

OLDE IVY VINE



Olde Ivy at Vinings Newsletter | Spring 2015

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

Neighborhood Association

NeighborhoodBOD@oldeivy.org

Keiffer Phillips (President), Laura Dowling (from the Condos), Joe Winland (from The Manor), Leslie Maddock (from The Manor)

Sincere Thanks to Jerry Crow, Who is Leaving Olde Ivy

Olde Ivy is losing a wonderful neighbor and major community asset with the departure of Jerry Crow, who just sold his home. Jerry is moving to a quieter location where, we are sure, he will continue his long history of contributing to his new community.

Since the inception of Olde Ivy, Jerry has been the most active community volunteer on Olde Ivy boards and committees. As treasurer of the Olde Ivy Neighborhood and the Townhomes Association, Jerry helped secure the financial stability of the community. With unrivaled determination, he bird-dogged developer John Wieland and a succession of property managers to insure that the rights of all Olde Ivy owners and residents were protected. He helped countless new residents get oriented to the community, and contributed greatly to the accuracy of information in the Olde Ivy website, Newsletter and Resident Information Booklet. As our resident water guru, Jerry even made house calls to help residents diagnose and fix water problems.

Neighbors and fellow community volunteers who know Jerry best are losing a great friend. We are very grateful to Jerry and wish him well.

CMA Representatives

There have been some changes with the way various Olde Ivy Boards are working with Community Management Associates (CMA) our management company.

The following CMA representatives support the four Olde Ivy associations:

Association	CMA Representative	Email*
Neighborhood	Brian Ball	NeighborhoodPM@Oldelvy.org
Condos	David Nichols	CondoPM@Oldelvy.org
The Manor	Amy Brumelow	ManorPM@Oldelvy.org
Townhomes	Brian Ball	TownhomePM@Oldelvy.org

*Property management representatives have indicated that email is their preferred form of contact; email will get a faster response than phone messages. Since the Olde Ivy representatives change from time to time, we maintain email addresses that are automatically forwarded to the current Olde Ivy representative for the appropriate property management company. Should you wish to call, the switchboard at CMA is 404-835-9100.

Gate Access and Water Billing Account Assistance

The CMA representative for the Neighborhood, Brian Ball, is now handling gate access and water billing account issues. Brian can help you with the following:

- Setting up a new water billing account (for new residents).
- Setting up your access code for the exterior gates and the Manor building front door.
- Providing new or additional black access remotes for the exterior gates and Manor garage, and grey access fobs for the pool, fitness center and Manor building front door.

Email Brian at NeighborhoodPM@Oldelvy.org for assistance.

Reporting Problems

For an *emergency* situation involving health or safety, call 911.

Generally, you should email the appropriate Olde Ivy representative for the property management company for issues of ordinary maintenance or repair, as well for safety concerns, gate access problems, elevator problems in Manor buildings, or issues with the pool, fitness area and Clubhouse.

For a building-related *emergency* situation that occurs out of hours and can't wait until the next day, call (404) 835-9100 and follow the prompts to be connected to the CMA answering service. A licensed manager is always on-call and will be glad to assist.

The Olde Ivy Pool is Open!

Our beautiful salt-water pool is ready for your enjoyment! Please remember:

- **No glass or breakables in the pool area.**
- No children under age of 16 without a parent or responsible adult in supervision.
- Ratio of under-16 children to supervisors must be no greater than five to one.
- Children under 3 must wear swim diapers or other protective pants.
- Alcohol consumption in moderation.
- Emergency phone is located on the column nearest the pool steps.

Please be sure review the [pool rules](#) available on the Olde Ivy website.

Bird Feeders Prohibited

As much as we all enjoy the sight of wild birds congregating around a feeding station, we can't have bird feeders at Olde Ivy without also attracting rodents. Bird seed, hanging suet baskets, corncobs, or any other kind of treat you may wish to put out for the birds—whether in a hanging feeder or spilled out onto the ground—are prohibited.

Resident Maintenance Reminders

Here are a few important maintenance issues that affect all of our units.

Paint Disposal

Our waste disposal company will NOT take unused paint or empty paint cans. If you use a painting contractor, ensure that the contractor removes all paint cans. If you do the painting yourself, you can take the empty or unused paint cans to Vinings Paint and Supply (4624 Camp Highland Rd Suite 400), just past the Publix shopping center on the EW Connector (diagonally across from the RaceTrac gas station). They will dispose of old paint cans for a small fee.

Recommendations for Plumbing Maintenance

Please consider shutting off the water to your home when you are going to be out of town for an extended period.

Our units are all more than ten years old and some have experienced age-related plumbing issues. All plumbing fixtures and lines to the sewer main (Townhomes) are the responsibility of the individual unit owner. If you experience a plumbing failure in the Manor, any damage to the unit or the units below will be your individual liability. In the Condos and Townhomes, your insurance may or may not cover damage in excess of the deductible.

To avoid problems with plumbing fixtures in your unit, Olde Ivy recommends that you inspect the following elements in your unit, and repair or replace as needed:

- **Main water shut-off valve:** For this valve to shut off water to your unit, you must be able to move the valve to the full closed position. Older valves may not open fully and may need to be replaced. It is a good idea to “exercise” your water valves regularly (for example, when you change your air-conditioner filter) to ensure that it will work in an emergency.
- **Water heaters:** The original water heaters have a ten-year life span. A failed water heater may cause a massive leak, damaging your unit (particularly the hardwood floors) and any unit below. Also, inspect your expansion tank and water meters regularly for signs of leakage or corrosion.
- **Kitchen sink hoses:** The pullout hose wears out and fails; causing a leak under the sink that will also leak into any unit below.
- **Garbage disposals:** These units have a maximum ten-year life span. The disposal housing will eventually crack, causing a leak.
- **Water line to refrigerator:** Needs to be checked periodically to ensure that it is secure and not cracked. Note that this line should be PEX (cross-linked polyethylene), or steel-jacketed. We strongly recommend against ordinary plastic lines.

- **Hoses for washing machines:** Need to be checked periodically to ensure that it is secure and not cracked. Even better, install PEX (cross-linked polyethylene) or stainless steel mesh hoses. We strongly recommend against ordinary plastic lines.
- **Pressure regulator valve (PRV).** Olde Ivy townhomes require pressure reduction, since Cobb County water pressure routinely exceeds safe limits for residences. Since pressure regulator valves can fail, check your unit pressure annually.

Neighborhood Financial Summary

Financial results for the end of April are: Total cash on hand is \$312,836, an increase of about \$11,000 since year-end. The checking account balance is \$88,919, an increase of \$24,000. All categories are at or under budget. Total operating expenses for the first four months are \$87,944, under budget by \$18,042. Our Reserves balance is \$312,836.

Reserve projects totaling about \$75,000 are underway and are not reflected in this report. See the Infrastructure Committee and Landscaping Committee reports in this newsletter for more details.

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

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

Laura Dowling (President), Chris Martin (Treasurer), Marthelle Cherry (Secretary)

New Legal Representation

The Board has brought on new legal counsel to support the HOA. Barbara Miciul was selected in part because she specializes in the area of debt collection for condo associations. Although we have seen an increase in Homeowner's dues payments in 2015, we continue to carry two significant delinquent accounts that need to be actively pursued. We are hopeful that with Barbara's assistance we will have better luck with resolving these accounts.

Completion of Porch Stoop Repair Project

As mentioned in the Fall 2014 newsletter, all 28 porch stoops were inspected to identify any structural issues or cosmetic issues. The single structural issue was addressed in 2014, and the 10 stoops with cosmetic issues were repaired in April 2015.

Dispute with the Commercial Board of Directors (BOD)

In April 2015, our property manager (David Nichols of CMA) received a letter from the legal counsel for the Commercial BOD demanding that the Condos reimburse repairs (approximately \$17K) made in 2013 to the parapet walls that flank the flat roof of the converted commercial space occupied by the Goddard School. In the Fall 2014

newsletter, we indicated that the matter was settled as we did not receive a response to the letter our previous legal counsel sent in December 2013.

Debbie Jankowski, the previous Condo Board President, conducted extensive research on this subject when it first surfaced in 2013 and the current Board feels we have a strong case to support our contention that the responsibility for the parapets does not fall to the Condo HOA.

We are working through our legal counsel, Barbara Miciul, to set up a meeting with the Commercial BOD and their legal counsel in an attempt to reach an agreement that minimizes the financial impact to the Condo Home Owner's Association (HOA) while providing clarity to the ownership/responsibility question related to the convertible commercial space. Hopefully we will know something before the Fall 2015 newsletter and will not have to address this subject in 2016!

New Property Management Company Relationship

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.

Condos Financial Summary

The Association ended March 31, 2015 with operating cash of \$6,323 and a reserve account balance of \$114,017. The association continues to reserve funds for an eventual roof replacement project, as well as for other maintenance and repairs on its aging buildings. Delinquent accounts continue to impact the budget, with the amount of uncollected delinquencies reaching more than \$21k. As a result of these delinquencies, the Association has incurred legal costs that add to the existing shortfalls from delinquencies but the association continues to explore various avenues to limit or recover the amounts due. Other unexpected possible repair and maintenance issues have arisen and scope of condos responsibilities and/or remedies is currently under discussion.

Financial Statements

A copy of the third-quarter Condos financials will be [available](#) on the website when the reconciliation process is complete.

The Manor

ManorBOD@oldeivy.org

Joe Winland (President), Teresa Waters (Vice President), Leslie Maddock (Secretary), Frank Watkins (Treasurer), Kathy McArthur (Member at Large)

Fire Sprinkler System Dry Pipes Installation

Work is nearly complete to convert the attic fire sprinkler system to dry pipes. We hope that the work will be done by the time this newsletter is published. The projected completion cost thus far is not expected to exceed the quoted price of \$288,200.

Please note that if this work had not been done, the Manor Association would have to be virtually self-insured on any future water damage. As soon as the work is completed and approved by Cobb County and the contracted Fire Suppression System Engineer, we will be able to revert back to favorable insurance rates, even for water damage.

A great deal of gratitude goes to the Manor Community for voting to borrow approximately \$216,000 over five years from the Vinings Bank and to take some \$72,000 from our reserves to pay for the project.

Other Capital Projects

The Board will pursue the building 4810 interior refresh project as well as the exterior repair and painting of building 4805 once the dry pipe installation work is complete and we are assured that the Association has adequate financial resources to complete these needed projects.

Manor Insurance Deductible

There is a \$10,000 deductible on the Manor community insurance policy. This means that, as an owner who suffers damage from a major event such as the water damage from the sprinkler system, you are responsible for the first \$10,000 of any claim on the community policy. (The community insurance deductible is subject to the deductible for your individual policy.)

To provide appropriate coverage for a major event, you are required to do the following:

1. Ensure that, at a minimum, your Condominium HO-6 policy insurance policy includes the following:
 - a. The contents of your unit plus any upgrades or improvements within your unit.
 - b. A minimum of \$10,000.00 on LOSS ASSESSMENT.
2. List The Manor at Olde Ivy Condominium Association, Inc. as an “Additional Interested Party” on your policy. This addition does not cost you anything; rather, it ensures that the Association is copied on changes to your policy and annual renewals.

If your agent requires additional information on the Master Policy for The Manor at Olde Ivy Condominium Association, please contact our insurance agent Clay Davies, Account Associate, at Yates Insurance Agency at (404) 982-2401 or cdavies@yatesins.com.

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 Manor Board directly. Our board email is ManorBOD@oldeivy.org.

Guard Against Water Leaks

There have been several instances of water leaks within individual units resulting in significant water damage to other units. For example, broken refrigerator water lines, leaking hot water tanks, leaking toilet water feed lines, leaking shower bases, and leaking bathroom and kitchen water lines have occurred.

We strongly recommend that you regularly inspect your unit for wet areas and turn the water off at the main valve if you are going away for any period of time.

If a leak occurs within your unit and causes damage to your unit and/or to any neighboring units, you are responsible for the repair cost.

For more information, please see Recommendations for Plumbing Maintenance on pages 3 and 4 of this newsletter.

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 items need reminders, though:

The trash haulers will not take televisions, appliances, furniture, computers and other such items. Make arrangements to dispose of these items on your own. The Association must pay additional fees to have these items removed from the property when left by the recycle bins or in the trash room and that’s not fair to your neighbors.

The recycling company will take cardboard boxes, but they must be broken down and folded. Please remove plastic or other packaging material from the cardboard boxes before leaving them for removal.

Also, please remember that recycled items must be clean of food: no pizza boxes! And, no plastic bags.

Disposal of Paint Cans

Our waste disposal company will NOT take unused paint or empty paint cans. If you use a painting contractor, ensure that the contractor removes all paint cans. If you do the painting yourself, you can take the empty or unused paint cans to Vinings Paint and Supply (4624 Camp Highland Rd Suite 400), just past the Publix shopping center on the EW Connector (diagonally across from the RaceTrac gas station). They will dispose of old paint cans for a small fee.

Throwing Cigarette Butts Over Balconies

We have had reports of people throwing cigarette butts over the balconies on to other properties. Fire hazard, anyone? Littering? Please be sure that your guests do not do this. If you see anyone throwing anything over balconies, report it to the Board or to CMA.

Leasing

The Manors remains at the maximum number of allowable leases with four on the waiting list. The Manor Declaration has strict rules on leasing units, so **you must obtain a leasing permit from the Association**. If you are considering leasing your unit, contact CMA.

Please note that if an owner is currently leasing their unit and the current tenant will not renew 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 and continues to take all actions necessary to prevent the Manor community from exceeding the leasing limits.

Manor Financial Summary

The total cash balance as of March 31, 2015 is \$392,110 but \$72,000 of that amount will be paid to the fire suppression system contractor installing the dry pipe system.

Our year to date expenses through March 31, 2015 is \$46,700 above plan. The major expense variances against plan is our insurance payment (\$16,726 over plan), some \$8,000 in unplanned fire watch cost that was required when the attic fire suppression pipes were drained during the extreme cold periods, legal fees (\$4,417 over plan) and utilities (\$5,407 over plan). Note also that more money was transferred into the Reserve accounts than was originally planned.

Financial Statements

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

Townhomes

TownhomesBOD@oldeivy.org

Charlie Ryan (President), Keiffer Philips (Vice President) (One Vacancy)

The Townhomes 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.

Property Manager

Our New Townhomes property manager is Brian Ball of Community Management Associates (CMA). Brian 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. You can email Brian at TownhomePM@OldeIvy.org.

Maintaining Dryer Vents

Townhome owners are reminded that it is their responsibility to keep clothes dryer vents and exterior terminations cleaned and clear of debris. When an outside dryer vent is clogged with lint or even a bird nest, a fire may start during use. Routine inspections have determined that many Townhome exterior dryer vent terminations have deteriorated and are in need of replacement. We urge each Townhome owner to arrange for inspection and repairs as needed. You can search the web for “clothes dryer vent cleaning” to find a vendor. If you need a recommendation, email TownhomePM@OldeIvy.org.

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 Brian Ball, our rep at property manager CMA (TownhomePM@OldeIvy.org). Brian 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.

For more information, please see Recommendations for Plumbing Maintenance on pages 3 and 4 of this newsletter.

Scheduled Maintenance

The current Reserve plan calls for refurbishing the wooden decks and porches of Townhomes this summer with a pressure-wash, stain and seal. Brick porches and walkways in the courtyard homes will also be pressure-washed. Bids are being received and the board will soon select a vendor and schedule the work. Watch your emails for more details.

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.

List Olde Ivy Townhomes Association, Inc. as an “Additional Interested Party” on your policy. This addition does not cost you anything; rather, it ensures that the Association is copied on changes to your policy and annual renewals.

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.

Financial Summary

As of 4/30, total cash on hand is \$645,174. The checking account balance is \$77,334 and Reserves balance is \$567,839.

Our repair activity continues to be significantly under budget. Roofing accounts for 26% of our repair expenses, which is down significantly from previous reports. Total repair expenses were split 93% for townhomes and 7% for courtyard homes. Total operating expenses are \$146,171, which is \$6,357 under budget. We have a significant number of repairs in the queue due to our inability to engage and retain a reliable handyman.

Thanks to all of you for keeping your dues payments current. Dues collections are running slightly over budget by 2% due some collections of last year's shortfall.

There have been six townhomes sales this year. There have been no courtyard sales yet, but one is pending. Prices continue to improve but are still slightly under water. We currently have 13 rentals. Our limit is 30.

The current Reserve plan is to refurbish the townhomes decks this summer. Bids have been received. The Board will soon select a vendor and schedule the work. Watch your email for more details.

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

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.

Clubhouse

clubhouse@oldeivy.org

Nancy Sample (Chair), Tricia Buce

You are invited to host events in the Clubhouse, if you are a resident of Olde Ivy. The Clubhouse is ready for all of those baby showers and summer parties! Lots of great weekends are still available, so book soon. 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.

An exciting extra for your Clubhouse enjoyment is the addition of streaming video on the TV!

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 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 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

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

Neighborhood Board, Susan Constantine (Member at Large)

The Neighborhood Board handles Covenants issues with the Member-At-Large acting as a liaison between residents and the Board. The main issues reported by residents continue to be around parking and pets (barking, dogs off leash, dog waste).

Parking Throughout the Neighborhood

Please be aware of the following:

- **A vehicle will be towed if it is parked:**
 - **Along a red-painted fire lane (the vehicle is subject to immediate towing). This is a Fire Department regulation.**

- **On a grassy area (the vehicle is subject to immediate towing).**
- **Without a visible license tag (the vehicle is subject to towing after a 24-hour notice sticker is affixed).**
- **For an extended period in a non-reserved or guest parking space (the vehicle is subject to towing after a 24-hour notice sticker is affixed).**
- **Vehicle towing can result in expensive fees if the resident who parks a car in an inappropriate space is away for some time.**

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 park boats, trailers or recreational vehicles such as RVs and motor homes in the Community, except in garages.
- Guest parking is limited, but available in labeled spaces. Residents should not park in these spaces or in unmarked 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.

If you have any questions or concerns, please email covenants@oldeivy.org.

Infrastructure

infrastructure@oldeivy.org

Patricia Brown (Chair), John Bennison (Reserve), 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 the 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.

Olde Ivy Pool Area Repairs and Upgrades

This spring, we completed the refurbishing of the pool area sundeck, repairing the existing coating, fixing cracks and chipped areas, and recoating the sundeck.

Community Residents can help keep the pool deck looking clean and in top-notch condition by observing a few simple guidelines:

- Do not drag tables and chairs across the deck surface. Instead, pick up the chairs and chaises if you are repositioning them on the deck.
- Please dispose of chewing gum, cigarette butts (or any other trash) in the trash containers that are located conveniently around the pool deck.
- If you spill beverages on the sundeck, please flush the area with clean water to avoid staining the deck surface.

Remember: No glass or breakables in the pool area!

New Patio Tables

We replaced the picnic tables on the pool-side elevated patio with four new tables. These tables have tempered glass tops and are slightly larger for more comfortable seating. When using the tables, please clean up the table before you leave. If the table is sticky or dirty, please take a moment to wipe it off. **Also, please lower the umbrellas when you leave the table, helping to avoid damage to umbrellas and tables, which can be tipped over by wind.**

New Guard Railing

A new guard railing has been installed near the pergola, replacing the old one, which was partially rotted.

Pool Equipment Room

This is not a room you will likely ever see, but the chemical exhaust fan in the Pool Equipment Room recently failed. We replaced the fan motor, which now runs smoothly.

Exercise Room Heating & Air Conditioning

We replaced one of the air-conditioner units that serviced the lower level of the Clubhouse, and upgraded the thermostat system for that level. The new system allows automatic program changes between heating and cooling seasons.

Outside Work

Fire Hydrants

Spring brings the annual fire hydrant inspections throughout the community. (In addition, the hydrants are tested every three years.) Last year, every hydrant in the complex received a fresh coat of reflective silver paint according to the standards enforced by the Cobb County Fire Marshall.

Fences

Last year we repaired and painted the majority of our perimeter fences. This summer, we will complete painting of the white fence that runs through the center of the community.

Bridges in the Nature Walk Area

We plan to repair and power-wash the Nature Walk bridges, and then seal them with a wood-preserving stain.

Drainage Problem Resolved

We addressed a long-standing drainage issue along Ivy Crest Lane where water pooled and spilled over into the retention basin in the Nature Walk area. After much evaluation, we installed a new flow-well and underground drainage to help remedy what had become a marshy wet area.

Stamped Concrete Repairs

We have identified a contractor to repair some of the stamped concrete walkways throughout the community. We will get this work underway in early summer. While we will try hard to use a matching stamp for the design and the same tint for the concrete color, please remember that it will take time for the concrete to cure.

Clubhouse Update

Internet Availability around the Clubhouse/Pool/Fitness Center Areas

We are happy to announce the availability of dual-band WiFi in the Clubhouse, pool area and Fitness Center. In addition, our newly purchased 42" television has a direct-wired cable connection for much improved service.

For registered users, the website provides [more information and the passcode](#).

Video Cameras

We recently installed video cameras in the Clubhouse, the pool area, and at both exterior gates. Camera data records may help with management of unauthorized activities in these areas. However, the video cameras are not monitored in real time, and do not provide any personal security protection.

Fixtures and Equipment

We are upgrading fixtures, equipment and light bulbs in the Clubhouse areas. These include the following new items: hot water heater, recirculating hot water pump, and the kitchen sink faucet set.

Lighting

Our goal for all lighting projects is to improve illumination for safety and convenience, save energy and reduce waste, and also to improve the automation of Clubhouse operations.

In an ongoing project, we are switching to LED lighting wherever possible around the Neighborhood, including the Clubhouse area. This will reduce labor and energy costs along with the cost of replacement bulbs.

In addition, we are working on plans to standardize the automated lighting equipment and improve the exterior lighting automation. We are introducing newer timers that preserve time and program settings across power outages, automatically correct for daylight savings, dynamically compute sunrise and sunset each day (based on our latitude and the date) and can be expected to operate year round with almost no intervention.

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 lights and fans when leaving the fitness center.
2. Please wipe down equipment after use with 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 remotes to the basket.
5. No children (under 16 years of age) are allowed in the fitness center.

Thank you for your cooperation.

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), Nancy Howell, Leslie Maddock, Cecily Sapp, Pat Stuart, Gay Watson

Seasonal Flowers

The Landscape Committee has begun the spring season with the installation of 17 seasonal flowerbeds around the property. Each season, we design a combination of new plants and colors that will add to the already beautiful Neighborhood landscape.

Renovating the Irrigation System

A significant but often unnoticed piece of Neighborhood infrastructure is the underground irrigation system for watering shrubs and planted areas.

Routine annual maintenance of the system is handled under the Landscape operating budget, but this year we completed an important capital expenditure from the Reserve budget: We replaced the multiple “clocks” that comprise the central control for the entire system.

In addition, we are finishing up on a major tune-up for the sprinkler heads. Many sprinkler heads are being replaced, while others are being realigned. The new system will deliver water more accurately to the targeted plantings, reduce water waste, and save water by eliminating programmed watering during rainy weather.

We’re updating the Neighborhood Reserve Plan to build in a provision for a significant irrigation system overhaul every 12 years or so, to ensure that the system remains serviceable well into the future.

Trimming of Overgrown Shrubs

Another major ongoing project has been the trimming of overgrown shrubbery. Many of our plantings are fifteen years old and have become seriously overgrown. We began two years ago by pruning the large hollies that were blocking windows, holding moisture too close to the buildings and providing an unhealthy environment for growth. This spring, we cut back the jasmine vines, which hadn't been properly trimmed in many years. In some areas, the gnarled, unsightly dead undergrowth provided a sanctuary for vermin (requiring exterminators).

The jasmine will grow back by mid-summer, but we will continue to trim it on a regular basis.

Planning the “Green Shield”

We are making long-range plans to provide a proper “green shield” once the construction on Atlanta Road is complete. Because the county will be installing a sidewalk along part of Beech Haven Drive and the impact of that and other construction plans is still unknown, we need to wait until the work is complete. We greatly appreciate the patience of the Condo Association in this matter.

The Pet Waste Issue

We have installed dog stations all over the Neighborhood, including the recently added station at the cul de sac near the North-side Condos. Please use the dog stations to dispose of bagged dog waste.

Have you noticed areas where the grass is damaged or flowers look burned? These unsightly areas result from dogs being allowed to “go” where they shouldn’t. Dog urine wrecks grass and flowers! Solid dog waste is revolting when left on lawns.

To avoid damage to flower beds, shrubs and grassy areas, we ask all of our pet owners to properly curb their animals in designated areas, guiding them to the pinestraw and bagging the solid waste.

Help us keep Olde Ivy beautiful. We have a wonderful property, and we want to maintain and improve it for all of our enjoyment.

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!

Upcoming Pool Party

Greetings from the Olde Ivy Social Committee!

We are planning our Annual Spring Pool Party and all residents are invited!

Please join us on Saturday, June 6 for barbeque and socializing. Bring a side dish and whatever you would like to drink. We'll supply the BBQ and desserts. Please remember: No breakables are allowed in the pool area!



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.

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.