

OLDE IVY VINE



Olde Ivy at Vinings Quarterly Newsletter | Summer 2012

Questions or comments? Let us know what you think at communications@oldeivy.org.

Neighborhood Association

NeighborhoodBOD@oldeivy.org

Keiffer Phillips (President), Joe Winland (from The Manor), Carol Palmer (from The Manor), Lynne Schultz (from The Manor), Miriam Lancaster, Secretary (from the Condos)

Water Management

As noted in the [January newsletter](#), management of Olde Ivy water was brought back in-house effective January 1. Tremendous progress has been achieved since January but there's still work to do. ALL residents are now in the NWP system (our water rebilling company) and are being billed at the correct rate. Back billing for residents who were not in the system has been implemented, and the money owed has now been collected. At this time last year, the shortfall between our water expenses and our reimbursements was \$14,000. Currently, that number is \$4,000. This amount would project to \$8,000 by year end. Last year, it was \$25,000 at year end.

However, the change to our rate structure from fixed to variable may well bring us to a break-even point by the end of 2012. This new process means your water bill will increase by as much as 10% for any given month. This process has been in effect for your last two water bills. As we identify and fix more of the causes of unbilled water, that amount will decrease. Unfortunately, the easy fixes are behind us. The rest will come slowly. Rest assured, we're working hard on it.

Something you can do at home

One thing you can do to minimize your water personal expenses is ensure that you do not have any leaking toilets. One resident had two leaks, which caused a \$264 water bill. These leaks can be very subtle. To check for a leak:

1. Locate your water meter. It should be near your main water cutoff.
2. Look at the small red triangle on the face of the meter. If it's moving and all of your water appliances are off, you have a leak.

3. Email water@oldeivy.org or call 770-432-7282 with the details to get some advice on next steps. Sometimes you can fix the problem with the turn of a screw.

In addition, you should have your water pressure checked. To make an appointment for this, email water@oldeivy.org.

Problems with your water bill?

Lastly, NWP customer service is no longer permitted to make adjustments to your water bill. If you have issues with your water bill, email water@oldeivy.org.

Maintenance Issues for Water-Using Devices

Please check out [Important Information Regarding Plumbing Maintenance](#) under the Condos Association. It contains valuable suggestions for checking and maintaining your appliances and connections.

Neighborhood Financial Summary

The Neighborhood finances are in very good shape as we conclude the second quarter. Operating Cash is \$1,330. This amount appears low but it is because we funded our planned Reserve activity from excess Operating funds. In other words, we did not have to draw on our reserve account to fund the Phase I seal coat activity which cost approximately \$16,000. Consequently, our Reserve balance is \$95,587.

Total cash on hand is \$96,917. Our total cash on hand has increased 44% this year. Our revenues continue to be on target and our expenses are on or under budget in all major categories. Net Operating Income is \$46,393, a favorable variance from budget of \$16,688. Net Income is (\$1,771), a favorable variance from budget of \$102. Phase II Seal Coating will occur next year.

Financial Statements

Copies of the [Neighborhood financials](#) are available on the website.

Sub Associations

The following boards govern the sub-associations for the three types of residential units.

Condos

condosBOD@oldeivy.org

Miriam Lancaster (President), Judy Moore

Welcome, New Neighbors

We have had five sales since September 2011, and one unit that had been rented is now owner-occupied. So, if you see a new face in the neighborhood, please introduce yourself! And when you do meet a new resident, ask to make sure they received this newsletter.

If you are a new owner, hopefully you are receiving this newsletter. If you have any questions or want to become active in the condominium association, email condosBOD@oldeivy.org.

Important Information Regarding Plumbing Maintenance

Our units are now more than ten years old and we have begun experienced plumbing failures on a regular basis. Remember that all plumbing fixtures and lines to the sewer main are the responsibility of the individual unit owner. If you experience a plumbing failure, any damage to your unit or the commercial units below will be your individual liability.

The following plumbing elements have been experiencing failures. If you have not inspected, repaired and/or replaced these elements in your unit, you need to do so without delay.

- **Water Heaters:** The ten year life span has been exhausted. In addition to the inconvenience of cold showers, a failed water heater will cause a massive leak, damaging your unit (particularly the hardwood floors) and the commercial unit below. At least three water heaters have failed, causing significant damage. Also, your expansion tank and water meters should be inspected regularly for signs of leakage or corrosion.
- **Kitchen Sink Faucets:** The pull out hose wears out and will fail, causing a leak under the sink which will also leak into the commercial unit below. At least two faucets have failed, one causing damage to the unit below.
- **Garbage Disposals:** Also have a maximum ten-year life span. The disposal housing will crack, causing a leak.
- **Water Line to Refrigerator:** Needs to be checked periodically to ensure that it is secure and not cracked.
- **Hoses for Washing Machines:** Need to be checked periodically to ensure that it is secure and not cracked.
- **Pressure Regulator Valve (PRV).** For a free and easy PRV check, email water@oldeivy.org.

If you need referrals to plumbers who have experience working in our units, email condosBOD@oldeivy.org.

Condos Financial Summary

After the painting project last year, we are in the process of rebuilding reserves for future capital expenditures. Current reserve balance is \$49,954.43. Cash on hand for operating expenses is \$4,642.66.

Our operating budget is performing well on the expense side. However, the income side of the ledger is under budget due to delinquent payment of assessments. Our property manager has recommended that all delinquent accounts be turned over to a collection agency that will report non-payment to the credit bureaus. Please bring your assessment payments current to avoid a negative credit report and the costs of collection.

The Manor

ManorBOD@oldeivy.org

Joe Winland (President), Karin Baldzer (Vice President), Carol Palmer (Member at Large), Lynne Schultz (Secretary), Frank Watkins (Treasurer)

The Manor Board has been busy with many issues. Some of the major ones follow.

John Wieland Homes and Neighborhoods, Inc. Law Suit Settled

The John Wieland law suit has been settled with a \$40,000 payment to the Manors at Olde Ivy. As part of the settlement, John Wieland Homes has provided a five-year brickwork warranty for all of the Manor buildings. Any excessive cracks to the brick masonry will be repaired at no cost. Some brick repair work has already been completed.

Building Thermostats

To ensure that common area thermostats are all at 76 degrees during the summer months, we are planning to install new locked thermostat covers.

If you have air conditioning or temperature concerns regarding your building, please contact your building representative or [Rosemary Riccio](#) at CMA.

Leasing

The Manor Declaration has strict rules on leasing units: No more than 25% of the units may be leased at any time. The Manor is now at the maximum number of allowable leases, with four owners who have submitted lease permit requests on a waiting list.

To lease your unit, you must first obtain a leasing permit from the Association. Contact CMA if you are considering leasing your unit.

Manor Financial Summary

The total cash balances for the month ending June 30, 2012 were \$243,975.58, as compared to the year end 2011 balances of \$164,932. There was a net operating income of \$50,176.24 through June 2012. For the first half of 2012, \$47,438 was transferred to the capital reserve account.

The \$40,000 John Wieland settlement as well as payments from past due accounts were the primary factors to a positive first half. However, an unplanned \$40,000 expense for a mold eradication project is yet to be paid. Unfortunately, this expense will offset the gain from the money from the John Wieland settlement.

Repairs and maintenance costs for the first half of 2012 were \$71,949 (\$34,649 more than budgeted for the same period). The exterior of building 4955 has been painted. Some additional repairs will be completed shortly. The cost for HVAC repair and maintenance for the first five months of 2012 was \$8,535 (\$5,535 more than budgeted for the same period). Building 4805's common area HVAC system was replaced this spring at a cost of \$5,900.

The Board is working through a capital reserve study that will allow us to plan for anticipated major repair and capital replacement costs in the coming years.

Townhomes

TownhomesBOD@oldeivy.org

Charlie Ryan (President), Jerry Crow (Treasurer), Keiffer Philips, Nancy Sample (Secretary)

The Economy and Your Townhome

We are pleased to report that the finances of your Townhome Association remain in excellent shape. Our reserves **are accumulating on schedule**. And, despite the continuing slow economy that affects so many of us, delinquencies continue to hover around all-time lows. We have been very fortunate with our collections. One foreclosure is in process at this time. There have been no townhome sales this year. There are 12 rental units, which is 10% against our limit of 25%.

Because the values of our Townhomes have taken a significant hit in the current real estate market, some owners, whose circumstances require them to move, prefer to lease their units rather than sell at this time. Please remember that our covenants limit the number of townhome units that can be rented at any given time. You can find details governing leasing your unit, including the requirement to submit proposed leases to the Townhome Board in

advance of lease signing, in the [Declaration of Protective Covenants for Olde Ivy at Vinings Townhomes](#), beginning on page 21.

This and all other Olde Ivy governing documents are on line at www.oldeivy.org. These documents are searchable. It is a good idea to read through them, as many aspects of the governing documents can significantly affect you.

Reporting Concerns

Owners and renters in the Townhomes are reminded again to report concerns about safety, needed repairs, gate access problems, or pool and clubhouse issues to Jeff Snow, our representative at Heritage Property Management Services. You can reach Jeff at jsnow@heritageproperty.com or 770-200-8573. Of course, emergency safety calls should go to 911.

You should NOT ask Jeff to handle an insurance claim. Only the Townhome Board can do that. Contact TownhomesBOD@oldeivy.org.

Financial Summary

The second-quarter results are quite good. Operating Cash is \$4,847 and our Reserve Account balance is \$330,054. Total cash on hand is \$334,900, up from \$317,142 last quarter. Our revenues continue to be on target and our expenses are on or under budget in all major categories. Net Operating Income is \$55,086, \$942 under budget. Net Income is \$6,955. Phase III painting is almost complete, proceeding on budget and on time. The major portion of the cost for that will show up in the third quarter.

Townhomes Financial Report

Copies of the [Townhomes financials](#) are available on the Neighborhood website.

Committees

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

Clubhouse

clubhouse@oldeivy.org

Nancy Sample (Chair), Tricia Buce, Gay Gunter

The Olde Ivy Clubhouse has been filled with special events over the past several months! We have seen bridal showers, baby showers and large family parties. To reserve the clubhouse for an event, please read and sign the [Clubhouse Rules and Agreement, 2011](#). Then, print and mail the form with your deposit checks, as described in the document.

Event Reminders

Here are a few reminders if you plan on renting the clubhouse for an event. To use our Clubhouse for any party or event, you *must* be in attendance. You cannot rent the facility for a friend.

There are only 11 guest parking spaces around the Clubhouse. Many of those spaces are being used by neighbors. Therefore, please have your guests park outside of our neighborhood gates and use the box at the gate to enter. It isn't fair for your guests to take the parking spaces of our friends in the Condos (Lofts). Any vehicle not parked in a

guest spot will be towed. Please remember that you need to remove all trash from the Clubhouse after your event. Trash receptacles are located outside of the entrance to the Fitness Center.

Thanks for your cooperation in keeping our Clubhouse in good shape for all of us!

Communications

communications@oldeivy.org

Charlie Ryan (Chair), John Bennison, Leslie Maddock, Mike Zeck

The Olde Ivy at Vinings website has been updated and vastly improved. It's available at www.oldeivy.org. Nearly everything you need or want to know about living at Olde Ivy at Vinings is now posted on the site, including the governing documents specific to the Condos, The Manor and Townhomes, as well as the documents for the overall neighborhood. You'll find the rules for everything from parking to pets to recycling to the use of the pool or leasing your unit. You'll also find safety information, and tips on what's happening in the neighborhood beyond our gates.

For those new to Olde Ivy, the [New Resident Information](#) booklet (available at the website under the Welcome tab) provides information to help you settle in.

Much basic information about the neighborhood is available to the general public to help real estate agents or prospective buyers. But, to navigate the entire website, including accessing the residents directory, financial details of the neighborhood and other private matters, you must log in and use your password. If you are among the few residents who have not yet registered with the new website to obtain a login and password, please do so now. This assures that you will receive important email notifications sent out by your association boards and committees.

Registration Information

Register at www.oldeivy.org. Select the **Welcome** tab on the left side of the home page. Near the bottom of the menu, select **Register**. Follow the simple directions. Once you have completed this one-time only process, save your login and password so that you won't have to enter it each time you view the site.

If you need to get the word out . . .

The Communications Committee is the Olde Ivy entity authorized by the Neighborhood Board to send electronic communications to all residents and owners. Generally, we try to limit these mass mailings, to avoid contributing to clutter. If an association board or committee needs to get out an email to the community, however, please email communications@oldeivy.org. We request 48 hours advance notice, but if an emergency email notice is required for matters of great urgency, such as neighborhood safety, please email Charlie Ryan directly at: charlie.ryan@hotmail.com or call 404-403-4034.

Covenants

covenants@oldeivy.org

Susan Constantine (Chair), Jesse Liebman, Don Wagner

The primary complaints of the residents continue to be pets and parking.

Please pick up after your dogs and use the doggie stations placed around the Neighborhood for waste disposal. Dogs must always be under your control. Many residents are uncomfortable when they see a dog off-leash, even if the dog responds to your voice commands.

It is against the Covenants to use your garage for storage if it results in your vehicle occupying a community parking space. Your guests may not park in marked spaces that are reserved for residents.

Volunteers are always welcome. If you have any questions or concerns, please contact covenants@oldeivy.org.

Infrastructure

infrastructure@oldeivy.org

Patricia Brown (Chair), John Bennison (for the Reserve Committee), Joe Thome (Gates), Tom Constantine (Safety), Dan Gonsalves (Pool), Kevin Humphrey (Hydrants and Streetlights), Al Morrison

Log Cabin Gates

Special thanks to the Community for your patience as we worked through our Log Cabin Gate problems during the first part of 2012. For a second year in a row, we were stricken by a phantom electrical issue that rendered our gates inoperable for the better part of two months. Finally we discovered that a broken buried cable from the clubhouse to the gate was abandoned. To fix this problem, we had to install a new electrical panel near the gate to supply service to the gates. Delays were caused by problems locating the utility lines, finding the electrical short, and scheduling the required inspections with Cobb County.

Beech Haven Trail Gates

We upgraded the circuit-board in our Beech Haven Trail entrance keypad as the old interface was no longer supported. If you have any issues with your key fob or entry code, please email gates@oldeivy.org.

Spring 2012 Asphalt Seal Coating



Whew! This year's big task was to tackle the seal-coating of half of the community's streets. Things went mostly as planned, and despite only a handful of glitches, we got 'er done!

We will be finishing the seal-coating of the remaining streets during the Spring of 2013. Despite the temporary inconvenience incurred during this process, everyone has been very complimentary about the results.

Community Pool

We'd like to remind you of an important safety issue: **No glass or other breakables are allowed in the pool area!** Broken glass is dangerous and requires a major professional cleaning effort that involves draining the pool. Please help us avoid disruption to our pool season.

This season, we have done a lot of work in the pool area.

Umbrellas

Three new umbrellas and umbrella bases have been added to the pool deck. In the past, the umbrellas were easily tipped over by the wind and were prone to damage, but these installations are much sturdier. Please help us keep these umbrellas looking good and working well by closing the umbrellas before you leave the area.

Pool Furniture

We are soliciting proposals for replacing the poolside seating and tables for next year's pool season. Our poolside chaise-lounges and chairs are beginning to show their age, and the seasonal repair costs are beginning to yield only



marginal returns. For the remainder of this year, we are retiring the chaises and chairs as they break down. Please feel free to place broken chairs under the Clubhouse deck and we will have them removed. We look forward to unveiling a fresh new look around the pool in the Spring of 2013.

Pool Phone

A new Emergency Pool Phone was installed this year on the pool deck. Please do not use this phone for personal calls.

Pool Gate

A new closing device has been installed on the pool gate near the clubhouse. The self-closing action on our pool gates is necessary to meet Pool Code Requirements and to help insure that small children do not wander onto the pool deck and risk falling into the water. On several occasions, members of this committee have found objects stuck in the gate to keep it ajar. This is an unsafe practice, and one that puts our children at risk. Please be sure that the gate closes when you leave the area.

Pool Deck and Pergola

This year, before the pool opening day, we had all of the loose deck boards screwed down and secured. The deck was spray washed and stained.

You may have noticed some rotted wood on the bases and capitals of the 16 columns that support the pergola. Plans are underway to replace this trim with new rot-resistant trim.

Exterior Repairs to the Clubhouse

The Infrastructure Committee plans to replace the rotted window trim, shutters, handicap door, and dormers on the Clubhouse. The rotted Palladian window on the Beech Haven Trail gatehouse will be also be replaced soon.

We plan to paint the Clubhouse in the spring of 2013.

Street Lights

In a recent survey of our community's street lights, we observed that nine street lamps remained unlit after dark. These street lights are an important part of keeping our community a safe place to live. We have reported these lights to the electric company and expect that they will repair them soon.

If you observe a malfunctioning streetlight, you can [report](#) it directly to the electric company. If you need help with this, please contact the Infrastructure Committee at infrastructure@oldeivy.org.



Fitness Center

fitness@oldeivy.org

Scott Schuck (Chair), Julie Rascoe, Buddy & Victoria Fowlkes

The Olde Ivy Fitness Center Committee is working on the following items right now:

1. The old treadmill is on its final miles... We are trying a very inexpensive repair. If this repair does not work, we will appeal to the Neighborhood Board for approval of a replacement treadmill, which will be required soon anyway.
2. One of the machines has a broken cable. A new cable has been ordered and we hope to have it installed by the end of July.
3. There is carpet damage by the free weight benches. We are looking into additional rubber mats to cover these holes and protect against further damage.

Please let us know at fitness@oldeivy.org if you have any thoughts or suggestions for our Fitness Center!

Landscape

landscape@oldeivy.org

Karin Baldzer and Sandra Zelly (Co-Chairs), Sara Cline, Tom Jankowski, Leslie Maddock, Charles Moon, Al Morrison, Sandy Nelson, Cecily Sapp, Pat Stuart, Gay Watson

The Olde Ivy Landscaping Committee welcomes the recent rains. And encourages our canine residents to “hold it” until they get to pine straw or mulch.

Okay so the doggies don’t know that their urine tends to kill anything green, even when everything is getting watered so nicely by Mother Nature. So it is up to us to get them to do their business elsewhere than on grass or plants. And, of course, to pick up after them. Good thing we love them so much! And that we have those handy Dogi-Pots—installed and managed by local entrepreneur Smell of Roses!

The Landscape Committee meets the third Wednesday evening of each month. We welcome new volunteers to help us plan for the acres of landscaped area in Olde Ivy. It is a challenging job to select a landscaping company, manage maintenance, supervise seasonal-color plantings, monitor dead/diseased plant removal and field messages of concern and feedback from residents. All within a limited budget set by the Olde Ivy Board. But we actually enjoy doing it because we like our neighborhood to look good!

Most of the Olde Ivy landscaping is now well matured and the challenge is to cut back and prune prudently. This effort is gradually underway throughout the neighborhood, hampered somewhat by all the rain and the demands of ongoing upkeep. Here is an update:

- various erosion-control projects with more to come
- weed control and pine straw mulch coming soon
- new shrubs that have died are under warranty and will be replaced in fall
- dead or injured trees removed and new elm tree planted
- the hand-trimming needed for mature plantings is skilled work and a challenge to get properly trained workers
- some mature plants require severe pruning—unnerving to see, but vital!
- new rotors on sprinkler heads are more efficient and using less water

If you have a specific request, please remember we must balance it with the needs of the entire complex. Please email any concerns as follows:

- Townhomes north of the clubhouse: Sandra Zellely at long-zelley@mindspring.com
- Townhomes south of the clubhouse, Manor or Condos: Karin Baldzer at daphne2@earthlink.net

Reserve

reserve@oldeivy.org

John Bennison (Chair), Jerry Crow, Valerie Jacob

The Reserve Committee did not meet this quarter, but the Reserve Plan remains current as it tracks projects undertaken by the Infrastructure Committee along with budgeting decisions by the Board.

We're happy to report that the Neighborhood is largely on-track with respect to the Reserve plan. This includes both cash flows and maintenance projects. Comprehensive management by the Board, project management by the Infrastructure Committee, and Reserve planning are key aspects of keeping the neighborhood on a sustainable financial trajectory.

The big Reserve project for 2012 was, of course, seal-coating the roadways. Phase 1 (primarily in the Manor and Condos areas) was completed in May. The project was completed within budget and on schedule, except for a brief rain delay. Some clubhouse equipment was also refurbished with Reserve funds. We are coordinating some additional Clubhouse projects scheduled for 2013 with other building maintenance efforts. The Reserve plan may be adjusted to coordinate the maintenance work. Phase 2 of seal-coating the roadways will be completed in 2013. This work will cover the remainder of the paved areas in the Neighborhood. We will provide more detailed information when the project is scheduled.

If you have questions about the Reserve Plan, suggestions, or wish to become more involved, please email reserve@oldeivy.org.

Social

social@oldeivy.org

Connie Kemp (Interim Chair), Sena Bolton, Gay Gunter, Leslie Maddock, Debbie Naylor, Nancy Sample, Gay Watson, Pamela Weathers

Greetings from the Olde Ivy Social Committee. Hope everyone is having a sensational summer!!

We kicked off the first Social Committee event of 2012 with the BBQ Pool Party on June 15. (See more [photos](#).) Many thanks to the community for contributing to make this a very successful event by bringing delicious dishes to share. It was a great time to hang out with your neighbors and experience a wide variety of cuisine. The Community Homeowners contributed funds for the beverages. The BBQ (catered by [Buckhead BBQ](#)) and other party items were provided via donations from



the Social Committee and a few other contributors. Thank you to all who gave the gift of time and funds in making this a hit! There were close to 100 folks!! We had planned for about 80, so, we're sorry if you came at the end of the party and the BBQ was gone! Now we know to plan for a more!

Some of the other events coming up will be a September Pool event and the December Holiday Party at the Clubhouse. If you have ideas or are interested in assisting with the Social Committee, please respond to

social@oldeivy.org. We are also considering other Social Committee events for folks that would like to gather and venture out in Vinings and Atlanta. We have a vibrant, beautiful city with many awesome ways to have fun. Some ideas are:

1. Summer Sunset Concert Series at Park Tavern with Yacht Rock Revue (August TBD and Sept. 28)
2. Atlanta Braves Game via the Fur Bus (date to be determined)
3. Muss and Turner Tuesday Night Wine Tastings
4. Sunday Night Dinner Outing
5. Cocktails at the Botanical Garden (Thursday summer evenings)

If you would like to join the committee or participate in an event, or have any questions, please contact social@oldeivy.org.