

# OLDE IVY VINE



Olde Ivy at Vinings Quarterly Newsletter | Spring 2014

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

### Letter on Behalf of the Neighborhood Board at Olde Ivy, Keiffer Phillips, President

It is hard to believe that the first quarter of 2014 is behind us. You will note throughout this newsletter that there are many exciting things going on in our community. The level of involvement in Olde Ivy's sub-associations remains strong.

I would like to thank all of you who contribute countless hours in making Olde Ivy such a great place to live. Your efforts on behalf of our community help make Olde Ivy a desirable place for newcomers looking to buy in the community and also helps those residents who are looking to sell.

While many of us have contributed time and effort for the good of the community, and many will continue to put in time and effort as volunteers, one individual has remained steadfast in supporting the community over the past ten years. Jerry Crow has been a driving force in our community for as long as most residents can remember. Jerry serves not only on the Townhome Board, but he also serves at the request of the Neighborhood Board of Directors in three key areas: as Treasurer, Water Management and Gate Access Control. This involves a considerable investment of his time.

When Jerry was asked to take over water management, the neighborhood had just ended the year with an overall Neighborhood water bill deficit of \$25,000. Due to his diligent oversight over the past three years, that deficit has been all but erased – and our budget with respect to water billings is now consistently in the black.

Water Management and Gate access are two areas that require not only a lot of time but also a high level of knowledge and experience. It is for this reason that the Neighborhood Board has agreed to compensate Jerry \$300.00 per month for the services that he provides to our community.

The Board has considered other options and it is clear that our other options would cost more money for far less service than that provided by Jerry. Thank you, Jerry, for all that you have done and continue to do for our community.

While the neighborhood is in the best financial condition we have been in four years, we have been presented with an opportunity to enhance the Neighborhood's financial position and those of the sub-associations.

We have been engaged in negotiations for the past six months with Broadband/Charter to allow them exclusive marketing rights to Olde Ivy. This agreement in no way prevents any resident from selecting any of the other cable or satellite services available, or any future provider for that matter, who may want to offer services to residents of Olde Ivy.

This marketing agreement simply provides that Charter would be the only provider who may *market* their services in Olde Ivy. And, for this exclusive marketing right, Charter has agreed to spend more than \$60,000 in broadband infrastructure upgrades within our community, as well as a one-time payment of \$200.00 per unit, or \$41,000.00 to Olde Ivy.

Broadband/Charter will also pay a monthly amount to Olde Ivy based on the number of units in the community that use Charter as their provider. This is currently estimated to be \$900.00 per month.

While this deal has not been finalized, we have agreed in principle to the terms of the agreement and the NBOD is moving forward to consummate the deal.

The final details of the agreement, and the actual share between the Neighborhood and sub-associations are still being worked out. We will provide more information along with additional details in the near future.

In closing, we are always looking for volunteers to serve in areas where they have the desire and expertise to do so. If you are interested in serving in some capacity, please email me at [Keiffer@keifferphillips.com](mailto:Keiffer@keifferphillips.com) and I will assist you in getting connected.

### **Neighborhood Parking Rules—Violators' Vehicles will be Towed**

Parking in most parts of the Neighborhood is limited, so it's important that residents understand that your vehicle or your visitor's vehicle may be towed if it is in violation of our parking policy.

- Residents must use the parking spaces assigned to their units for their own vehicles. Reserved parking spaces are labeled with the unit number.
- Residents may not use their garage space for storage if the result is a resident vehicle parked in a guest spot.
- A vehicle will be towed immediately if it is parked against a red curb. Red curbs mark fire lanes.
- A vehicle will also be towed if it is parked for an extended period in a non-reserved or guest parking space.

Vehicle towing can result in expensive fees if the resident who parks a car in an inappropriate space is away for some time.

Guest parking is limited, but available in labeled spaces. For private events at the Clubhouse **after work hours in the evening or on weekends**, hosts should direct their guests to parking outside of the gates, for example in the commercial spaces along Log Cabin Drive.

Resident may not park boats, trailers or recreational vehicles such as RVs and motor homes in the Community, except in garages.

## New CMA Representative

As of this winter, the Olde Ivy property manager, Community Management Associates (CMA), assigned a new representative for the Neighborhood, The Manor and the Townhomes:

Amy Brumelow  
Community Association Manager  
404.835.9212  
[abrumelow@cmacommunities.com](mailto:abrumelow@cmacommunities.com)

Amy should be your first call for issues of ordinary maintenance or repair, as well for safety concerns, gate access problems, or issues with pool, fitness area and Clubhouse. If you can't reach Amy, her supervisor is Robin Hicks, [rhick@cmacommunities.com](mailto:rhick@cmacommunities.com). The switchboard at CMA is 404-835-9100.

## Water

We have received a number of calls about high water bills. There are a number of factors that can cause this. Leaky toilets are by far the #1 culprit. It's usually 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 one inch 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. And it's a lot cheaper than calling a plumber. If you need some help with this, email [Water@OldeIvy.org](mailto:Water@OldeIvy.org).

## Water Bills Now Available Mid-Month

Another easy way to save on your water bill is to pay it by the due date. In the past our due date has fluctuated some. From this point on it will always be the 14<sup>th</sup> or 15<sup>th</sup> of the month, depending on the number of days in the prior month.

## Avoiding Water Damage

One further alert to 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 [recommendations](#) for avoiding water damage are on the website.

And lastly, if you see water running down the street, email [Water@OldeIvy.org](mailto:Water@OldeIvy.org).

## Gates and Remotes

We have been issuing gate remotes for 14 years now, and some of them are dying. If replacing the battery doesn't fix it, it's time to buy a new one. Black ones (main gates and Manor garages) are \$35 each and grey ones (pool and fitness center and a resident's Manor building) are \$10. Both have a one-year warranty. If you need a new remote, or are having trouble with your remote or fob activating a gate, email [Access@OldeIvy.org](mailto:Access@OldeIvy.org).

If you observe a malfunctioning gate, report it to [Infrastructure@OldeIvy.Org](mailto:Infrastructure@OldeIvy.Org). When reporting a problem with the neighborhood gates, please refer to the street names (Log Cabin or Beech Haven) for the gates. There is no designation on either gate as to "Front" or "Back." We can't put in a work order using these designations.

## Neighborhood Financial Summary

**It has been a very good first quarter for the Neighborhood.** Total cash on hand is \$244,053 of which \$79,081 is in checking, an increase of \$27,500 since year-end. All categories are under budget. Total Operating Expenses are \$25,350 under budget. Our Reserves balance is \$164,972, an increase of \$15,000 since year end.

There are a number of Reserve Projects on the schedule totaling \$34,544. See the Reserve Committee report in this newsletter for more details.

Direct your comments regarding this report to [NeighborhoodBOD@OldeIvy.org](mailto:NeighborhoodBOD@OldeIvy.org).

Jerry Crow, Treasurer

## Financial Statements

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

*Kobi Oppong (Secretary), Sue Gruskin, Debbie Jankowski, Nilesh Kasabia*

### New Condos Property Manager

As of this winter, the property manager for the Condos is:

David Nichols, Assistant Association Manager

Neighborhood Management Associates

2355 Log Cabin Drive, Smyrna, GA 30080

[David.Nichols@nma-atlanta.com](mailto:David.Nichols@nma-atlanta.com)

770.809.6029

## Condos Financial Summary

With the election of the new Condos Board in November and the engagement of a new management company on December, work has been underway by the Finance Committee in overseeing the transfer of all operating and reserve accounts and homeowner balances. We ended 2013 with operating cash of \$6,011.00 and total cash on-hand (including Reserve Fund) of \$ 86,597.00, which represented an approximate \$20,000 increase in cash on-hand from December 2012. In addition, the Reserve balance was net of capital expenditures for garage and mailbox repair and painting as well as the pressure washing of the sidewalks and stoops.

The Finance Committee also reviewed the Capital Reserve to determine current and future Reserve requirements. In order keep the Reserve balances on track, monthly dues increased to \$295 in of January 2014. Stoop repair will be the 2014 capital expenditure priority, while HOA dues delinquencies and their associated collection and legal expenses continue to be a significant financial issue for the Board.

Tom Jankowski, Treasurer

## Financial Statements

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

## The Manor

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

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

## Leasing

Currently, there is only one owner on the lease waiting list. There are four new open lease permits, which, if these units are rented, will bring the total leases for the Manor Community back up to the maximum allowable. Owners wishing to lease their units should be aware of the following:

- The Board will not grant a lease permit to any owner who is delinquent on their association dues, special assessment or water bill.
- 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 owners, the Board has taken a firm stance about leasing and is taking all actions necessary to prevent the Manor community from exceeding the leasing limits.

## Water Damage Update

The single-digit temperatures in Atlanta during the period of January 6 through January 9 caused extensive water damage from freezing pipes to 18 units in Manor buildings 4805, 4810 and 4905. Because damage from freezing pipes was widespread throughout the city, disaster relief companies and repair resources were extremely strained and are still in catch-up mode.

Within the last couple of weeks, however, our insurance adjusters have finalized and approved all of the work needed to repair the damaged units.

The shock of having extensive water damage is taking its toll on all of the Manor residents who have been living in temporary accommodations while their homes have been torn apart. The anger and frustration they feel is certainly understandable. Those of us who did not experience damage empathize with their ordeal.

## Progress Reports

Three of the damaged units have been fully repaired. The remaining units are in varying levels of repair.

### Building 4805

Work in Building 4805 suffered a setback. After the sprinkler system was repaired, and the system was successfully pressure-tested using compressed air for more than an hour, water was reintroduced into the system. Unfortunately, a fitting that had withstood the pressure testing with air did not withstand the higher load of pressurized water. On March 6 as water was being reintroduced, a fitting failed and a significant leak occurred above unit 402 with water flowing into that unit as well as 302. Even though the problem was detected quickly, there is still some new water damage to repair. A third break was found when repairs were being made the week of March 24. Those repairs are now completed and the system was activated on March 31. The fire watches have been released.

### **Building 4810**

The sprinkler system in Building 4810 has been repaired, tested, and activated. The fire protection system in that building is now fully operational. Three of the damaged units in 4810 have been fully repaired. The remaining units are in varying levels of repair.

### **Building 4905**

Pipe damage in Building 4905 was also repaired, but pressure testing with air revealed another break in the lines. This other break was found and fixed (March 27) and the fire sprinkler system is now activated.

### **Fire Protection Engineering Agreement**

On behalf of The Manor, CMA has finalized an agreement with AON Fire Protection Engineering, a national company and a unit of the nationally recognized company AON, which is involved in risk management and insurance markets and other interests. Their engineer started inspection of the broken pipes during the week of March 24. This engineer will then inspect all of the Manor buildings to advise us on what must be done to protect us in the future.

When the Board receives the engineering report with all of the facts as to how and why we had another frozen pipe/water-damage event, we will have a much clearer picture of what must be done to fix this problem permanently. As soon as we gather the facts and develop a final course of action, the Board will hold a special meeting of the Manor Association to fully disclose the findings and outline the additional work necessary to fix our freezing-pipe issue going forward. At this point, it is likely that the work required to finish the repairs will run well into the summer. Remedial work to the fire protection system may go through the summer and well into the fall.

As an owner as well as a Manor and Neighborhood Board member, I understand and share everyone's frustrations and concerns. Once a well-qualified action plan is developed and implemented, we can all rest more easily. As we continue to gather the facts, and determine the appropriate next steps, we will continue to provide email updates.

### **Manor Financial Summary**

The total cash balance as of March 31, 2014 was \$286,678, which was \$50,187 lower than our total cash balance as of December 31, 2013. The March 31, 2014 bank cash balance in the operating account was \$12,733, with \$170,066 in the capital reserve account and \$103,879 in the money market account. The lower cash balance is due to payments made to the fire watch company which will be reimbursed by our insurance company.

The costs associated with the water damage to three of the buildings continue to grow. There are three separate insurance claims, each carrying a \$10,000 deductible. In addition, we have had to pay approximately \$11,000 per week for about thirteen weeks for the fire watch security personnel. Even though the repairs have now been completed, the Fire Marshal must sign off on the repairs, finally allowing us to release the fire watch. We hope that the insurance company will reimburse the Association for the fire watch security personnel. However, to what degree the insurance company may push back on paying claims like the fire watch is still very much an unknown factor. We should be able to recover most of the insurance deductible expense.

The cost of contracting the AON Fire Protection System Engineer was close to \$10,000. The Engineer will carefully and thoroughly inspect every building and then tell us what work must be done to fix our freezing pipe issues. There will certainly be significant costs of doing whatever work is necessary to prevent our fire sprinkler system pipes from freezing ever again.

Until we have a full understanding of the water damage cost impact on the Association, the planned interior refresh work for Building 4810 and the external painting of Building 4805 will remain on hold.

The Manor Association is working with its attorney to take the necessary legal steps to gain some relief from those companies that did not properly perform the “freeze-proofing” work in 2010 correctly, but we cannot count on relief coming soon or ever for that matter. Three points to keep in mind:

- The work necessary to complete the repairs to the damaged units is continuing.
- Determining what work is necessary to protect the fire sprinkler pipes from freezing ever again remains an absolute objective.
- Information about the changing status of the multiple construction projects and legal actions is best obtained directly from the Manor BOD, not from other sources. We will keep you informed through regular mailings.

## Financial Statements

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

## Townhomes

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

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

The Townhome board suggests you thoroughly inspect 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).

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

## Leasing Townhomes

Our governing documents require that owners submit a formal request to the Townhomes Association Board before leasing your townhome. To preserve the overall character of the neighborhood as one of owner/residents, our by-laws limit the percentage of units that can be occupied by renters. Additionally, each lease must be submitted to the Townhome Association Board in advance of its execution to insure that it complies with our governing documents. If you wish to lease your townhome, start the process with an email to [TownhomesBOD@OldeIvy.org](mailto:TownhomesBOD@OldeIvy.org).

## Insurance Issues

Residents should be aware that 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](mailto: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 \$20,000 of any claim.** Be sure 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.

## Reserve Fund Change

As most of you know, the Reserve funds of the 24 Courtyard Homes and other 96 Townhomes were split, effective January 1, 2014. This occurred as a result of a vote of owners, after an analysis of past expenditures showed that the larger Courtyard homes were more costly to maintain than the smaller Townhomes.

## Financial Summary

First quarter results show total cash on hand at \$484,400, of which \$42,454 is checking. This is an increase of \$23,542 since year-end. Our Reserve balance is \$441,500.

Our repair activity thus far has mitigated somewhat. At this point, it is all roofing repairs totaling \$7,500. 75% of that was related to the Courtyard homes. Even so, our repair activity is significantly under budget. All other expenses are slightly under budget.

Thanks to all of you for keeping your dues payments current. March marks the ninth straight month of zero delinquencies. It's a lot easier to manage money if you have some.

We had six sales last year. No bankruptcies, foreclosures or short sales. Prices have improved a little bit but not enough to get excited. We currently have 14 rentals. Our limit is 30.

The one Reserve Project on the calendar is the mid-cycle pressure washing of the phase one buildings. This has not been scheduled yet, but we expect to do so in the near future. This phase includes 13 buildings comprising 53 units. The estimate for this is \$6,000. Keep an eye on your email for notices regarding this activity. The Board has elected to reschedule the Deck/Patio pressure washing and treatment until next year. We will re-evaluate this summer.

Direct your comments regarding this report to [TownhomesBOD@OldeIvy.org](mailto:TownhomesBOD@OldeIvy.org).

Jerry Crow, Treasurer

## Townhomes Financial Report

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

## Clubhouse

[clubhouse@oldeivy.org](mailto: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](mailto: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](mailto:ClubhouseReservations@OldeIvy.Org) to arrange for this.

## Communications

[communications@oldeivy.org](mailto: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](http://www.OldeIvy.Org) as well as emailing notices directly to owners and renters who have registered with our website.

### Registering for the Website

More and more residents are visiting the Olde Ivy at Vinings website [www.OldeIvy.Org](http://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](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)

The Neighborhood Board would like to thank Susan Constantine for her many years of service as Chair of the Covenants Committee. Because of her resignation, Covenants issues are now being handled by the Neighborhood BOD. If you have any questions or concerns, please email [Covenants@OldeIvy.Org](mailto: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](mailto:infrastructure@oldeivy.org)

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*Patricia Brown (Chair), John Bennison (for the Reserve Committee), Tom Constantine (Safety), Dan Gonsalves (Pool), Al Morrison, Joe Thome*

Spring has finally sprung here at Olde Ivy, and as one of the official rites of spring, the Infrastructure Committee will be taking an inventory of Olde Ivy's infrastructure and setting a course for the upkeep of any items that need repair. The Infrastructure Committee relies on the Official Reserve Study as a budget guide as we attempt to keep on target with scheduled repairs and replacement of problematic items found in and around the community and at the Clubhouse.

### Streetlights

Now that the weather is getting nice enough to enjoy an evening walk, it is even more important to make sure that our streets and walkways are safely lit and that our streetlights are working properly. One of the best ways to make sure that our streetlights remain operational is for everyone to take notice of lights near their individual residences that do not work. If **you** notice that a streetlight is not lit after dark, please sign on to [www.OldeIvy.Org](http://www.OldeIvy.Org) and follow this link: [Report Streetlight Outage](#). (Go to "Olde Ivy Ways." Once there, pull down the heading "Safety," and then, "Street Lamp Repairs".) Follow the link to Georgia Power where you can report the outage. Georgia Power has been extremely responsive to requests for streetlight servicing and they generally repair the streetlight within 2-3 business days.

### Fire Hydrants

As one of our annual springtime responsibilities, the committee will have the fire hydrants inspected to make sure they are ready and in good working order in the event that we are faced with a fire emergency in the community. When this task is completed, we file a report with the Cobb County Fire Department.

### Clubhouse

The upkeep and care of the Clubhouse remains one of the primary responsibilities of the Infrastructure Committee. Throughout the year, we respond to requests for plumbing, electrical and other mechanical repairs at the clubhouse. The committee also provides general oversight of the facility to make sure that the Clubhouse is clean and attractively maintained for our residents and their guests. This year, the Infrastructure Committee will put together plans and a budget for the replacement of the furniture and furnishings in the Clubhouse.

### Fences & Gates

Our gates and perimeter fences play an important role in the security of Olde Ivy. Last year, we took an inventory of the fences and railings found in and around our community. This year, we will make repairs where needed, followed up shortly with cleaning and painting.

## Fitness Center

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

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*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](mailto: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](mailto:Firness@OldeIvy.Org) if you have any thoughts or suggestions for our Fitness Center!

## Landscape

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

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

From the chair of the Landscape Committee, Eric Brannen

I am sure you are all enjoying the beauty of spring, our own personal “Cherry Blossom Festival,” the azaleas in bloom, and the pollen adding a lovely yellow sheen (!) to everything. The Landscape Committee has completed planning for the transition to the Spring Seasonal Color plantings in our flower beds, which will be installed the first of May.

We are planning for an overhaul of the entire irrigation system, beginning with the Ivygate Circle area, which is the oldest.

We would appreciate your cooperation on the following issues:

### Residents may not Prune, Trim or Otherwise Alter Plants

**Plantings at Olde Ivy belong to the community.** Whether trees, shrubs or other plantings, these green treasures are not yours to trim, even if they are in front of your house. Recently, some residents damaged our landscape by cutting off the tops of several large hollies and using a chain saw to cut through the trunk of a large crepe myrtle. These actions are completely against the Olde Ivy rules. The only residents allowed to alter plantings are the residents of the Courtyard homes, who are allowed to do this **INSIDE** their courtyards only.

Only the Landscape Committee has the authority to alter the shared Olde Ivy landscape.

### Valley Crest Workers are not Allowed to Respond to Resident Requests

Please do not approach the grounds crew from Valley Crest (our landscaping contractor) and ask them to cut this tree or trim that bush. Their workers have strict instructions not respond to resident requests, so please do not place them in the uncomfortable position of having to refuse your request.

### Dogs . . .

Please curb your dogs in the proper areas. We just planted new grass in the Ivygate Circle area last summer (along Beech Haven) and **already have yellow dead circles in the grass that will not come back.** Letting your dog roam or allowing the dog to relieve itself in the grass is truly thoughtless. Please take the trouble to walk a few feet to find a straw area for this purpose.

Also, we love that you’re using the dog waste stations. But, please pull down gently to take a bag. A hard tug on the bag dispenser can take it completely out of the station. Gently please, ladies and gentlemen!!

Thank you and wishing you a glorious summer!

## Pool

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

*Dan Gonsalves, (Chair)*

The pool will open on Thursday, May 1! Hours are from 6:30 a.m. until 11:30 p.m. The cover is already off the pool, and chairs are out. Sunbathing is okay for now, but the chemicals in the water are not yet balanced and the water is unsafe for swimming: **Do not enter the water before the pool is officially opened.**

### Pool Rules

The Neighborhood Pool is one of Olde Ivy's most cherished amenities, but it is available only to Olde Ivy residents (resident owners and renters), their family, and no more than two guests per visit per family. Since it's a community resource, it's important that everyone who uses the pool or the pool area follows these basic rules for security, safety and courtesy. Special rules apply to children and guests.

Use of the Olde Ivy pool, and the surrounding pool area, includes serious risk of injury or death. No lifeguard is provided. Users of the facility do so at their own risk, and are solely responsible for their own safety.

### Hours

- Pool hours of operation are from 6:30 a.m. till 11:30 p.m. during the Pool Season, which is typically May 1 through September 30, or as otherwise announced

### Security

- To enter the pool area, use your grey remote to open the gate. If you do not have a grey remote or yours does not work, please email [Access@OldeIvy.Org](mailto:Access@OldeIvy.Org).
- Enter the pool area from one of the outside gates. Do not attempt to enter or leave the fitness center through the fitness center glass doors.
- Close the gate after you enter or leave the pool area. Please do not let anyone into the pool area that you do not know or who does not have a grey remote.
- Park only in spaces marked "Pool and Fitness."

### Safety

- There is no lifeguard.
- For emergencies, use the special-purpose telephone to dial 911. It is located on the far left column supporting the back porch of the clubhouse.
- Do not bring any glass (including beverage containers) or other breakables into the pool area. Broken glass in or near the pool creates a major safety hazard requiring an expensive cleanup.
- Please supervise children carefully whether in the pool or the pool area.
- No solo swimming, diving, running, pushing, jumping on others, rough play, dunking or holding others underwater.
- No smoking is allowed in the pool area.
- No pets, bicycles, skateboards or other vehicles are allowed in the pool area.

- No grills are allowed in the pool area.
- Do we really have to say this? No fireworks, sparklers, etc. in the pool area. (This was an expensive cleanup.)

### **Children and Guests**

- Resident family guests may include the resident's children, grandchildren, siblings and their children.
- A family may host two non-family guests.
- A hosting resident must be continuously present and fully responsible for the actions of any guests.
- Any child under 16 must be accompanied by an adult.
- For important safety reasons, there must be at least one adult present for every three children in the pool area.
- Adults who take kids to the bathroom must not leave other children unattended in the pool area.
- Babies and toddlers must wear swim diapers.

### **Courtesy**

- Be courteous about noise. The music you love can be really annoying to your neighbors.
- Water guns are prohibited within the pool area on weekends and holidays, and are generally discouraged. These devices may be used only within the pool, and with a lot of care for nearby people and things.
- Please supervise your kids using any kind of toys in the pool area!
- There is no pool attendant. Please use the trash receptacles for your trash. Don't leave plastic water bottles, drink cans, sunscreen tubes, food wrappers and the like behind.
- Please remove all of your personal belongs such as towels and toys when you leave.
- Please keep the bathroom areas clean. Do not put paper towels in the toilets.
- If you notice a broken chair, lounge or umbrella, please place it to the left of the fitness center door.
- If you notice any maintenance issues in the pool area, please send an email to [ClubhousePool@OldeIvy.Org](mailto:ClubhousePool@OldeIvy.Org)

### **Reserve**

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

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*John Bennison (Chair), Jerry Crow*

The Neighborhood Reserve Committee tracks long-term maintenance projects for neighborhood common areas (Clubhouse, pool, roadways, etc.) and the necessary capital funding (outside the annual operating budgets).

Funding levels are good, slightly ahead of the plan. No shortfalls are forecast at this time.

2013 was a busy year for Reserve planning with clubhouse repainting and other projects. But 2014 has less scheduled activity, and the few projects in the plan for this year may be accelerated or delayed due to field conditions. (We work with Infrastructure and the Neighborhood Board, which make the ultimate decisions about maintenance.)

Potential projects include:

- Carpet replacement for Clubhouse and Fitness Center

- Planning for Clubhouse furniture refurbishment
- Fence maintenance and repairs (stockade and iron rail)

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

## Social

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

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*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!

## Pool Opening Celebration

We are busy planning the informal Summer BBQ Pool Party, which will be held **May 31 at 6:30 PM**. All residents are invited, and each is welcome to bring a guest. The Homeowners Association and Social Committee will provide the entrée, beverages and desserts. Please bring a side dish (no glass or breakables).

The party will be catered by **Buckhead BBQ** again, with chicken and pulled pork along with all the delicious side dishes brought by residents. Last year, pouring rain drove us inside the Clubhouse, but we still had a great turnout and lots of fun.

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](mailto:Events@OldeIvy.Org).

## Possible Upcoming Events

The committee met in April and we are planning some exciting events. We appreciate the NBOD for approving a budget so we can pursue our mission of building community through social events and activities. Olde Ivy has many single households and we want to provide some new opportunities to get together with friends and neighbors at the Clubhouse and in the Vinings area. Based on some ideas from neighbors and the Social Committee, we are considering the following activities/events:

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 local restaurants. One possibility is to designate one Tuesday per month to be Olde Ivy Night at M/T. With a reserved table for Olde Ivy, we could enjoy tasting 5-6 wines and cheeses (this would probably run about \$10.00-\$12.00 per person). Of course, all would be welcome to stay for dinner as well.
2. Bunco or Poker Night: This has been a popular event at the Clubhouse in the past. Let us know if you would enjoy playing this spring and summer.
3. Book Club: This could be an enriching activity. Again, let us know if you'd like to join in.

If you are interested in joining any of these events or have other ideas, please email us at [Events@OldeIvy.Org](mailto:Events@OldeIvy.Org).

## Newcomer Welcome Basket

Everyone knows how hard it is to move from one community to another, meet friends, and learn about the new community. The Social Committee will now provide a Welcome Basket for each new homeowner.

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 culture at Olde Ivy, where all residents feel welcomed and are proud to call Olde Ivy home!

### **Holiday Party, December 2013**

On behalf of the Social Committee, we want to thank everyone for contributing to and attending the Holiday Party. Thanks so much to Debbie and Hank for tending the bar again. Santa's appearance delighted everyone. The clubhouse was exquisitely decorated by the Social Committee and many volunteers. THANK YOU to our volunteers for the set-up and take down. Driving into our community during the Holiday Season was such a joyous experience!

