

OLDE IVY VINE



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

Neighborhood Association

NeighborhoodBOD@oldeivy.org

Keiffer Phillips (President), Karen Baldzer (from The Manor), Sue Gruskin (from the Condos), Carol Palmer (from The Manor), Joe Winland (from The Manor)

Annual Meetings

The Annual Meetings for the Neighborhood Association and the three sub-associations are scheduled at 7:00 PM on the following evenings:

Association	Annual Meeting Date
Neighborhood	Thursday, November 13
Condos	Monday, November 10
The Manor	Tuesday, November 11
Townhomes	Wednesday, November 12

We urge you to attend both the Neighborhood meeting and the meeting for your sub-association, as each president of a Board of Directors presents important information about the community. In addition, if there are openings in a Board, you will have the opportunity to vote for new Board members.

Gates

If you observe a malfunctioning gate, please report it to Access@OldeIvy.Org immediately. Our Log Cabin gate averages 715 transactions per day so it's important for us to know about problems as soon as possible. When reporting a problem with the neighborhood gates, please refer to the street names of the gates (Log Cabin Drive, Beech Haven Trail, Ivygate Circle). Our gate repair contractor will not accept a work order using designations such as "Front" or "Back."

You can replace lost or malfunctioning remotes: Black remotes (exterior gates and Manor garage gates) are now \$30 and grey fobs (pool area, fitness center and individual Manor front doors) are \$10. Both have a one-year warranty. Email Access@OldeIvy.org to obtain one.

Water

We continue to receive calls about high water bills. There are a number of factors that can cause this but the number 1 culprit is leaky toilets, usually caused by a malfunctioning float mechanism in your toilet tank. You can check this quickly and easily: Remove the lid from the tank and check the water level. It should be about 1" below the top of your overflow tube, which is positioned in the center of the tank. If the water is even with the top of this tube, you have a leak. Usually it just takes a small adjustment to the float to fix this. It's a lot cheaper than calling a plumber.

Leaks can also be caused by high water pressure within your unit, which can lead to much more serious problems.

If you would like your water pressure and toilets checked, email Water@OldeIvy.Org.

And lastly, if you see water running down the street or hear water running in a storm drain, email Water@OldeIvy.org ASAP.

Neighborhood Financial Summary

Financial results for the Neighborhood continue to be excellent. Total cash on hand is \$301,385, an increase of \$26,812 since our first quarter report. Checking account balance is \$64,693 due mostly to the receipt of funds from Charter, Communications, as described in the [Olde Ivy Vine, Spring 2014](#). All categories are under budget. Total Operating Expenses are \$45,934 under budget. Our Reserves balance is \$236,692.

There are a number of Reserve Projects on the schedule totaling \$34,544. Most of these are being deferred. See the Reserve Committee report in this newsletter for more details. These results are as of 9/30.

Direct your comments regarding this report to NeighborhoodBOD@OldeIvy.org.

Jerry Crow, Treasurer

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 (also known as The Lofts)

condosBOD@oldeivy.org

Debbie Jankowski (President), Sue Gruskin (Vice President), Nilesh Kasabia (Treasurer), Kobi Oppong (Secretary), Marthelle Cherry (Member at Large)

Property Management Company Representative

After Neighborhood Management Associates (NMA) the Condos' former property management company, merged with Fieldstone Realty Partners, the former NMA property manager for the Condos joined Community Management Associates (CMA). We are delighted to have David Nichols as our property manager again.

To contact David, email him at CondoPM@OldeIvy.Org or phone him at (404) 835-9213.

2014 Accomplishments

The Condos Association had a number of important accomplishments this year.

Flat Roof Repairs

The Condos Association resolved the long-standing confusion about ownership of the convertible space under the flat roof. After years of incorrectly shared costs and a current request for thousands of dollars more, we were finally able to demonstrate from the respective covenants that the "convertible space" under the flat roof is not part of the Condos' residential parcel. Rather, it is a commercial condominium, C-111, with 3000 square feet of the 31,000 square feet of commercial condo space, comprising its 9.8% interest in the Commercial common elements. Accordingly, its repairs belong to the commercial association exclusively; the Condos do not have a role in repairing the flat roof system of the convertible space currently occupied by the Goddard School. The Condos should not have to revisit this issue again.

FHA Approval

The Association received FHA approval on June 27. It is effective for two years, during which time the Association will monitor activity to see if the designation produces measurable benefits to the Neighborhood that warrant continuing to maintain it.

Inspections of Porch Stoops

This project has been in the works for some time. This year all 28 porch stoops were inspected for structural issues; the one with a structural issue was repaired. Cosmetic repairs to the others will be addressed in a subsequent phase of repair.

Reserve Account Funding

With the reserve study in place, we successfully funded the reserve account per the budget this year.

2014 Challenges

The Association could benefit from improvements in the following areas.

Participation

To enhance living in the condos, we need more members to participate in the Condos Association. If you'd like to serve on the BOD, or develop a committee to serve a particular focus area, the BOD would be delighted to welcome you.

Please email CondosBOD@oldeivy.org with your ideas. We look forward to working with you!

Delinquencies

Dues delinquencies continue to be a serious budget-impacting issue for the Condos Association. When our Homeowners bring their accounts current and keep them that way, we are able to avoid expenditures for legal fees and collections costs.

Compliance

The Condos BOD is receiving increased numbers of violations-related complaints from neighbors. So as to avoid violation letters and fines, residents should pay particular attention to the following issues:

Parking

Use of garages for storage is prohibited. Use of the garage assigned to a unit is required for parking the first car. Parking a car other than in the garage is allowed only where there are more vehicles than the one the garage space can accommodate. This also applies in leasing situations, where owners must leave the garage completely clear for tenant parking.

Trash

Trash and recycling bins are permitted to be out for 24 hours: from 6:00 PM the evening before pickup to 6:00 PM the evening of pickup. If you are going to be away, consider asking a neighbor to put your bins inside, or not putting your trash out that day.

Balconies

The covenants prohibit placement of anything on the small balconies. In particular, things that look like clutter or trash are becoming an eyesore and need to be removed.

Leasing

Our covenants limit the number of Condos units that can be leased at any given time to 25% or seven of the 28 units in the community. Because the maximum number of lease permits has been issued, owners who submit lease permit requests are placed on a waiting list so that they will have an opportunity to lease their unit when a lease permit becomes available.

You can find details governing the leasing of your condo in the [Declaration of Condominium for Olde Ivy at Vinings Residential Condominium, 04-05-2001](#), beginning on page 30. Please note two key requirements:

1. You must obtain a leasing permit prior to leasing.
2. You must submit proposed leases to the Condos Board in advance of lease signing. **If you want to lease your condo, contact David Nichols at CMA (CondoPM@Oldelvy.Org) to be placed on the wait list for a lease permit, and/or to ensure that the required permits and approvals are in place for your unit.**

Condos Financial Summary

The Association ended the third quarter with operating cash of \$6,183.31 and total cash on hand including reserve of \$103,695. The association is reserving funds for a very expensive roof replacement project, as well as for other maintenance and repairs on its aging buildings. Delinquent accounts continue impact the budget, with the amount of uncollected delinquencies reaching more than \$20k. As a result of these delinquencies, the Association has incurred legal costs that add to the existing shortfalls from delinquencies.

Accuracy in the financial statements was a problem with NMA and Fieldstone, the previous property management companies. The Association resumed management with CMA effective September 1, and CMA is currently in the process of reconciling the financials for the Association. A copy of the third -quarter Condos financials will be available on the website when the reconciliation process is complete.

Nilesh Kasabia, Treasurer

Financial Statements

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

The Manor

ManorBOD@oldeivy.org

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

Update on Water Damage

All of the units that sustained water damage in January 2014 are finally fully repaired.

Additional work is required. Even though a key reason that the pipes froze was the previous faulty insulation work, additional insulation work alone would not ensure that pipes would not freeze in the future. We must also undertake a dry pipe modification to the system to prevent frozen and broken pipes in the future.

Dry Pipe System

Work is now underway to convert the fire sprinkler pipes that are exposed to freezing in extreme cold weather to a dry pipe system. Without water in the pipes, they cannot freeze and therefore the potential of a broken pipe is virtually eliminated. It is of the utmost importance to perform proper maintenance of the system to ensure that no water accumulates in the dry pipes. The necessary water pressure testing at various locations in our community has been completed. The readings from the tests were necessary for the fire sprinkler engineer to specify the proper components required for the dry pipe fire sprinkler system modification.

The dry pipe modification design was completed by the independent fire sprinkler system engineer and will now go to the Cobb County Fire Marshall for review. Once the plans are approved, requests for proposals will go to fire sprinkler system contractors that are qualified to bid on the work.

The Board and CMA have been assured that the dry modification work will be done in advance of any cold weather this winter. We will advise the community when the work will begin.

The still-missing budget piece is the cost of the dry pipe modification work. We do know that the Association will have to pay for this work.

Attic Insulation

Additional insulation work is required to insulate the attics, rather than strictly insulating the fire sprinkler system pipes. There are areas in the attic with very little insulation, which is not acceptable from a building insulation integrity view. The goal is to complete the necessary insulation work in the attics this fall after the dry pipe modifications are completed.

Manor Association Property Insurance Cancelled

The Cincinnati Insurance Company has sent a Manor Association property insurance cancellation notice, which will become effective at years end. The notice identified the water damage as the reason for the cancellation.

Shopping for a new insurance company is now underway.

Annual Meeting

The Manor Association Annual meeting is set for **November 11** at 7:00PM at the Clubhouse. Please mark your calendar and plan to attend this year's meeting.

Meeting notices will be sent in the mail.

Please consider serving on the Manor Board. Information regarding submitting your name for a Board seat will come in the annual meeting notification package.

Recycling

Most everyone does a good job of breaking down boxes and observing what can and cannot be recycled as well as what can be taken by the trash hauler. A few reminders are needed though:

- The trash hauler **will not take** large televisions, appliances, furniture, computers and other such items. Please make arrangements to dispose of these items on your own.
- The Manor Association must pay additionally to have these items removed from the property when residents leave them by the recycle bins or in the trash room.
- The recycling company **will take cardboard boxes if they are broken down and folded**. Remove plastic or other packaging material from the cardboard boxes and dispose of that material in the dumpster. All loose material placed in the dumpster must be bagged.

Throwing Items Over Balconies

We have had reports of people throwing items (primarily cigarette butts) over the balconies onto other properties—a potential fire hazard. Please report to the Board or to CMA if you see anyone doing this.

Leasing

The Manor Declaration has strict rules on leasing units. To lease your unit, you must obtain a leasing permit from the Association. Contact CMA if you are considering leasing your unit.

Currently, the Manor remains at the maximum number of allowable leases, with two on the lease waiting list. We currently have thirty units rented and six open lease permits. Lease permits are issued for a period of 90 days. If a unit is not leased within 90 days of the effective date of the permit, that owner will then go to the end of the lease waiting list.

Please note that if an owner is currently leasing their unit and the current tenant does not renew the lease, the 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 owners**, the Board has taken a firm stance and is taking all actions necessary to prevent the Manor community from exceeding the leasing limits.

Building Maintenance

We have undertaken several major maintenance projects:

- The common area HVAC system for building 4955 was replaced this summer at a cost of about \$8,200.
- The pressure washing of sidewalks and curbs was completed, which made a very positive difference to the appearance of the Manor area.

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

We are planning some other major building projects for completion this year, including approximately \$14,000 in roof repairs.

Manor Financial Summary

The total cash balance as of August 31, 2014 is \$486,119, but \$130,339 of that is money received from our insurance company to pay the water damage repair contractor. So, our **available** cash at the end of August 2014 is realistically \$355,780. Our total cash balance as of December 31, 2013 was \$302,971.

Our year-to-date expenses through August 31, 2014 are \$58,763 above plan. The major expense variances against plan were our insurance payments (\$43,887 over plan) and utilities (\$12,459 over plan). Note that one of the insurance payments was made in advance of the budgeted payment date, so our year-end insurance cost should only be about \$23,000 over plan.

Financial Statements

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

Townhomes

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 monthly payments.

Annual Meeting

We urge all to attend the Olde Ivy at Vinings Townhomes Association meeting, which will be held at the Clubhouse at 7 PM on **Wednesday, November 12**. This is your chance to hear reports on important financial and other matters, to voice your opinion, and vote in the Association elections.

Property Manager

Our Townhomes property manager is Amy Brumelow of Community Management Associates (CMA). Amy is your first point of contact on issues for which either the Townhomes Association or the Neighborhood Association is responsible, including all exterior maintenance needs. Amy's email is abrumelow@cmacommunities.com. Her direct telephone is 404-835-9212. If Amy cannot be reached, her supervisor is Robin Hicks, rthick@cmacommunities.com. The switchboard at CMA is 404-835-9100.

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 Amy Brumelow, our rep at property manager CMA (contact info above). Amy should be your first call for issues of ordinary maintenance or repair as well for concerns of safety, gate access problems, or issues with pool, fitness area and clubhouse.

One important 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. Our board email is TownhomesBOD@OldeIvy.org. Your emails will go to board members Jerry Crow, Keiffer Philips and Charlie Ryan.

Townhome Insurance Deductible

The following is a critical notice we include in every newsletter. There is a \$20-thousand 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 routinely available at a very reasonable premium, **if** you ask for it.

Avoiding Water Damage

One further alert to Townhome owners: 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 at <http://www.oldeivy.org/2011/10/avoiding-water-damage-in-your-home>.

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

Financial Summary

As of 9/30, total cash on hand is \$550,327. \$48,273 of that is in Checking and \$502,054 is in Reserves.

Our repair activity continues to be significantly under budget. Roofing accounts for 76% of our repair expenses. Total repair expenses were split 50% for Townhomes and 50% for Courtyard homes. Total Operating Expenses are \$53,304 under budget.

Thanks to all of you for keeping your dues payments current. As of this report our revenues are running 99.74% of budget.

YTD we have had six Townhome sales and two Courtyard sales. One foreclosure is in process. Prices continue to improve but are still slightly under water. We currently have 14 rentals. Our limit is 30.

We had one Reserve Project on the calendar this year. We revised the scope of that project and accelerated it a bit. That was the pressure washing of all stoops, steps, walkways, retaining walls (Townhomes) and driveway pads. We were fortunate enough to have enough money in checking to pay for this and not touch our Reserves. Budgeted funds for this activity for 2015 and 2016 have been removed. Current reserve plans for next year are to pressure wash and treat all decks and patios.

Direct your comments regarding this report to TownhomesBOD@OldeIvy.org.

Jerry Crow, Treasurer

Townhomes Financial Report

Copies of the [Townhomes financials](#) are available on the 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, **and** to make new friends.

Clubhouse

clubhouse@oldeivy.org

Nancy Sample (Chair), Tricia Buce

The Olde Ivy Clubhouse is a neighborhood treasure and shared resource. You are invited to host events in the Clubhouse, if you are a resident of Olde Ivy. The social season is arriving and we want to make sure that you reserve your desired dates. To reserve the clubhouse for your event, send an email to ClubhouseReservations@OldeIvy.Org. If the date you want is available, the Clubhouse Chair will call you to review the rules, procedures and fees.

Please remember that you, the event host, must be in attendance throughout the event. There is very limited guest parking on the Olde Ivy grounds. Guests of any Clubhouse event may **not** park in reserved spaces or in fire lanes such as those alongside the clubhouse. Ask your guests to park outside the Olde Ivy gates, in the commercial parking lots along Log Cabin Drive. Arrangements can be made for a special one-day access code for the entry gate at the Clubhouse. Please send an email to ClubhouseReservations@OldeIvy.Org to arrange for this.

Communications

communications@oldeivy.org

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

The communications committee is the publisher of this newsletter. The committee also serves the Olde Ivy at Vinings community by maintaining the neighborhood website www.OldeIvy.Org as well as emailing notices directly to owners and renters who have registered with our website.

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.

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

Registering for the Website

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 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 him at 404-403-4034 or email John Bennison at john@bennison.us.

Covenants

covenants@oldeivy.org

Neighborhood BOD is now handling all Covenants issues. If you have any questions or concerns, please email Covenants@OldeIvy.Org. Volunteers for the committee are always welcome.

The main issues reported by residents continue to be pets and parking, both of which are covered elsewhere in this newsletter.

Infrastructure

infrastructure@oldeivy.org

Patricia Brown (Chair), John Bennison (for the Reserve Committee), Tom Constantine (Safety), Dan Gonsalves (Pool), Beth Jones (Documentation), Al Morrison (Irrigation/Repairs), Walt Underwood (Fence Repairs)

The Infrastructure Committee oversees the areas and buildings in the community that are *shared* by all of its residents. Our major concerns are: monitoring and maintenance of the Clubhouse, pool, gates and fencing, gatehouse, streets, hydrants, etc.

Vehicular Gates

We've had a relatively quiet year with respect to damage to our vehicular gates. We had only one gate/vehicle collision at the Beech Haven Trail entrance this year.

Last year we programmed the Log Cabin gates to remain open for the times in the morning and evening when most of our community's residents are leaving or returning from work. This has helped to cut down on the wear and tear of the gates.

Please remember that the vehicle-sensing loops at the gates are no substitute for using your gate activator (black remote) or the keypad entry code.

- Use the remote each time you pass through the gates, even when the gates are open.

- If you are expecting guests, ask them to stop at the keypad and call you to gain entrance through the gates.
- If you are expecting a large delivery truck, notify the driver to call you and wait outside the gates until you can come to the entrance to help them get through the gates. (Large trucks must use the Log Cabin Drive gate.)
- If you are having difficulties with the keypad entry system, please email infrastructure@OldeIvy.org as soon as possible about the problem you are experiencing.
- Be alert! If you witness a collision with the gates, note the license plate number, make and model of the vehicle. Report the collision to infrastructure@OldeIvy.org.

Pressure Washing Project

The Neighborhood was freshened this summer when the street gutters, sidewalks and entry columns were pressure-washed in a joint operation with the Manor and the Townhomes.

Olde Ivy's residents applauded the results!

Perimeter Fences

In the next couple of weeks, residents will see activity taking place in and around the community as crews begin repairing and painting some of Olde Ivy's perimeter fences.

In preparation for this work, trees and shrubbery were cut back. Workers will weld broken metal railings, replace rotted wood, and then prime and paint. Please be mindful of the areas where work is being done, as there will be **wet paint**.



Streetlights

In a recent survey of our community's streetlights, we noticed that several street lamps were not lit after dark. These streetlights are an important part of keeping our community a safer place to live. Georgia Power maintains the streetlights in our neighborhood. If a lamp is malfunctioning, you can report it directly to Georgia Power using [this link](#). Usually they respond within a few days.

Georgia Power makes repairs during daylight hours when the lamp normally won't be on. To make it easier for Georgia Power to find the problem lamp:

- Try to locate the unique numeral or letter stenciled somewhere on the lamp base, so you can include that identifier in your report, along with closest street number to the lamp.
- Mark the post with some bright tape or a ribbon (be sure to use something that can be easily and completely removed!).

We encourage you to report malfunctioning lights yourself, if you need assistance, please feel free to contact the infrastructure@OldeIvy.org and we will notify the electric company.



Irrigation

The HOA Board has authorized a program to overhaul our irrigation system over three years. The upgrade of our 15-year old clocks, timers, valves and spray heads will



result in the more efficient use of our water and help to keep our community's landscape looking beautiful. Work is well underway in Phase One of this program. The work will be completed in 2016.

Helping Fido be a Good Neighbor



Many of our residents enjoy the companionship of a loving pet. Knowing this, the community has provided waste stations throughout the community to help pet owners dispose of pet waste. Please help your pet be a good neighbor by picking up after it.

Be mindful that there are many areas that are better suited for curbing a large dog. Repeated visits to lawn areas and fronts of residential units burn the grass or destroy the shrubbery. Please be on the lookout for common areas with pine-straw beds, where Fido can do his business without harming the landscape.



It's Our Community – After All



It takes the many hands to keep the community going strong and looking good! Thanks to all of you who keep an eye out for the community and who help in your own way to keep Olde Ivy such a desirable place in which to live.

Fitness Center

fitness@oldeivy.org

Julie Rascoe (Chair), 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. Please let the Neighborhood Board know if you would be interested in taking this on. Email NeighborhoodBOD@OldeIvy.Org to discuss or volunteer.

A few reminders:

1. Please turn off the televisions, lights and fans when leaving the Fitness Center.
2. Please wipe down equipment after use using the disinfectant and paper towels provided.
3. Please rack the free weights after use. Leaving them on the floor could cause injury to others.
4. Please return the television remotes to the basket.

Thank you for your cooperation.

Please let us know at Firness@OldeIvy.Org if you have any thoughts or suggestions for our Fitness Center!

Landscape

landscape@oldeivy.org

Eric Brannen (Chair), Karin Balzer, Leslie Maddock, Cecily Sapp, Pat Stuart, Gay Watson

We have several major projects underway for landscape improvement.

Irrigation System

We have begun a three-year project to renovate the irrigation system. Starting with Ivygate Circle, the oldest area in Olde Ivy, we will replace all of the sprinkler heads, move any sprinkler heads that are obstructed by vegetation, and introduce various ways of reducing water consumption within the landscape.

We will complete this important project in stages over the next two years.

Fall Pruning and Trimming

We are beginning our fall trim of trees and shrubs away from buildings. The trees along sidewalks will be trimmed to ensure an eight-foot clearance from the sidewalks. We will also clear the jasmine from the walls along the corner between 4810 and 4850 Ivy Ridge Drive to improve visibility. Even so, we recommend that you pretend that there's a stop sign at the corner and proceed slowly through the intersection.

We have also cleared all greenery away from the fences in the Neighborhood, in support of a Neighborhood fence-painting project.

Seasonal Flower Beds

Our beautiful fall seasonal flower beds have been installed. Colorful violas and many-shaded companion plants will keep the Neighborhood cheerful throughout the fall and winter.

Restrictions on Resident Plantings and Outdoor Furniture

Please remember that the Covenants restrict items that you can place outside your home. Please restrict all benches, chairs and so on to your deck/patio area. Residents may not place these kinds of item in any common area. Among other problems, outdoor furniture and the like impede the work of the Valley Crest Landscape crew.

Also, please remember that **all shrubs and trees are the property of the Olde Ivy Neighborhood**, even if they are in front or the back of your unit. **No resident may remove plants or add plants to the landscape area.**

If there is a problem anywhere with the landscape, please let us know at Landscape@OldeIvy.org.

Pool

clubhousepool@oldeivy.org

Dan Gonsalves, (Chair)

The Neighborhood enjoyed another season with our beautiful salt-water pool. The pool is closed now and will reopen May 1.

If you notice any maintenance issues in the pool area, please send an email to ClubhousePool@OldeIvy.Org

Reserve

reserve@oldeivy.org

John Bennison (Chair), Patricia Brown, Jerry Crow

The Reserve Committee maintains a roster of recurring maintenance projects for the neighborhood, from painting fire hydrants to re-roofing the guardhouse. We focus on Neighborhood property including the Clubhouse, Pool, Fitness Center, walking trail, fences, and the guardhouse - but not the residential structures (which are handled separately, by each sub-association).

Ours is a long-term perspective, looking ahead 20 years and projecting both the maintenance activity dates and the necessary funding. We just track the funds and the projects; the Board approves any expenditure, and Infrastructure oversees the actual maintenance projects. Olde Ivy is fortunate to have close coordination between committees.

In 2014 one visible project was pressure washing the roads, curbs, and sidewalks in the common areas (some sub-associations shared the same contractor to clean their respective areas), we are continuing with significant scheduled repairs and repainting of our fencing, and will be testing and repairing emergency lighting in the clubhouse in the months ahead.

As we learn more about our neighborhood, the Reserve Plan adapts – we may find we can stretch a few replacement intervals to save some money, and occasionally we discover gaps in the plan (formulated in 2009). This year we recognized a need for replacement of controllers in the irrigation system every 15 years or so. Plans do change.

With each change, we re-project the finances forward 20 years, and adjust the contribution amount as necessary. Actual inflation never quite matches assumed inflation, and over 20 years the differences add up. But incremental changes, made with ample lead-time, shouldn't result in sudden dues fluctuations, and we are committed to avoid using Special Assessments to fund periodic maintenance. So far, so good.

The 2014 Board has managed under budget, which has allowed some Reserve projects to be paid from the Operating budget. This puts Reserve contributions ahead of schedule and improves our financial position, which can help keep the Reserve contribution component of the future neighborhood dues as low as possible.

Anyone with an accounting background or experience in maintenance planning is invited to learn more and perhaps become actively involved in neighborhood reserve planning - contact Reserve@OldeIvy.Org to let us know you're interested.

Social

social@oldeivy.org

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

Greetings from the Olde Ivy Social Committee!

We had two successful parties by the pool this season, with the weather cooperating for both events. The May Summer Barbeque Party and the informal Pizza and Wings Event in September were both well attended by a great mix of new and veteran residents.



These parties are always open to all residents, whether owners or renters. If you are not receiving invitations to our events please [register with the website](#), which automatically puts you on the Olde Ivy mailing list.

2014 Holiday Party, December 13

Our annual Holiday Party is scheduled for **Saturday, December 13 at 6:30 PM**. We will provide entrees, desserts and beverages, so please bring a side dish to share. We are often surprised by a visit from Santa, so you better watch out and you better not cry for Santa is coming to the Olde Ivy Holiday Party!!!

2014 Clubhouse Decorating, Saturday, December 6 at 10:00 AM

We need and appreciate help with the decorating the clubhouse and gates. Please join us on **Saturday, December 6 at 10:00 AM**. The committee will provide lunch for those who pitch in. Creative minds and muscle are needed to pull these all together.

Annual Meetings

The Social Committee will also provide refreshments for the Annual Meetings the week of November 10, so mark your calendars for your respective Annual Meeting.

Interested? Please Let Us Know!

Based on the availability of the Clubhouse and the expressed interest of residents, we would like to host some Game Day parties for football fans who will gather in the Clubhouse, share snacks and enjoy watching the games. This would be a great way to meet other residents! For these impromptu events, please BYOB and bring your own dish to share.

The Social Committee is developing an email list of those residents who would like to be notified of Game Days and other kinds of informal events (Bunco? Bridge? Let us know!). To join the list, please email us at Events@OldeIvy.Org.

If you would like to plan or help with these or other events, Events@OldeIvy.Org will always find us.

