their unit should make arrangements with CMA for their garage gate to be opened and their elevator padded, so that the move can be done through the garage. This is also the case for deliveries of heavy electrical appliances, air-conditioning units, etc. No moves should be done through the main front door of a building. This policy is to reduce the risk of damage to elevators and common areas; also to avoid having front doors left open when air conditioning or heating systems are running. There have been several occasions this year when unscheduled moves were done through the front door. If you are selling or leasing, please make sure the new resident is aware of this.

## **Annual General Meeting**

All Manor owners should have received notice that the Annual General Meeting will be held in the clubhouse at 7:00 PM on November 8, 2011. The budget for 2012 will be presented and assessments discussed. Also, we need to elect Board members to fill the two vacancies arising from the normal expiration of the two-year terms of Pat Lacey and Richard Peterson. If you cannot attend the meeting, please complete the Proxy form you received with the notice of meeting.

Your current Board members are Pat Lacey (4950-106), Richard Peterson (4905-401), Carol Palmer (4950-306), Lynne Schultz (4805-206), and Bill Handley (4855-302)

If you are interested in volunteering to help the community, please contact CMA or any Board member.

## **Townhomes**

### ***Charlie Ryan, President***

Unlike the federal, state and local government, the finances of the Townhomes Association are well situated. We have no debt, and our income slightly exceeds our annual budget. Best of all, our reserves are accumulating on schedule to meet large planned expenditures such as new roofs, which will be needed in a few years. In addition,

[www.oldeivy.org](http://www.oldeivy.org)

we have a record low number of delinquencies in the payment of association dues. The board and your neighbors thank you for being so responsible.

The benefits of strong balance sheet are two-fold. We will be able to avoid special assessments and, when it comes time to sell your home, potential buyers and banks will be more likely to invest in Olde Ivy. If given a choice, both buyers and banks will seek financially secure neighborhoods, avoiding communities with large arrears in assessments and/or inadequate reserves.

More information, including dollar figures on reserves, along with a schedule of planned maintenance expenses and future monthly assessments will be made available during the annual Olde Ivy Townhomes Association meeting. The meeting is scheduled for 7:00 PM, Monday, November 7 at the neighborhood clubhouse. Please attend this meeting. The Townhomes Board and committee members will be there to field your questions, complaints and compliments.

Among the important financial issues to be discussed at the annual meeting is the insurance policy for your Townhome. It is unlike that of the Manor and Condos in several important respects. Our State Farm Insurance agent, Joe Dion, will be there to explain details that could potentially save you thousands of dollars.

The board is very, very grateful for Jerry Crow, our treasurer, who keeps an eagle eye on expenses. Jerry and John Bennison are responsible for the excellent professional reserves study that has served as the foundation of our financial health.

I look forward to seeing you at the annual meeting.

## **Townhomes Financial Report**

### ***Jerry Crow, Treasurer***

The third-quarter results are quite good. Operating Cash is \$9,457 and our Reserve Account balance is \$320,278. Total cash on hand is \$329,736,

down from \$390,743 last quarter. This is due to expenditures for the Phase II paint job and decks/patios rehab. Our revenues continue to be on target and our expenses are on or under budget in all major categories. Net Operating Income is \$88,431, a favorable variance from budget of \$20,267. Net Income is (\$10,031). Phase II painting and treatment of all townhome decks and patios is almost complete.

Delinquencies, excluding two residents who are on payment plans and one foreclosure, are at an all time low of \$1,256. Unlike our last foreclosure, we are not likely to collect on the current one.

There have been no townhome sales this quarter. There are 12 rental units, which is 10% against our limit of 25%.