

OLDE IVY VINE



Olde Ivy at Vinings Quarterly Newsletter | Spring 2013

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

Neighborhood Association

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)

Paying Your Dues

When Olde Ivy changed property management companies from Heritage to Community Management Associates (CMA) in January, all of our homeowner association dues became payable to CMA. If you are still sending your dues payments to Heritage, please email our property manager at CMA, Rosemary Riccio, at riccio@cmacommunities.com or call her directly at 404-835-9221 for instructions on how and where to make your dues payments. This will help you avoid late fees and will speed dues collection for Olde Ivy.

Thanks!

Dog Waste

The last issue of the *Olde Ivy Vine* included a gentle reminder about picking up after your dogs and using the doggie stations (with plastic bags and disposal buckets provided) conveniently placed around the Neighborhood for waste disposal. Unfortunately, the prevalence of uncollected dog waste on our grounds continues to be an escalating nuisance. All owners and residents agreed to the Covenants that govern our Neighborhood and the quality of life in the Neighborhood at the time of purchase or lease signing. These Covenants require dog owners to pick up the waste left by their dog. The Covenants also provide for a \$25 pet owner fine (after two written warnings) each time the waste is not collected, as each time constitutes a violation. This fine can comprise a lien on the owner's property.

If pet owners do not comply with the existing guidelines, the Neighborhood Board may have to adopt new procedures. Possibilities presently under consideration include (but are not limited to) the following:

- A pet registration process with associated fees
- DNA testing for pets, paid for by mandatory fees charged to dog owners, so that dogs can be matched to uncollected waste. This service is now available locally and has been used successfully by some condominium associations.
- The disallowing of dogs altogether

Although we would prefer not to adopt more onerous rules and procedures, the current voluntary system is not working. So, we urge all dog owners to use the doggie stations provided by the Association to dispose of dog waste, and remind them to expect to incur fines when waste is not collected. Thank you for your cooperation.

Water Issues

Olde Ivy now has a Water Manager to help you with any water issues you may have. If you have or observe any water issues at your unit or in the neighborhood, send an email them to water@oldeivy.org for help.

High water bills? Two things contribute to this problem and both are easily remedied:

1. NWP Services (our water rebiller) charges \$20 for a late payment. The fix for this is to get your payment in on time. NWP has several ways to pay your bill. You can go on line at <https://www.mynwpsc.com/xwsHome/OutContent.aspx?link=OutForResidents&nav=Residents> to set up autodraft payments. This arrangement is free, as is paying over the phone. You can also mail your payment using the self-addressed envelope included with your bill for no extra charge, or pay by credit card for a \$3.50 fee for each transaction.
2. If paying your bill late is not the problem, check your home for water leaks: With all your water devices *turned off*, look at your water meter. Is the small red triangle on the face of the meter moving? If it is, you have a leak. Can't find your meter? You may be one of the unlucky 35 residents whose meter is in a pit in front of your unit. In that case, take the lid off the tank of each of your toilets. If the water is even with the top of your overflow tube, you have a leak. There are several different float mechanisms; the adjustment is different for each. Email water@oldeivy.org for instructions.

Neighborhood Financial Summary

During 2012, the Neighborhood successfully rehabilitated our cash position. It was a very good year.

Total cash on hand at year-end was \$135,163, an increase of \$67,898. Our Reserve balance increased \$42,334 after spending \$24,055 on a number of capital projects. As a result, the Neighborhood was able to reduce the charge to the sub-associations by \$5 per unit per month, which amounted to about \$18,000.

The major capital project undertaken by the Neighborhood Association was seal coating approximately 60% of the neighborhood streets. The balance of the neighborhood will be addressed this year.

2013 is off to a good start. As of February month-end, our Total Cash on Hand was up \$16,222 (slightly misleading, because our check for the Neighborhood pine straw missed the cutoff for February business). The adjusted number is \$3, 222. Our reserve balance has increased \$10,070. Capital projects totaling \$62,900 are scheduled for this year. This amount is roughly equivalent to this year's contribution to the Reserve Fund, leaving us in very good shape going forward for future capital projects. See the Infrastructure article elsewhere in this newsletter for more information about our Reserves and how they function.

Financial Statements

Copies of the year-end 2012 [Neighborhood financials](#) are available on the website.

Sub Associations

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

Condos (also known as The Lofts)

condosBOD@oldeivy.org

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

If you are a new Condos owner, we hope you are receiving this newsletter directly. (If not, please register at the Olde Ivy website, as described in the Communications Committee section.) If you have any questions or want to become active in the condos sub-association, email condosBOD@oldeivy.org.

New Committees

This year, several new committees are working with the Board to enhance living at the Condos. So far, we have a Finance Committee, a Satellite/TV Committee, and a Capital Committee and expect shortly to have a Rental Committee. If you'd like to work with any of these, we would be delighted to welcome you. If there's another committee you think we should have, let us know. Please email condosBOD@oldeivy.org to volunteer or make suggestions.

Rentals

Our covenants limit the number of Condos that can be rented at any given time to 25% or seven of the 28 Condos. You can find details governing the leasing of your condo, including the following key requirements in the Declaration of Condominium for Olde Ivy at Vinings Residential Condominium, 04-05-2001, beginning on page 30:

1. You must obtain a leasing permit prior to leasing.
2. You must submit proposed leases to the Board in advance of lease signing.

When the maximum number of permitted leases has been met, owners who have submitted lease permit requests are placed on a waiting list. The Condos declaration and other Olde Ivy governing documents are online at the neighborhood web site, www.oldeivy.org, in case your own copy isn't handy.

If you have already leased, or want to lease your condo, please email our property manager at CMA, Rosemary Riccio, at rriccio@cmacommunities.com or call her directly at 404-835-9221 immediately to ensure that the required permits and approvals are in place for your unit.

Trashcans

Thankfully, we seem to have moved beyond the time when homeowners were threatened with a lien on their properties for leaving their trashcan outside beyond the pickup date. However, we may have moved to the other extreme now, as some cans seem regularly to reside outside garages. Please be diligent in returning your trashcan to your garage after Friday's morning pickup, so that we can avoid having this problem reemerge as a neighborhood compliance issue.

Condos Financial Summary

The newly appointed Finance Committee began with undertaking a review of 2009-2012 financials and developing a new 2013 budget, which was recommended to the Board and adopted. We ended 2012 with operating cash of \$1910 and total cash on hand including reserve of \$67,032. The Finance Committee also reviewed our capital reserve to determine existing and future reserve requirements. The good news is that the reserve is currently sufficient to meet 2013 capital needs as well as anticipated future needs based on existing known capital

requirements. Delinquencies in HOA dues continue to be a serious budget-impacting issue for the Condos Association. The Finance Committee joins the Board in asking that homeowners bring their accounts current so that collections activities and costs can be avoided.

Financial Statements

Copies of the first quarter Condos financials will be [available](#) on the website when they are released by CMA.

The Manor

ManorBOD@oldeivy.org

Joe Winland (President), Karin Baldzer (Vice President), Carol Palmer (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 includes strict rules on leasing units. To lease your unit, you must first obtain a leasing permit from the Association. Email our property manager at CMA, Rosemary Riccio, at riccio@cmacommunities.com or call her directly at 404-835-9221 if you are considering leasing your unit.

The Board is now dealing with a couple of owners who are believed to have willfully violated the leasing rules as defined within the Declaration and entered into a lease without obtaining the necessary leasing approval. The Board is taking take a firm stance on this, and will continue to take all actions necessary to prevent the Manor community from exceeding the leasing limits.

Building Maintenance

We replaced the batteries that open the garage doors when there is a power outage. Thanks to Frank Watkins, we saved approximately \$6,500 to accomplish this replacement. Frank was able to source the batteries and then have our building maintenance company install the batteries at a fraction of what an external contractor would have charged.

The small wooden balconies on the outside of the Manor buildings were rotting. They are being replaced with new vinyl balconies that should last many years.

Capital Projects

Requests for proposals are going out to seek bids from qualified companies to refurbish building 4805. This will include interior painting, carpet and floor replacement, and repair of interior walls, windows and any other necessary repairs.

Requests for proposals are also going out for the exterior painting of building 4950.

Dog Waste

We continue to have an issue in the Manor area with people not picking up after their dogs. Please use the pet waste station with plastic bags and a disposal bucket in the island in the cul de sac at the end of Ivy Ridge Drive.

Recycling

A recycling reminder was also sent to Manor residents. The program is going well as long as we follow a few simple guidelines. Two very important no-no's are pizza boxes and Styrofoam in any form (including Styrofoam packing material). No plastic bags, please.

The sticker on top of the recycling bins contains very valuable information. Take a few minutes to review the guidelines posted.

Manor Financial Summary

The total cash balances for the year ending December 31, 2012 were \$295,366.45. Of this amount, \$46,990.76 was in the operating account, \$145,011.93 in the capital reserve account and \$103,363.76 in the money market account. For 2012, \$112, 678.93 was added to the capital reserve account.

The goal for 2013 is to continue to grow the capital reserves while at the same time begin an interior refresh of building 4805 and paint the exterior of building 4950.

Although the capital reserves are not yet at the desirable level necessary to cover major repairs in the coming years, the Manor Association has made very favorable progress toward setting more money aside to cover major work.

Financial Statements

Copies of the first quarter Manor financials will be [available](#) on the website when they are released by CMA.

Townhomes

TownhomesBOD@oldeivy.org

Charlie Ryan (President), Jerry Crow (Treasurer), Keiffer Philips (Vice President)

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. Thanks to the foresight of our previous boards, and the recent owner-approved \$5.00 increase in the monthly dues, we do not anticipate the need for special assessments, even when large expenditures such as roof replacements are required. We are thankful that virtually every owner has remained current on the monthly payments. As most of you know, a new property manager, Community Management Associates (CMA), was hired, effective January 1, 2013. A few owners have mistakenly sent one or more of their monthly assessments to the old manager, Heritage. Late fees were waived for January, February and March, but the usual 10% penalty will be applied to any future late payments. If you have not received a new payment booklet or have any questions regarding the payment of assessments to CMA, call our representative Rosemary Riccio directly at 404-835-9221 or email her at rriccio@cmacommunities.com.

Townhome Insurance Deductible

Insurance premiums for coverage of the Townhome structures have stabilized because we have had no claims in the last four years. A reminder: 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 \$20K of any claim. Be sure that your own insurance policy covering the contents of your home has a rider that would pay for that \$20K deductible, subject of course, to your own policy's deductible. That coverage is available at a very reasonable premium, if it is not already included in your policy.

Reporting Maintenance / Repair Issues and Other Concerns

The Townhome board suggests that you do your own thorough inspection of the exterior of your unit at the beginning of each month. Report any issues to Rosemary Riccio, our CMA property manager (contact info above). Rosemary should be your first call for issues of ordinary maintenance and/or repair as well for concerns of safety, gate access problems, or issues with pool, fitness area and clubhouse.

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 at TownhomesBOD@OldeIvy.org. Your emails will go to board members Jerry Crow, Keiffer Philips and Charlie Ryan.

Upcoming Traffic Detours in Townhomes area

The roads leading in and out of the Townhomes on the Beach Haven side of the community will seal coated soon. This weeklong process will require detours, parking adjustments and removal of vehicles from on-street parking areas. To avoid the possibility your of vehicle being sprayed in the seal coating process or even towed, please look for emails from the Olde Ivy Communications Committee, postings on the www.OldeIvy.org website and a hand-delivered notice in your mailbox outlining the schedule of work, and traffic and parking requirements.

Avoiding Water Damage

Please be sure that potential sources of water leaks, including worn-out water heaters, along with hoses connecting refrigerators, clothes washing machines and dishwashers are checked occasionally by professionals. Failure of these items can result in serious 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 website and in the Summer 2012 edition of the Old Ivy Vine, [Important Information Regarding Plumbing Maintenance](#).

Please feel free to contact any of the Townhome board members with your questions or concerns on any neighborhood issue.

Financial Summary

2012 was a good year for the Townhomes. We were able to meet all of our budgeted obligations including capital projects, and to increase our Total Cash on Hand by \$15,855 to \$321,391. Even though we spent \$82,000 on capital projects (Phase III painting of Townhome exteriors), we were still able to increase our Reserves by \$4,713 to a total of \$301,391. We will now have a four-year break in major capital expenditures. This year and the following year we will be doing the mid-cycle pressure washing of all our buildings. The next painting cycle will begin in 2017.

Because of the transition from Heritage to CMA as our property management company, we are coping with a temporary shortfall of dues (payments mistakenly paid to Heritage with a resulting delay in receipts). Additionally, a number of roofs required repair. As of February month-end, our Total Cash on Hand is \$319,923. This amount is down from year-end by approximately \$1,500. Our reserve balance is \$310,822. Our only planned capital project this year is pressure-washing of our Phase I units.

In February, we acquired a database of all Townhomes repairs since January 1, 2008. We hope this will yield some clues about the state of our roofs.

Townhomes Financial Report

Copies of the first quarter Townhomes financials will be [available](#) on the website when they are released by CMA.

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

Clubhouse Refurbishing

The Old Ivy Clubhouse has been a tremendous asset to our neighborhood for the past 12 years. It has hosted wedding parties, baby showers, birthday parties and neighborhood get-togethers. It has been loved and well used by all of our neighbors, and it is now time for a facelift. Beginning in late April, the Clubhouse will be closed for five to six weeks as it undergoes some much-needed renovations. You will all be thrilled with the updated look of the Clubhouse and we appreciate your patience throughout the process.

To reserve the clubhouse for an event (when it reopens), 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.

Communications

communications@oldeivy.org

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

The Communications Committee will soon begin issuing a series of emails and posts at www.oldeivy.org, as well as hand-delivered letters to alert residents to a paving project this spring. The roads on the Beech Haven side of the community will be seal-coated over the course of a week, requiring detours and parking adjustments. Please pay attention to the notices so that your car is not sprayed with seal coating or perhaps even towed.

Registering for the Website

More and more residents are visiting the Olde Ivy at Vinings website, www.oldeivy.org. To receive timely emails (including invitations to Social Committee events!) from the Communications Committee, you must be registered with the website. To register,

1. Go to 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 communication@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 him at 404-403-4034.

Covenants

covenants@oldeivy.org

Susan Constantine (Chair), Jesse Liebman, Don Wagner

The main issues reported by residents continue to be pets and parking. Please see the lead article on the continuing dog waste issue on the first page under the Neighborhood Association.

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 for the committee are always welcome. If you have any questions or concerns, please email covenants@oldeivy.org.

Infrastructure

infrastructure@oldeivy.org

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

The Infrastructure Committee supervises and conducts maintenance of common area elements within the Neighborhood, such as roadways, gates, 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're fortunate to have Committee leadership with top-notch construction credentials.

Significant Projects for 2013

Roadway Maintenance

This spring, we expect to complete the seal-coating project that was started last year. A contractor will fill cracks, spray on a surface sealant, re-stripe the roads, and repaint the restricted curbs in the area north of the Clubhouse (Ivy Ridge Drive between the Clubhouse and Beech Haven Trail gate, Ivy Crest Lane and Ivygate Circle).

The purpose of this maintenance is to prolong the life of our roads, which are one of the most expensive common area elements in the neighborhood, and to improve the neighborhood appearance. The Reserve Plan calls for this action approximately every six years, and it has been slightly longer than that since the previous seal coating.

The work is likely to occur in late April, and to last about one week. The contractor's schedule hasn't yet been finalized, but even the final schedule will depend on weather and is subject to change on short notice.

During the project, a target area will be designated for each workday. Residents in the target area can expect to be unable to travel on roadways between their garages and the outside roads for a 25-hour period. They should either park their vehicles outside the target area before work begins, or plan to leave vehicles in garages for the duration of that 25-hour period. Similarly, guests and service workers should be instructed on when and where to park, to avoid being towed.

There may be other times during the project in which alternate routes will be in effect, and when travel may be limited, delayed, or restricted. Mail and delivery service will be interrupted for affected homes for one day, and trash pickup may be interrupted for some homes as well.

As the project date approaches, Infrastructure will work with the Communications Committee to distribute schedule details and notices by email and the website. We appreciate your patience during this project.

Clubhouse Painting and Carpeting

The clubhouse is due for exterior repainting and some interior renovation. New gutters are already in place, and exterior repairs for shutters and doors were recently completed, so the projects are occurring in the proper sequence.

We've decided to overlap the interior and exterior painting projects to minimize the time the clubhouse will be unavailable for neighborhood business and for private functions, and to minimize the impact of the projects on scheduled events. The current plan is for work to start the third week in April and to finish in May. (These dates were chosen to avoid conflict with previously scheduled events, and to occur when conditions are normally good for exterior painting, that is, neither too cold nor too hot.) Watch for notices by email as the schedule is finalized and the work dates approach.

Fire Hydrant Inspections

Safety is always a top priority, and the county requires annual inspections to ensure that fire hydrants are in working order. Infrastructure Committee volunteers will schedule the inspections and follow up to arrange any necessary maintenance.

Access Gates

Beginning this year, a new Access Gates sub-committee will manage gate codes and access. Stale codes have been cleared out of the system and the remaining codes seem to be working smoothly.

The gates now remain open Monday through Friday during high-use commuting hours of 6:30 AM to 8:00 AM and 4:30 PM to 6:00 PM.

We recently learned of a situation where responding police may not have had current access codes. We have since confirmed that the local Cobb County Precinct 3 does have a current activated access code for entry. Fire responders use the red Knox box on the side of the Log Cabin Gate for entry.

Everyone is reminded for security reasons not to give out your gate code, the use of which is logged at the gate and tied to your name individually. Obviously, abnormal use of the same code raises alarms. Instead of sharing your code (which could then be reused by a non-resident), have your guests call you using the resident directory on the call box at the gate. When connected, press 9 on your phone to open the gate. This is a much safer long-term approach than sharing your code. If you plan to host a special event with many guests, email access@oldeivy.org to request a special single-use code for the day of the event.

Investments made in upgrading the electrical supply for the Log Cabin gates during 2012 have led to improvements in the reliability of the gates. We've eliminated outages from problems with the electrical supply and the enlarged safety loop has significantly reduced the number of collisions.

The Log Cabin gate continues to experience very high use, which makes it prone to maintenance issues. Instead of using the overburdened and costly-to-repair electronic gate when returning from a walk, please consider using the pedestrian gate on the sidewalk along Log Cabin Drive. It's located to the left of the Log Cabin gate near the gas company equipment. The code to the pedestrian gate is the same one you use for the clubhouse fitness center door.

We remind all residents to take extra precautions when granting large vehicles such as delivery trucks, service providers and moving vans entry into the neighborhood. Large vehicles may enter at the Log Cabin gate only. Please coordinate with the drivers to ensure that they make safe passage.

Pool Furnishings

Our poolside chairs and chaise-lounges are about 12 years old, and they limped through the 2012 season with some replacement of the mesh slings. This year we are replacing all the mesh pool furniture. Our Reserve Plan calls for refurbishing or replacing the furniture every 15 years, but we found that with available package pricing it was more effective to replace everything a bit early than to pay for continued maintenance piece-by-piece. (The used furnishings will be sold, which also helps to offset a portion of the cost of replacement.)

The new furniture was chosen to be durable, stackable, comfortable and attractive. In addition to new furnishings, some worn safety equipment will be replaced. Our goal is to have all the new pool items in place before the scheduled opening on May 1.

Fitness Center

fitness@oldeivy.org

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

A new door was installed at the entrance to the Olde Ivy Fitness Center to provide better more secure access. Please remember to bring your grey fob to open the Fitness Center door. Do not give access to anyone who does not have his or her own fob. Also, please remember to rack your weights and wipe down the machines when you are finished with your workout.

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

Landscape

landscape@oldeivy.org

Eric Brannen (Chair), Sara Cline, Tom Jankowski, Leslie Maddock, Charles Moon, Al Morrison, Sandy Nelson, Cecily Sapp, Pat Stuart, Gay Watson

The Landscape Committee has been working diligently over the winter to complete a variety of tasks as well as plan for the spring. Working with Valley Crest Landscape Company, we went over the entire irrigation system, identified problems and corrected them. We have completed the winter pruning of shrubbery, added to our erosion control program and completed regular maintenance (fertilizer, pest control, etc.).

We have been involved in extensive planning with a specialist at Valley Crest in the design of the spring flowerbeds. Look forward to new variety in both types of plants and color schemes throughout our thirteen areas for seasonal color.

Special thanks to Al Morrison, Cecily Sapp and Pat Stuart for their exceptional work on our Long-Range Strategic Plan, which will serve as the template for maintaining and improving our landscaping. We also want to salute Karin Baldzer and Sandra Zelle for serving as our fearless leaders over the past three years and for continuing their outstanding work on the committee.

Reserve

reserve@oldeivy.org

John Bennison (Chair), Jerry Crow

The Reserve Committee is pleased to report that the Neighborhood is largely on-track with respect to our Neighborhood Reserve Plan. This includes both the cash flows and the scheduled maintenance projects. The neighborhood reserve contribution for 2013 budget appears adequate to fund currently planned projects, and the only contribution changes anticipated in the future are those needed to keep up with inflation. *That's a tribute to good stewardship by the Neighborhood Board and the Infrastructure Committee.*

Our Reserve Plan isn't a static document because it must constantly evolve to track actual versus planned projects and their costs. A living plan includes some built-in flexibility; our Board can accelerate or defer planned maintenance based on actual conditions. Sometimes a maintenance item simply requires intervention before the schedule calls for it, and sometimes we can prudently extend the useful life of an item longer than was originally planned. The plan adapts and—with luck—the law of averages prevails in the long run.

Early maintenance increases our annual maintenance cost, and deferred maintenance (as long as it doesn't cause or promote damage) can decrease maintenance costs. The Infrastructure Committee and the Neighborhood Board have the last word on what actually gets done and when. Proactive management, like installing gutters on the clubhouse to divert water, helps the Neighborhood save maintenance dollars year after year.

When deferring maintenance, it's important to keep in mind that postponing maintenance does *not* free those earmarked funds for other purposes. It simply moves the cost of a project from one year to the next. The Reserve Plan, unlike the annual operating budget, has a rolling 20-year time frame.

2013 is potentially a busy year with several high-visibility projects up for consideration. (Each project must be reviewed and approved by the Board before the work is started.) Among the notable potential projects are:

- Phase 2 of roadway maintenance: Seal-coating, striping, and curb painting for the roadways North of the Clubhouse (tentatively planned for late April)
- Interior and exterior painting of the Clubhouse (tentatively in April), with other related renovations
- New pool furniture (before the pool opens on May 1)
- Repainting and repairing significant areas of site fencing (throughout the painting season)

Details of specific projects will be announced on the website as they are approved for implementation.

If you have questions about the Reserve Plan, suggestions, or wish to become more involved, please email reserve@oldeivy.org. The Reserve Committee is now welcoming nominations for new members.

Social

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 winter has already flown by and now spring is upon us!!

On behalf of the Social Committee, we want to thank everyone for contributing to and attending the Holiday Party. We had so many wonderful side dishes to accompany the entrees that the Homeowners Association provided. Thanks so much to Debbie and Hank for tending the bar. We had plenty of food this time. We were not certain of Santa's schedule during the season but he did show up. The Social Committee and many volunteers exquisitely decorated the clubhouse. Thank you to our volunteers for the set-up and takedown. Driving into our community during the Holiday Season was such a joyous experience! Check out the website for photos.

Upcoming Pool Party

The committee met in early March and we are planning some exciting events. The focus was on our next event: the Summer BBQ Pool Party on June 7 at 6:30 PM. The Homeowners Association and Social Committee will provide the entrée, beverages, and desserts. The plan is for each resident to bring a side dish (no breakable dishes, please). Check your emails for a Save the Date notice and spread the word. All residents and a guest are welcome to attend. It will be catered by Buckhead BBQ again, Yum! We will provide chicken/pulled pork and will order plenty this year. Last year, almost 100 residents and guests attended, which was more than any social event that many could

remember! Please reach out especially to new neighbors and invite them to come. If you have any ideas or want to assist with the party, please respond to events@oldeivy.org.

Additional Event Possibilities

We are appreciative of the Neighborhood Board for approving a Social Committee budget this year so we can pursue our mission of building community through social events and activities. We are considering and planning a variety of activities/events. Olde Ivy has many single households and it will be great to have some planned events to get out with our friends and neighbors at the clubhouse and in the Vinings area. Possibilities include:

1. Bus trip to an Atlanta Braves Game (date to be determined): We will provide group transportation with a small donation to augment our budget. The bus would stay with us the entire night, so we ride together, tailgate at the game, sit together, and then ride home together. More details and the date to come. We are looking at July/August timeframe. We will purchase a block of seats and ask everyone will bring a food item to share at the tailgate. Each person attending will be responsible for the cost of the ticket and a reduced amount for the transportation. This still comes out way less than going on your own and a lot more fun.
2. Muss and Turner Tuesday Night Wine Tastings: For those of you new to the community, this is a fun activity at a nearby restaurant (in the One Ivy Walk area at the intersection of Atlanta Road and Cumberland). We could designate one Tuesday per month to be Olde Ivy Night at M/T. We will have a reserved table with a negotiated price. It will probably run about \$10-\$12 for tasting about 5-6 wines and cheeses. Of course, all would be welcome to stay for dinner as well.
3. Newcomer Welcome Basket: Everyone knows how hard it is to move from one community to another, meet friends, and learn about the community. The Social Committee will now provide a Welcome Basket for each new homeowner. We are also considering hosting a Newcomers Reception once a quarter at the Clubhouse. This will be targeted at the newcomers, with all residents invited to come to welcome our new neighbors. **We encourage the entire community to make our newcomers feel at home. One of our goals this year is to continue to build upon a friendly culture at Olde Ivy so that all residents feel welcomed and are proud to call Olde Ivy home!**
4. Bunco or Poker Night: This is something that some folks have done at the Clubhouse in the past. Stay tuned to hear more.
5. Book Club: A few of the Social Committee members would like to add this enriching activity. More information will be provided via the website/emails.

If you are interested in joining in on the events or have other ideas please tell one of our committee members or email as at events@oldeivy.org.