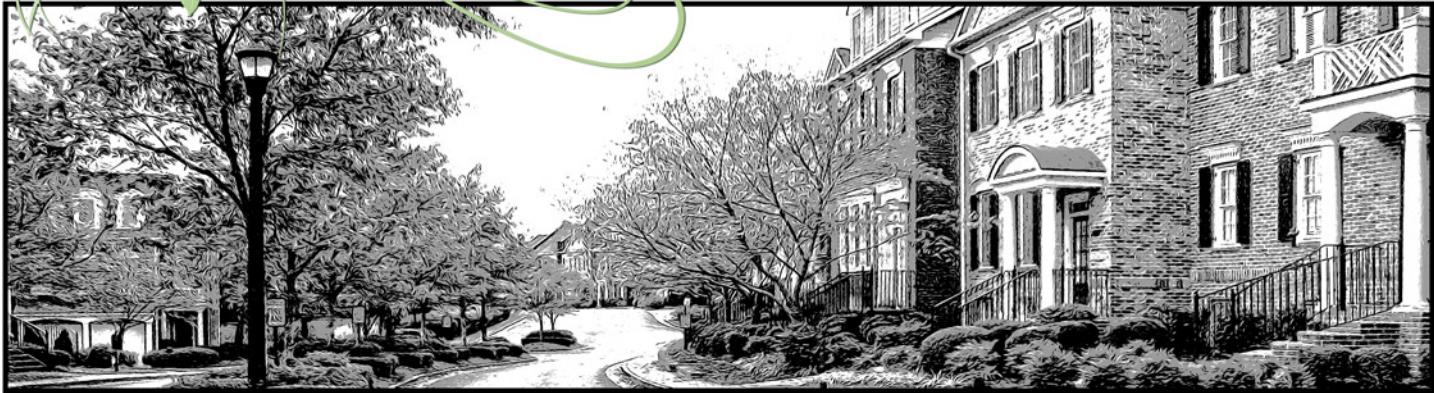


# OLDE IVY VINE



Olde Ivy at Vinings Quarterly Newsletter | Fall 2013

Questions or comments? Let us know what you think at [communications@oldeivy.org](mailto:communications@oldeivy.org).

## Neighborhood Association

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

*Keiffer Phillips (President), Jerry Crow, Treasurer (from the Townhomes), Debbie Jankowski (from the Condos), Joe Winland (from The Manor), Carol Palmer (from The Manor)*

### Annual Meetings

The Neighborhood Board and the three sub-associations all hold annual meetings in the Clubhouse each fall. During the meetings, the various Boards of Directors present the association financials, describe past and upcoming projects, take questions from the attendees, and hold elections for new Board members. These meetings are an important part of Olde Ivy governance. This fall, meetings are scheduled as follows:

- Neighborhood, Thursday, November 7, 7:00
- Condos, Monday, November 4, 6:30
- The Manor, Wednesday, November 6, 7:00
- Townhomes, Tuesday, November 5, 7:00

### New CMA Representative

The new Community Management Associates (CMA) representative for Olde Ivy is Scott Rankart. You can email Scott at [srankart@cmacommunities.com](mailto:srankart@cmacommunities.com), or call him at 404.835.9106.

For an urgent situation *during office hours* (elevator not working, a water leak in a building or the irrigation system, building access system not working), call or email Scott directly.

For an urgent situation *that occurs out of hours and can't wait until the next day*, call 404.835.9100 and follow the prompts to be connected to the CMA answering service. A licensed manager is always on-call and will be glad to assist. For an emergency situation involving health or safety, call 911.

Scott should be your first call for issues of ordinary maintenance or repair such as burned out exterior light bulbs, as well for concerns of safety, gate access problems, or issues with the pool, fitness area and Clubhouse.

### **On-Site Maintenance Contractor**

Olde Ivy has contracted with Lance Buchanon Custom Painting & Property Services to be on-site twice a week to provide maintenance services for the Neighborhood and the sub-associations. If you spot something that needs to be taken care of, email Scott Rankart at [srankart@cmaccommunities.com](mailto:srankart@cmaccommunities.com). If the problem is appropriate for Lance to work on, Scott will contact him.

Lance also does private handyman work for Olde Ivy residents. You can email him at [buchanon@bellsouth.net](mailto:buchanon@bellsouth.net) or call him at 770.631.2800.

### **Water**

As you all know by now, Olde Ivy has a new water biller. Apex Billing Solutions assumed our water billing activity as of July 14. With a couple of exceptions, the transition went very smoothly.

Apex uses the same service as NWP to read your meters on a daily basis. Some meters are read twice a day. Apex provides all the same methods for paying your bill as NWP. Autodraft is available and is a convenient way to avoid those pesky late fees, which are now \$15.00. To set up autodraft, call 1-866-281-3977. You can also pay by phone for an additional monthly fee of \$3.00.

Our cutoff date for bills is still the 14<sup>th</sup> of the month, with bills due 14 days later. If you want to go paperless, log on to [www.apex-billing.com](http://www.apex-billing.com) and follow the prompts to set up online payments. Or, you can call 1-866-281-3977.

If you have any issues regarding your water bill or your water usage, email [Water@OldeIvy.org](mailto:Water@OldeIvy.org) or call 770-432-7282.

### **Avoiding Water Damage**

Since water issues in your unit may well affect other connected units, please be sure that potential sources of water leaks, including worn-out water heaters, as well as hoses connecting refrigerators, clothes washing machines and dishwashers are checked occasionally by professionals. Failure of these items can result in serious and very expensive water damage. Please consider shutting off the water to your home when you are going to be out of town for an extended period. Additional water recommendations are [available](#) on the Olde Ivy website.

### **Neighborhood Financial Summary**

It has been a very good quarter for the Neighborhood. Total cash on hand is \$187,531, of which \$52,876 is in checking. All categories are under budget. Total Operating Expenses are \$39,500 under budget. Our Reserves balance is \$134,654. The year-end balance is expected be about \$195.000. We have completed three of our six scheduled capital projects and rescheduled the other three.

Planning for the 2014 budgets is underway. Copies of the Neighborhood budget will be included in your annual meeting invitation, which is being sent via US mail, as required by our documents. We don't expect an increase for the Neighborhood charge, which is currently \$90.00.

### **Financial Statements**

A copy of the third quarter Neighborhood financials is [available](#) on the Olde Ivy website.

## Sub Associations

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

### Condos (also known as The Lofts)

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

*Debbie Jankowski (President), Dave Bauer, Vice President, Tom Jankowski (Treasurer), Judy Moore, Secretary*

### Recent Maintenance Projects

If you are in a Condo with a balcony, you may have noticed your balcony being painted. This work should have been included with the Paintworks 2011 Condos painting project. When the current job is complete, the rust will have been removed and the balconies protected for the next few years.

Also, we recently began a pressure washing and garage repair/painting project with Kaleidoscope Design & Paint. We are looking into having the mailboxes refreshed as well. When the work is complete, we will have a nice fresh look to the Condos section of the Neighborhood.

### Trash Containers

A few trash containers are repeatedly left outside their garages beyond Friday evening. Please remember that this compliance matter is governed by the Neighborhood, not the Condos Board. The Neighborhood policy permits trash containers to be out only from 6:00 PM Thursday to 6:00 PM Friday, or as adjusted for the scheduled pickup day in the case of a holiday. Please be diligent to return your trash container to your garage after the Friday morning pickup. This will keep the Condos neighborhood looking nice, and avoid the fines associated with Covenants violations.

### Annual Meeting

The annual association meeting for the Condos will be Monday November 4 from 6:30 PM until 8:00 PM at the Clubhouse. Although no time is ideal for everyone, with differing work schedules and personal commitments, please do make every effort to carve this hour and a half out of your schedule, as it is the one time this year that the 28 homeowners can get together to discuss our association, priorities and finances, and to elect new Board members. In addition to routine matters, we will also consider the potential benefits of acquiring FHA approval for our community during the meeting.

Please think about whom you would like to see on the next Board, and send in your nominations when you receive your annual packet in the mail in October. The more homeowners involved in the association, the more ideas we get, and the better it is for the Condos neighborhood. You can also nominate yourself, or volunteer to serve. We look forward to connecting with you on November 4 at the clubhouse.

### Condos Financial Summary

With a new budget for 2013 adopted and in place, the first six months of 2013 can be summarized as showing a slow but steady climb towards greater financial stability for the Condos. The Association ended the second quarter with operating cash of \$13,181.58 and total cash on hand of \$86,766.81, including \$73,585.23 in capital reserve. The Association is on pace to meet 2013 budgeted expenses—both operating and capital. The current garage painting and repair project will be paid out of the reserves.

The association is reserving funds for a very expensive roof replacement project, as well as for other maintenance and repairs on its aging buildings. As noted in the Spring 2013 report, dues delinquencies continue to be a serious budget-impacting issue for the Condos, causing a significant drag on the financial outlook. The Association is

incurring legal costs that add to the existing shortfalls from delinquencies, with collections a priority for 2013. The Finance Committee joins the Board in asking that homeowners bring their accounts current so that collections activities and costs can be avoided, and so that the Association can keep the Condos properties properly maintained.

## Financial Statements

A copy of the third-quarter Condos financials will be available on the website when it is released by CMA.

## The Manor

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

*Joe Winland (President), Karin Baldzer (Vice President), Carol Palmer (Secretary), Teresa Waters (Member at Large), Frank Watkins (Treasurer)*

### Leasing

The Manor remains at the maximum number of allowable leases with twelve owners on the lease waiting list. The Manor Declaration has strict rules on leasing units. In order to lease your property, you must first obtain a leasing permit from the Association. Contact CMA if you are considering leasing your unit, so your name can be put on the lease waiting list.

Please note that if an owner is currently leasing their unit *and the current tenant will not be renewing the lease*, that owner will go to the end of the lease wait list, and must wait until an open lease permit becomes available before a new lease can be executed.

In fairness to all Manor owners, the Board is taking all actions necessary to prevent the Manor community from exceeding the leasing limits.

### Possible FHA Approval

In the next few weeks, the Board will discuss whether or not to seek FHA approval for mortgages in the Manor. The Manor would have no problem qualifying for the approval; however, the Board must determine if being FHA-approved is in the best interest of the community.

### Building Maintenance

The common area HVAC system for building 4855 had to be replaced this summer at a cost of about \$7,100. It is now necessary to replace the HVAC system in building 4905, also at a projected cost of \$7,100.

Several owners have also had to replace their HVAC units. Ten years appears to be about the maximum life span of the currently installed HVAC units.

Generally, the building repair costs are in line with the budget with the exception of the unplanned additional HVAC replacement for building 4905.

### Annual Meeting

The Manor Association Annual Meeting is set for November 6, starting at 7:00 PM at the clubhouse. Please mark your calendar and make an effort to attend this year's meeting.

## **Manor Financial Summary**

The total cash balance as of August 31, 2013 is \$345,863.20. This amount is \$50,496.75 greater than our total cash balance as of December 31, 2012, which was \$295,366.45. The August 31, 2013 bank statements show \$28,127.13 in the operating account, \$214,098.36 in the capital reserve account and \$103,637.71 in the money market account.

Our year-to-date expenses through August 31, 2013 are currently \$33,957 below plan. However, we have not yet received all invoices for the interior work in building 4805. When those invoices are paid, our expenses will be in line with the budgeted expenses.

The exterior painting of building 4950 and the interior refresh of building 4805 have been completed. The cost to paint the exterior of 4950 was about \$15,000. For building 4805, the interior painting, new wood floors, new carpeting, new elevator floor, and other miscellaneous repairs cost the Association about \$48,000. The interior work in building 4805 gave the building a really fresh new look.

## **Financial Statements**

A copy of the third-quarter Manor financials will be available on the website when it is released by CMA.

## **Townhomes**

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

*Charlie Ryan (President), Jerry Crow (Treasurer), Keiffer Philips (Senior Member)*

The Townhome Board is pleased to report that the finances of the Townhomes Association are in excellent shape with respect to both reserves and current operations. We are thankful that virtually every owner has remained current on the monthly payments.

As most of you know, this year the Townhomes Association hired a new property manager, Community Management Associates (CMA). Recently, CMA assigned Scott Rankart to manage the Townhomes as well as the larger Olde Ivy at Vinings Neighborhood. Scott is your first point of contact for any issues for which either the Townhomes Association or the Neighborhood Association is responsible. Scott's email is [srankart@cmacommunities.com](mailto:srankart@cmacommunities.com). His direct phone is 404-835-9106.

Please feel free to contact any of the Townhome Board members with your questions or concerns on any neighborhood issue. Our board email is [TownhomesBOD@OldeIvy.org](mailto:TownhomesBOD@OldeIvy.org). Your emails will go to Board members Jerry Crow, Keiffer Philips and Charlie Ryan.

### **Reporting Maintenance/Repair Issues and Other Concerns**

The Townhome Board suggests you do your own thorough inspection of the exterior of your unit at the beginning of each month. Report any issues to Scott Rankart, our rep at property manager CMA (contact info above).

One caveat: CMA does not have the legal authority to file an insurance claim on the Association's policy. If you have any insurance issues, please contact the Townhome Board directly.

### **Townhome Insurance Deductible**

The following is a critical notice we include in every newsletter. There is a \$20,000 deductible on the Townhome community insurance policy that covers the exterior structure of your building. *You are responsible for the first \$20,000 of any claim.* Be sure that your own insurance policy covering the contents of your home has a rider that would pay for that \$20,000 deductible, subject of course, to your own policy's deductible. That coverage is routinely available at a very reasonable premium, if you ask for it.

## Annual Meeting

The annual meeting for Olde Ivy Townhome owners is set for Tuesday, November 5, 2013 at 7:00 PM. We urge you to attend, as it is the best way to have a say in the operation of the Townhomes Association. Here's your chance to ask questions and get answers. There will be votes for officers, explanation of dues levels for 2014, and discussion other important issues.

## Financial Summary

Third quarter results show total cash on hand at \$408,451, of which \$22,996 is checking. This is an increase of \$87,000 since 2012 year-end.

Unfortunately, our repair budget has taken a beating, especially when it comes to roofs. We have exceeded our annual budget for roof repairs by \$12,000, with three month to go. The Board is evaluating this situation, using the repairs database that was developed this year. We will keep you posted as the evaluation progresses.

We are rescheduling our mid-cycle pressure-washing project for Phase 1 homes to Spring 2014. Our next painting phase is scheduled for 2017.

In the Spring newsletter, we indicated that we were experiencing a shortfall in dues collection because of the switch to CMA. This problem has been remedied and we have had no delinquencies for the last three months.

In summary, we are in good shape budget-wise. In total, expenditures are \$1,414 over budget or .48%. Looking forward, you can expect an increase in dues. A copy of the 2014 budget will be included in the annual meeting notice, which will be mailed mid-month.

## Townhomes Financial Report

A copy of the third quarter Townhomes financials is [available](#) on the Olde Ivy website.

## Committees

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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](mailto:clubhouse@oldeivy.org)

*Nancy Sample (Chair), Tricia Buce*

### Clubhouse Refurbishing

The clubhouse has a fresh new look (completely repainted inside and outside) and is ready to host your holiday parties! You can check the [calendar](#) on the Olde Ivy website for available dates.

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.

## Decorating Party (December 1)

The clubhouse will be decorated for the holiday season on Sunday afternoon, December 1 at 3:30. Any interested neighbors are very welcome to stop by and help with the decorating. When we're finished, we'll enjoy some pizza, turn on the TV for football, and relax in the festive environment.

## Holiday Party (December 7)

Please join us Saturday, December 7 at 7 PM for our Olde Ivy Neighborhood Holiday Party. We'll supply the main dish, desserts, wine, beer and sodas. Please bring an appetizer or side dish to share. Holiday attire requested, but not required.

All Olde Ivy residents are welcome—no RSVP needed.

## Communications

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

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

The Communications Committee posts important notices on the neighborhood website, [www.oldeivy.org](http://www.oldeivy.org), and emails notices in the form of Olde Ivy Communiqués directly to residents who have registered with our website (see below for instructions).

If you know of anyone who is not registered with the website, please ask them to do so. 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 beyond our gates, and New Resident Information, available under the website's Welcome tab.

To navigate the entire website, including accessing the residents directory, financial details of the neighborhood and other private matters, you must log in with a password.

## Registering for the Website

To register,

1. Go to [www.oldeivy.org](http://www.oldeivy.org).
2. Select the **Welcome** tab on the left side of the home page.
3. Near the bottom of the menu, select **Register**. Follow the simple directions.

Once you have completed this one-time only process, save your log in and password credentials to quickly enter the site in the future. When registered, you can see all information on the site.

## If you need to get a message out to your neighbors . . .

The Communications Committee is the only 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 urgent issues, 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](mailto: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](mailto:charlie.ryan@hotmail.com) or call him at 404-403-4034.

**Covenants**[covenants@oldeivy.org](mailto:covenants@oldeivy.org)*Susan Constantine (Chair), Jesse Liebman, Don Wagner*

Most people in Olde Ivy know that many of the community's rules and procedures are contained in documents filed with the county. These documents are the Declarations and By-Laws for the master Neighborhood Association and each of our three sub-associations; they are [available](#) on the Olde Ivy website. Fewer people know that these documents give the respective Boards the authority to develop rules and procedures in specified areas with equal legal effectiveness as the documents filed with the county. An example of such a rule/procedure relates to trash collection in the Townhomes and Condos. (Trash collection day is Friday and trash containers may be left outside for pick-up only from 6 PM on Thursday until 6 PM on Friday; at all other times, trash containers must be kept in the unit's garage.)

While a document containing such rules exists, it was (poorly and incompletely) drafted more than ten years ago by the community's developer reflecting that organization's priorities. The Covenants Committee has taken the task to make this "rules/procedures" document complete and current. A very preliminary draft has been developed and is being reviewed by the committee. It will soon be circulated to the community's various Boards and committees for review and comment. The plan is to have the document finalized and formally approved by the Boards by the end of the year with circulation to the community and effectiveness early in 2014.

Volunteers for the committee are always welcome. If you have any questions or concerns, please email [covenants@oldeivy.org](mailto:covenants@oldeivy.org).

**Infrastructure**[infrastructure@oldeivy.org](mailto:infrastructure@oldeivy.org)*Patricia Brown (Chair), John Bennison (for the Reserve Committee), Tom Constantine (Safety), Dan Gonsalves (Pool), Kevin Humphrey (Hydrants and Streetlights), Al Morrison, Joe Thome*

The Infrastructure Committee coordinates maintenance of common area elements within the Neighborhood, such as roadways, gates, the Clubhouse and pool. With long-range planning input from the Reserve Committee, and financial oversight by the Neighborhood Board of Directors, the Infrastructure Committee assists by specifying work orders, evaluating vendor proposals, and supervising execution of maintenance projects. We remain fortunate to have Committee leadership with top-notch construction credentials.

**Major Maintenance Projects**

Infrastructure had an active season this year, with major maintenance projects including repainting the Clubhouse exterior and interior in both upper and lower levels. We elected to clean rather than replace the clubhouse carpet this year; we will have an opportunity to replace it and to coordinate the color and texture with new clubhouse furnishings, which are expected to be chosen in the next year or so.

We also finished the current round of periodic roadway maintenance to seal-coat the asphalt, restripe and repaint the red curbs. Please take seriously: *Parking is prohibited along any red curb, to ensure appropriate access for fire department vehicles.*

This year we also patched some compromised asphalt areas, in order to protect our most expensive assets in the neighborhood, the roads and sidewalks. Roadway maintenance projects are recurring events, due to occur again in about 2018.

We have yet to complete a routine fire hydrant review, and we deferred a project to assess and maintain some perimeter fencing until next year.

## Pool Area Upgrades

This summer, pool users also enjoyed new poolside furniture with more umbrellas at the tables. We extend special thanks to residents who were vigilant about lowering umbrellas when not in use. The track record wasn't perfect, but good citizens helped us avoid any serious wind damage to umbrellas this season. We appreciate the support.

We also changed over from a chlorine filtration system to a more modern salt-based system, which led to a much more pleasant swimming experience.

## Infrastructure and the Reserve Plan

Projects completed from the Reserve Plan were done within funding levels of the Reserve budget, although the asphalt repairs made in conjunction with the roadwork fell outside the Reserve Plan.

The Reserve Plan does not drive all Infrastructure maintenance; additional miscellaneous projects seem to pop up every year. This year in addition to asphalt patching, we found and repaired termite damage in the Beach Haven guardhouse and upgraded the termite protection. We also coordinated some unscheduled painting and repairs related to roadwork.

2014 looks to be a quiet year in terms of Reserve Plan projects, but we anticipate a planning phase for replacing Clubhouse interior furnishings, deferred fence maintenance, and a number of other less visible projects.

We are always looking for additional participation from new committee members. If you know a resident who is well suited to project management, budgeting, and planning, and who is comfortable riding herd on contractors, please encourage them to contact a committee member about participation or email [infrastructure@oldeivy.org](mailto:infrastructure@oldeivy.org).

## Fitness Center

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

*Julie Rascoe, Buddy & Victoria Fowlkes*

The Fitness Center remains a very popular Olde Ivy amenity, but the committee needs a new Chair. It's not an onerous position, but the Center would benefit from someone who has a little time to invest in it. We have updated some equipment this year, but maybe there are other improvements you'd like to see explored. Please let the Neighborhood Board know if you would be interested in taking this on. Email [NeighborhoodBOD@oldeivy.org](mailto:NeighborhoodBOD@oldeivy.org) to discuss or volunteer.

## Landscape

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

*Eric Brannen (Chair), Karin Baldzer, Leslie Maddock, Charles Moon, Sandy Nelson, Cecily Sapp, Pat Stuart, Gay Watson, Sandra Zelley*

We had a wonderful summer with the most rainfall in years, which has made our landscaping particularly beautiful.

## Landscape Contractor

After working with our landscape contractor Valley Crest for three years, we conducted a comprehensive review of our landscaping, irrigation and erosion control needs, solicited and reviewed competitive bids from other landscape companies, and decided that Olde Ivy would best be served by renewing the contract with Valley Crest.

## Fall Projects

We are working closely with the landscaper's site manager on a number of fall projects, including installation of colorful fall flowers around the community, starting the end of October. Replacement shrubs and low greenery will

be planted to fill out empty areas. We are also trimming some of the trees that have grown too close to buildings, sidewalks and the nature trail (including removal of one large tree that had “departed”). Planning for spring projects will begin soon.

### **Fixing Dog-Related Lawn Problems**

We are also working on improving the lawn, installing sod in damaged areas. We *need your help with keeping pets away from the grass and all plants*. Allowing your dog to contribute to yellow, urine-burned spots in the lawn is very disrespectful and definitely not being a good neighbor.

We are making changes that will improve the service at our pet stations, including weekly pickups.

Special thanks to the large number of residents who helped on the cleanup of Log Cabin and Beech Haven this fall.

Enjoy this wonderful autumn!

### **Reserve**

*John Bennison (Chair), Jerry Crow*

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

The Neighborhood Reserve Committee monitors a maintenance schedule for the Neighborhood common areas including the clubhouse, pool, fitness center, roads and sidewalks, gates and fences, as well as the nature trail and drainage basins.

Incidental and unscheduled repairs come out of the Operating budget, but “capital maintenance” projects—substantial projects scheduled years in advance—are maintained according to the Reserve Plan and paid for from the Reserve Fund.

The Committee maintains the Reserve Plan, a spreadsheet with more than 100 separate scheduled maintenance items, each having an estimated cost, a repair interval (for example, repaint every six years), and a remaining life expectancy (for example, three years to go before action needed). We advise the Neighborhood Board of Directors about upcoming scheduled maintenance, and work with the Infrastructure Committee to help coordinate those Reserve projects that the Board approves.

Of course, repairs don’t always come according to schedule—a pool pump might need replacement before its scheduled date, and a roof might last a few years after the shingles were scheduled for replacement. Cost estimates also fluctuate with market conditions and inflation. So the spreadsheet is constantly evolving.

We also calculate the annual Reserve Contribution needed to maintain adequate funding levels. We then make recommendations to the Neighborhood Board for the Reserve funding. The Neighborhood Board sets the actual Reserve contribution amount (currently about \$17 per unit per month), which is one component of the monthly dues that all unit-owners pay.

2013 has been an active year for Reserve projects, including:

- Phase 2 of roadway maintenance—Seal-coating, asphalt striping and curb painting.
- Replacement of poolside furniture (chairs, chaise lounges, umbrellas and stands)
- Painting of the Clubhouse exterior
- Painting of the interior Clubhouse and Fitness Center areas

2014 has less scheduled maintenance activity. Potential projects (subject to Board review and approval) include:

- Repair and repaint fencing
- Repair or replace the pool cover

- Replace the Clubhouse emergency lighting
- Replace the Clubhouse carpet

Our estimate is that the Reserve balance will be a healthy \$195,000 at the end of 2014. This amount is on-track to grow to more than half a million dollars in time to repave our roadways when they need it. Repaving will be required after about 25 years of service.

The Committee invites new membership: Experience with commercial or campus maintenance, budgeting, and/or spreadsheets are all helpful. Please email [reserve@oldeivy.org](mailto:reserve@oldeivy.org).

## Social

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

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

Greetings from the Olde Ivy Social Committee! Hope everyone is having a great 2013. The summer has already flown by and now fall is upon us! Reminder: All Social Committee events are open to all residents, whether renters or owners.

### Successful Summer Parties

On behalf of the Social Committee, we want to thank everyone for contributing to and attending the Summer Pool Party in June and the Goodbye-to-the Pool-Season impromptu gathering in September. We had many wonderful side dishes to accompany the entrées, pizza and wings (all courtesy of the Homeowners Association).

### Decorating the Clubhouse on Sunday, December 1

The Clubhouse always looks beautiful during the holiday season, and we need your help getting it ready this year! Please join us about at 2:30 PM on Sunday, December 1 to help with decorating. If you can, plan to stay for our first Game Day get-together, with appetizers and a cold beverage provided while we cheer on the Falcons!

### Holiday Party on Saturday, December 7

Please join us for the Holiday Party on December 7 at 7:00 PM. We will provide the entrée, beverages and desserts, with guests bringing side dishes to share. Check your emails for the Save the Date announcement, and spread the word. Any resident and a guest are welcome to attend. Please reach out especially to new neighbors and invite them to come. If you would like to help with the party, please email [events@oldeivy.org](mailto:events@oldeivy.org).

### Welcoming New Residents

Another important focus of the Social Committee is to make sure new residents receive a warm welcome to the Neighborhood. Committee members are making personal calls and providing new homeowners with a Welcome Basket. We welcome additional volunteers to help with this project.

### Ideas for some Additional Events

We appreciate the support from the Neighborhood Board that allows us to pursue our mission of building community through social events and activities. Especially since Olde Ivy has many single households, it would be great to have some planned events to enjoy with friends and neighbors at the Clubhouse and in the Vinings area. Possibilities for the fall and winter include:

1. Muss and Turner Tuesday Night Wine Tastings: For those of you new to the community, this is a fun activity at one of our nearby restaurants. If residents are interested, we could designate one Tuesday per

month to be Olde Ivy Night at M/T, and reserve an Olde Ivy table with a discounted rate. A fixed price for a tasting of 5 or 6 wines and cheeses would probably run about \$10-\$12. Of course, all are welcome to stay for dinner as well.

2. Bunco or Poker Night: This is something that some folks have done at the Clubhouse in the past. Stay tuned to hear more.
3. Book Club: Can Olde Ivy support a book club that meets in the Clubhouse? Let us know if you'd like to give it a try.

Please let us know if any of these ideas appeal to you (or if you have others you would like us to pursue). Email us at [events@oldeivy.org](mailto:events@oldeivy.org).