

OLDE IVY VINE



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

Neighborhood Association

NeighborhoodBOD@oldeivy.org

(President, vacant), Michael Crowe (from the Townhomes), Judy Moore (from the Condos), Joe Winland (from The Manor), Leslie Maddock (from The Manor), Frank Watkins (from The Manor)

The former president of the Neighborhood Board of Directors Keiffer Phillips has moved from the community. He and his wife Patricia Brown, the former chair of the Infrastructure Committee, have sold their townhome and plan to relocate in the area, while building a house near Dallas, GA. The community wishes to thank them both for the enormous amount of work and skill that each of them has poured into the Olde Ivy community over the past six years or so. Truly, they have left the community a better place for having lived here.

Letter from the Former President (on behalf of the Neighborhood Board)

It is with mixed emotions that I write my last entry for the Olde Ivy Vine.

Having served as President of the Neighborhood Association since 2012, I made the decision earlier this year that 2016 would be my last year to serve in this position.

What I had not considered was un-expectedly selling our Townhome thus ending my final term 2 ½ months early. By the time this goes to press, I will no longer be a resident of the Olde Ivy community.

I am grateful to have served with many dedicated volunteers over the past five years, not the least of whom was my wife Patricia Brown who chaired the Infrastructure Committee. These fine volunteers all served with the overall good of the community as their motivation.

Our objectives in 2012 were simple: Create a realistic budget for maintaining the Infrastructure of the community, operate within the budget, and adjust association dues as necessary to adequately fund the budget and Reserves.

Adhering to this simply philosophy put the Neighborhood in a strong financial position over the past five years, while funding several major projects along the way. A detailed listing of these projects can be found in back issues of the Olde Ivy Vine under the Infrastructure articles at www.Oldeivy.org.

While significant strides have been made over the past five years, a facility the size of Olde Ivy requires continual monitoring, planning, and execution of projects, all the more as the community is aging.

I will end as I have in the past, with a call for volunteers: the community needs dedicated, knowledgeable residents who are willing to devote time and energy to keeping Olde Ivy an enjoyable place to live.

Walt Underwood has agreed to Chair the Infrastructure Committee on an interim basis, and the Neighborhood President position will be filled after sub-association elections and appointments to the Neighborhood Board are decided for 2017.

At least as far as Olde Ivy is concerned, I am glad to be able to report that the “State of the Union is Good.”

On behalf of Patricia and myself, we wish only the best for the residents of Olde Ivy and a fond farewell.

Respectfully,

Keiffer J Phillips, Former President

Property Manager

Olde Ivy does not have an on-site manager. Instead, we work closely with a professional Property Manager. The Property Manager should be your first point of contact to handle requests for maintenance and repairs, work orders, bill paying, receivables, accounting for the associations and so on. In addition, contact the Property Manager regarding concerns about safety, gate access problems, or issues with pool, fitness area and clubhouse. (Owners are responsible for maintenance of their own units.)

Our Townhomes Property Manager is Dotty Bonds of Community Management Associates (CMA). Dotty is your first point of contact for both Townhomes and Neighborhood issues. You can reach Dotty using her direct email, dbonds@cmacommunities.com.

Her direct telephone is 404-835-9274. The switchboard at CMA is 404-835-9100. There is a 24-hour duty property manager to handle urgent after hour calls.

Depending on your location, you can also use one of the following addresses (all of them will get to the Property Manager, and members of the respective Board of Directors will also be copied on the email).

Table 1: Email Addresses for the Property Manager

| Association | Email* |
|--------------|--|
| Neighborhood | NeighborhoodPM@Oldelvy.org |
| Condos | CondoPM@Oldelvy.org |
| The Manor | ManorPM@Oldelvy.org |

| | |
|-----------|--|
| Townhomes | TownhomePM@Oldelvy.org |
|-----------|--|

*Property Managers 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 property management company. Should you wish to call, the number for the Property Manager switchboard is 404-835-9100.

Reporting Emergencies

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

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

Community Documents

Residents—owners and renters alike—need to be aware of and follow the policies that govern the community. The Olde Ivy Homeowners Associations take these policies seriously and enforce them for the benefit of all residents.

Governing Documents

The governing documents are **all** available on the [Olde Ivy website](#) for **registered** users. For information on how to register, see Registering for the Website below.

The following Neighborhood Association documents apply to all Olde Ivy residents:

- [Declaration of Covenants, Conditions and Restrictions for Olde Ivy at Vinings Neighborhood, Nov-19-1999](#)
- [Bylaws of Olde Ivy at Vinings Neighborhood Association, Inc.](#)

In addition, each resident is bound by the [governing documents](#) for their individual neighborhood: the Condos, The Manor or the Townhomes.

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.

Resident Information Booklet

The [Resident Information Booklet](http://www.oldeivy.org/welcome/new-resident-information-booklet/) is a comprehensive introduction to the Olde Ivy community. This guide is aimed at all residents—owners and renters alike. We hope it will help you move into Olde Ivy, settle in comfortably, participate in and enjoy our community. The booklet is available at <http://www.oldeivy.org/welcome/new-resident-information-booklet/>.

The material in the booklet and other Olde Ivy communications is intended to provide useful information to our residents in convenient, shortened form. It does not supersede the Covenants and other governing documents, which always have precedence over other documents. This booklet has been reviewed by the Board of Directors, but has not been formally adopted. *The governing documents of the community remain the definitive authority on neighborhood policy.*

Olde Ivy Communiqués

The communiqués are official mailings to the community. Depending on the issue (affecting the entire Neighborhood, or one or more of the sub-associations), they are sent out by the Communications Committee to registered users of www.oldeivy.org.

All residents—owners and renters alike—are urged to register in order to receive these mailings and have full access to the www.oldeivy.org website.

Speed Limit Reminder

The speed limit throughout the Neighborhood is 15 MPH. **It is urgent that you comply with this limit and carefully observe all stop signs and take care when rounding corners.** Please be sure to stay on your side of the white lines.

Many of your neighbors are out on our streets every day: walking their dogs, pushing baby strollers, piloting a wheelchair or training for a 5K. Large trucks and landscaper vehicles sometimes require that you maneuver around them. There are some challenging corners for drivers who are going too fast or talking on their phones. Please take it easy and be careful.

Internet Availability around the Clubhouse/Pool/Fitness Center Areas

WiFi is available in the Clubhouse, pool area and fitness center. For current WiFi access information, check the bulletin board in the Fitness center, and also inside the television cabinet door in the clubhouse main level.

Gate Access and Water Billing Account Assistance

The Property Manager also handles gate access and water billing account issues. For example:

- Setting up a 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 your Manor garage, and grey access fobs for the pool, fitness center and your Manor building front door.
- Providing access codes for the Fitness Center and pedestrian gate on Log Cabin Drive.

Exterior Decorations

The Neighborhood strives to maintain a cohesive look throughout. Thus, there are restrictions of various kinds, including on the landscape as noted in the Landscape section below. Further, the Covenants document states that:

“Any planting may be done only with the prior written approval of the Board or its designee or in accordance with the guidelines previously established by the Board or its designee. No vegetable garden, hammocks, statuary or recreational equipment (including basketball goals) may be placed, erected, allowed or maintained within the Community without the prior written consent of the Board or its designee.”

The Covenants do allow for “reasonable seasonal decorative lights” between Thanksgiving and January 15. Otherwise, residents are urged to avoid placing decorative items outside of their units.

Landscape

Please be aware that all of the plantings (including all trees and shrubs) throughout the property belong to the Neighborhood. All maintenance is contracted for and managed by the Landscape Committee.

You may not remove plantings and may not install your own plants. The only exceptions allowed are plants in containers on your front steps or walkway.

Neighborhood Safety

While Olde Ivy has been a safe community during its 15 years, the Board asks all neighbors to watch out for each other. Be observant and report any suspicious activity to the police and/or the Board, as appropriate. In one recent and rare criminal incident, a thief drove into the neighborhood and took delivered packages from a front porch. Fortunately, a neighbor witnessed the incident and noted the license number. The Board was able to forward that information and photos of the vehicle entering and exiting the neighborhood gates to our nearby Cobb County police department.

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.

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 East-West Connector (diagonally across from the RaceTrac gas station). They will dispose of old paint cans for a small fee.

Recycling

Glass can no longer go in the recycle bins. Place glass in the trash container.

Most residents do 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. [Cobb County has various waste disposal facilities](#) that you can use for these and other items, including glass (for hardcore recyclers).

- 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.

Resident Maintenance Reminders

Here are a few critical maintenance issues that affect **all** of our units (Condo/Loft, Manor or Townhome).

Plumbing Maintenance

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.

The following are a few critical maintenance issues that affect **all** of our units:

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 (Condos and Townhomes) are the responsibility of the individual unit owner.**

If you experience a plumbing failure in your Manor unit, any damage to neighboring 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 regularly 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 and Pressure Reducing Valves (PRVs):** Many of the water heaters and PRVs have been replaced by now. Ten years is a common benchmark for the expected life of water heaters, and many PRVs have gone bad also. In addition to having your water heater and PRV replaced, be sure to inspect for signs of leakage or corrosion and replace your **expansion tank** and **water meter** as needed also.
- **Kitchen sink hoses:** Some of these have corroded, rusted or worn out and begun to leak. The pullout hose wears out and fails; causing a leak under the sink that will also leak into any unit below. Water on the lines or in the cabinet below the sink is a telltale sign. If you still have your original fixture and it is leaking, Moen may provide assistance with replacement based on the warranty.
- **Garbage disposals:** Ten years is a common benchmark for the expected life of kitchen sink disposals also, with leaks suggesting a crack in the housing or another failure, and time for a replacement.
- **Water line to refrigerator:** This line has been known to leak and cause damage to floors (including units below in the Manor), so check it regularly to ensure it is secure and not cracked or leaking. 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 units 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.

Ask a neighbor if you need referrals to plumbers or other providers.

Please be aware that 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.

Required HVAC System Maintenance

Recent incidents of water leaks within individual units resulted in significant water damage to surrounding units. The cause of the leaks was line blockage in the HVAC condensate line. It is imperative that your HVAC system be inspected twice a year. The contractor must clean the condensate lines and add algae reduction tablets.

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), Tom Jankowski (Treasurer), Marthelle Cherry (Secretary), Judy Moore, Sue Ruskin

The Condos comprise the 28 townhome-style units (#s 4750-4804 Ivy Ridge Drive) above the commercial condos along Log Cabin Drive. With just 28 homes, we have the smallest association in the Neighborhood.

Condos Parking and Covenants

Available parking is limited in the Condos common area, and concerns are being expressed regarding the use of garages and assigned or guest parking spaces. It is essential that all residents—whether renters or owners—follow the requirements of our governing documents, including these:

- Garages may not be used for storage. This is an important restriction included in the binding covenants.
- Each unit is assigned a single-car garage and a reserved numbered parking space, to accommodate two permanent vehicles. The first vehicle is to be parked in the garage, and if there is a second vehicle, it is to be parked in the reserved numbered space.
- A visitor's vehicle (a third vehicle) is permitted for up to two weeks. If your visitor's vehicle will be parked for longer than two weeks, you must get written (email) permission from the Condos BOD at condosBOD@oldeivy.org.
- All vehicles must be parked in garages or in marked spaces. No parking is permitted near fire hydrants, on curbs or in front of garages. Parking along a red curb may result in immediate towing without notice, as this is a county fire matter.

- No inoperable vehicle or vehicle without a current tag may be parked on the property.

Other Covenants Reminders

- **Trash Bins:** To avoid the fines associated with covenants violations, be diligent to return your trash bin to your garage before 6:00 p.m. on pickup day.
- **Grills:** From the Covenants: *The use of outdoor grills, except for electric grills, on or in the Condominium, including, without limitation, the balconies and decks, is prohibited.* With the exception of electric grills, grills are not allowed on the property. Not in the parking lot, not on front porches, not on balconies or back porches, not in garages, not anywhere on or in the Condominium. To avoid the fines associated with covenants violations, use only an electric grill on the property.
- **Balconies:** From the Covenants, regarding the balconies of units 4750-4756 and 4774-4804: *The following is prohibited: placement of any object or thing on or about any such balcony.* Nothing is permitted on these balconies. To avoid the fines associated with covenants violations, make sure your balcony is clear.

Condos Annual Meeting

The Condos Association Annual Meeting is scheduled for 7:00 p.m. on Monday November 7 at the newly renovated Olde Ivy clubhouse. Nominations will be taken from the floor to fill four seats that will be open on the 2017 Board. Upcoming Board vacancies present a great opportunity to get involved, to learn about issues facing the Association, to share your ideas on addressing them and to impact the community. If you own a unit, you have a vested interest in the health and stability of your 28-member Association. Consider taking this opportunity to let your voice be heard and to make a difference by running for one of the 2017 open Board positions. Owner eligibility includes residing in the condominium and being current on dues.

If you might like to serve on the Board or have questions, you can send an email to CondosBOD@Oldeivy.org.

Annual meeting materials should arrive in mailboxes soon. If you are unable to attend the meeting, please be sure to return your proxy so that there are enough participants to reach a quorum and hold the annual association meeting.

Condos Financial Summary

Although delinquent accounts continue to impact the budget, legal resources have been retained to collect on the delinquencies and the finances of the Condo Association are in good shape with respect to both capital reserves and current operations. This year, one of the two non-paying units has sold and is now contributing to the association accounts again. We expect to end the year within budget. The proposed 2017 budget calls for dues to remain the same at \$295 per unit per month.

The Condos Association ended September 2016 with operating cash of \$12,057 and a reserve account balance of \$152,133 for an increase of \$17,429 in total cash on hand from the last newsletter of March 2016. The association continues to reserve funds for the roof replacement project, as well as for other maintenance and repairs on its aging buildings.

No capital projects are scheduled at this time.

Financial Statements

A copy of the third-quarter Condos financials is [available](#) on the website.

The Manor

ManorBOD@oldeivy.org

Joe Winland (President), Teresa Waters, (Vice President), Karen Gantt (Secretary), Frank Watkins (Treasurer), Leslie Maddock (Member-at-Large)

Fire Sprinkler System Dry Pipes Installation

The Fire Sprinkler System independent engineer found a few items that need to be corrected on the conversion work of the attic fire sprinkler pipes from wet or water containing pipes to that of a dry (compressed air) pipes. The needed corrections do not interfere with the system working properly but have to do with some pipe runs and pipe slope as well as some drains that need to be installed correctly.

The system will be inspected and readied for the winter weather.

Capital Projects

Building 4810 interior refresh project as well as the exterior repair and painting of building 4805 have been completed. A big thank you goes to Karen Gantt and Vicki Fowlkes for overseeing the interior refresh work in building 4810. The building really does look great. Approximately \$128,000 was spent on these two capital projects in 2016.

Guard Against Water Leaks - Preventive Maintenance Is Most Important

There have been several instances of water leaks within individual units resulting in significant water damage in some cases. The HVAC condensate line blocking up has caused serious water damage. It is imperative that your HVAC system is inspected twice per year and that the condensate lines are cleaned and algae reduction tablets added. Broken refrigerator water lines, leaking hot water tanks, leaking toilet water feed lines, leaking shower bases, as well as leaking bathroom and kitchen water lines have also occurred. It is highly recommended that you consistently inspect for wet areas in your unit and turn the water off at the main valve if you are going away for any period of time.

If a leak does occur within your unit and causes damage to your unit as well as to any neighboring units, you are responsible for the repair cost.

Paint Disposal

The Manor waste disposal company will NOT take unused paint or empty paint cans. If you use a reputable painting contractor, ensure that the contractor does not leave unused paint on the property. You may take your paint cans to Vinings Paint and Supply just past the Publix shopping center on the EW Connector diagonally across from the RaceTrac gas station. For a small fee they will dispose of old paint cans.

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. There are however a few items that need reminders.

NO PIZZA BOXES IN THE RECYCLE BINS - THROW THE PIZZA BOXES IN THE TRASH BIN.

The recycling company will no longer accept glass so no glass in the recycle bins. The glass must be thrown in the trash container.

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 additionally to have these items removed from the property when left by the recycle bins or in the trash room.

The recycling company will take cardboard boxes that are broken down and folded. Plastic or other packaging material should be removed from the cardboard boxes and disposed of in the trash bin.

Leasing

The Manors currently have four open lease permits with no one on the waiting list. The Manor Declaration has strict rules on leasing units. A leasing permit must be obtained from the Association. Contact CMA if you are considering leasing your unit.

Please note that if an owner is currently leasing their unit and the current tenant will not be renewing the lease, a new lease permit **MUST** be issued. That owner will go to the end of the lease wait list (if there is one) and wait until an open lease permit is issued before a new lease can be executed and subject to a background check and Board approval.

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.

Care of the Manor Community

Residents of Manor buildings are experiencing problems with tenants who apparently don't feel that they have any stake in maintaining the neatness, cleanliness and attractiveness of our homes.

This carelessness affects all Manor residents, and damages our reputation as a great place to live. Since these problems occur in public spaces such as the front hall area and garages, they can also affect our home values, putting off possible buyers.

The following are some recent examples of troubling behavior:

- Garbage left in trash rooms on residential floors
- Discarded items left near the garbage bins or recycling containers (often trash that the waste disposal company will not take)
- Tracked-in residue from dog walking (mud, pine straw)
- Broken glass on the garage floor
- Cigarette butts on the sidewalks or garage floors

Olde Ivy owners who lease their units are responsible for the behavior of their tenants. This includes tenants' actions in the public areas in the building where they rent.

We urge you to communicate with your tenants about the Community rules. Please ensure that they are familiar with the Covenants and understand that they must follow them. Registering with the website so they get the Newsletters and other public notices is recommended and beneficial.

We remind you that the Board issues leasing permits and can and will withdraw renewal permits for tenants who do not follow the community rules.

Financial Information

The total cash balance as of September 30, 2016 is \$311,671. The total cash balance as of December 31, 2015 was \$356,599.

Our year to date expenses through September 30, 2016 is \$36,193 above plan. Unplanned expense included some \$50,000 for repair and painting of the top floor unit ceilings (due to added dry pipe fire sprinkler heads), some \$16,000 for a water damage repair caused by a common area HVAC leak, and another \$10,000 for sealing the garage wall in building 4950.

The month ending September 30, 2016 Financials are posted to the Olde Ivy website for review.

Financial Statements

Copies of the Manor financials are available on the website.

Townhomes

TownhomesBOD@oldeivy.org

Charlie Ryan (President), Michael Crowe (Treasurer), Beth Jones (Secretary)

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

New Board Member

We have a new board member, Beth Jones. The board appointed Beth to fill out the unexpired term of board member Keiffer Phillips, who recently sold his home and departed our community. Beth will seek a full two-year term on the board when an election is held at the Townhomes annual meeting in November. Other candidates are welcome to contest that seat by contacting the board at townhomesbod@oldeivy.org or announcing their candidacy at the meeting.

Keiffer was also our Neighborhood Board President and his wife Patricia Brown was chair of the infrastructure committee. They will be greatly missed as both super volunteers and super neighbors. Words can't express how extraordinary and selfless Keiffer and Patricia have been. Their time and expertise benefited the community greatly over many years. We salute them and wish them all the best!!

Annual Meeting

We urge all Townhomes residents (owners and renters alike) to attend the annual Association meeting at the Clubhouse at 7:00 p.m. on Tuesday, November 15th. This is your chance to hear reports on important financial and other matters, to voice your opinion, and to vote in the Association elections.

Townhome Association Maintenance Guide

The [Townhome Association Maintenance Guide](#) is an important document that summarizes the maintenance responsibilities of membership in the Townhome Association, as well as offering helpful advice and clarifications on many common maintenance situations.

All Townhome Association owners and residents should become familiar with it.

The Guide was written specifically for Townhome Association members and the specific policies of the Association, so it does not generally apply to other Olde Ivy Associations.

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 our Property Manager, Dotty Bonds. Dotty should be your first call for issues of ordinary maintenance or repair as well for concerns of safety, gate access problems, or issues with the 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 to this address will go to board members Charlie Ryan, Michael Crowe and Beth Jones.

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, usually called a Loss Assessment, which would pay for that \$20K deductible, subject 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: The property management company (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.

Maintenance Issues and Calculation of Assessments

Our Townhomes Association includes 120 units. 96 units are three- and four-story townhomes with no private yard. 24 units are two-floor courtyard homes with small private yards.

At the annual meeting in November 2014, the maintenance budgets and reserves of the 24 courtyard homes and the 96 townhomes were split apart because of maintenance costs that vary greatly due to the architecture of the units. For example:

- The square footage of the roofs on the 24 courtyard homes is far larger than that of the 96 townhomes, necessitating greater maintenance and replacement costs.
- The elevated decks on the 96 townhomes will be costly to rebuild when that eventuality occurs.

As a result, the assessments (which include funding of reserves) of the two types of homes are calculated separately.

Townhomes Financial Summary

The Townhomes Board is pleased to report that the finances of the Townhomes Association are in good shape regarding current operations, thanks in large part to the fact that virtually every owner has remained current on monthly association assessment payments. The budget is on target for the year so far. Our expenses are slightly less than our income, and we expect to finish the year in this position.

Currently the largest repair and maintenance expense impacting our budget is roofs in both the townhomes and

courtyard homes. As the community ages, large maintenance items such as roof replacements draw closer. The roofs were intended to last 25 years, but the history of inspections suggests that they will need replacement sooner. The decision to replace them will come down to the cost of maintaining them vs. the cost of replacement.

We are currently reviewing the funding of the reserve plans for both the courtyard homes and the townhomes. Currently, the operating accounts have approximately \$68,000 on hand. The townhome reserves are at \$611K and the courtyards have \$140K.

We had one large Reserve Project this year: The wooden decks, porches, and patios of the townhomes and courtyard homes were pressure washed, repaired, re-stained and sealed.

Real Estate Summary

As of this writing, 10 sales have closed in our Townhome Association this year. Currently, there are only two townhouses and one courtyard home on the market. Of note, in the Townhome Association, there are currently only three leased homes, well below the 30 allowed in our governing documents.

In an evaluation of the market as it relates to Olde Ivy, real estate professional Barry Laughon states:

“The Olde Ivy real estate market continues to be good. The Manor has seen the largest percentage of price increases in the community. The Condos/Lofts remain slow and values haven’t moved up much for these homes. Townhouses are still in demand and have shown nice increases in sale prices. There haven’t been enough sales of Courtyard Homes to give an accurate view of the market. New construction is the major competition and this will continue for a couple of years as more new townhouse communities are developed.”

Barry suggests that Olde Ivy owners wishing to sell update their kitchens, baths and fixtures. This will keep buyer demand strong and prices moving in the right direction.

Please direct any comments or questions regarding this summary to TownhomesBOD@OldeIvy.org.

Michael Crowe, 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, as listed on each committee description. 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

The Olde Ivy Clubhouse has been completely renovated and updated with new furniture, décor and appliances. It is truly a treasure in our community! I’m sure that you all join me in wanting to maintain this treasure and keep it in the best shape possible.

Please remember that the Clubhouse is not a rental hall, and treat it as you would your own home. If your event requires furniture to be moved, this is probably not the place for you. Moving furniture creates scratches in the new flooring. You will be charged for scratches.

Here are a few hints to keep in mind when considering your type of event and whether or not the Clubhouse is appropriate for your event:

- The maximum number of guests is **75**.
- Residents are not permitted to bring in dance floors.
- You must use table pads (located in the kitchen) on the new dining room table, and provide your own table linens.
- No open flames are allowed. (Use electronic candles, instead.)
- No tape is allowed on painted surfaces.
- You must remove any stains on the carpets before your security deposit is refunded. Emergency cleaning supplies are located under the kitchen sink and include a bucket, Resolve carpet cleaner, Mr. Clean magic erasers, sponges, and other supplies.
- The new refrigerator is not capable of cooling large quantities of un-cooled beverages. To ensure that your beverages are chilled, either bring cold beverages or put them in coolers with ice before your event.
- You must remove **all** trash after your event. Place it in the large trash bins outside of the fitness center doors.

A checklist is posted in the kitchen for your convenience.

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 after business hours.

To arrange for a special one-day access code for the entry gate at the Clubhouse, email ClubhouseReservations@OldeIvy.Org.

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.

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 major areas of complaint are dogs and parking.

Email covenants@OldeIvy.org with concerns or complaints about issues related to the Covenants. Your email will go to the Covenants Committee and the Neighborhood BOD.

Dogs

Please be aware of the following:

- **Your dog must be on a leash** at all times when out in the Neighborhood.
- **You must clean up after your dog.** Use one of the many dog waste stations located throughout the Neighborhood.
- You must ensure that your dog does not bark and bother your neighbors.

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 current 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.

Infrastructure

infrastructure@oldeivy.org

Walt Underwood (Chair), John Bennison (Reserve), Tom Constantine, Dan Gonsalves, Beth Jones, Al Morrison, Nancy Sample

The Infrastructure Committee evaluates, forecasts and oversees maintenance needs for the Neighborhood property, including the Clubhouse, pool, roads, sidewalks, vehicular gates, area fences, street lamps, water/sewer lines, and nature trail and bridges. (Maintenance of residential buildings and the neighborhood landscape are outside the scope of the Infrastructure Committee.) Maintenance work includes both scheduled projects, such as repainting neighborhood fences and unscheduled projects, such as repairing storm damage.

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.

Clubhouse and Pool

Upkeep and care of the Clubhouse and pool remain primary responsibilities of the Infrastructure Committee.



Throughout the year, we respond to various requests for plumbing, electrical and other mechanical repairs at the Clubhouse and pool. The committee also provides general oversight of the facilities to make sure that the Clubhouse is clean and attractively maintained for our residents and their guests.

Three years ago, we painted the interior of the Clubhouse, aware of the upcoming, scheduled plans for a complete refurbishment. This year, we undertook a comprehensive refurbishment of the entertaining areas of the Clubhouse, including replacement and repair of the aging furniture and fixtures. We wanted the Clubhouse to be updated and fresh but still

relate to its original Southern Living Design.

We were able to save a little money by reupholstering 15 of the card room chairs. Those reupholstered chairs are

now scattered around the Clubhouse, in both the dining room living room areas. Four new sturdy Formica-topped round tables are available for guests in the Card Room



along with 16 new blue upholstered, brad-studded chairs.

The new blue and brown color scheme is attractive and inviting. The hardwood floors were sanded and re-stained in a darker finish, and new carpeting and area rugs tie the colors together. The artwork, accessories and lighting fixtures complete the picture.

The kitchen got a little refreshing as well. New vinyl burlap textured paper was installed and a new Kitchen-Aid refrigerator and oven will now make hosting events a pleasure.

Log Cabin and Beechwood Haven Gates

Although we have experienced a reduction in damage incidents at our vehicular gates this year, we continually need everyone's help to minimize the costs of keeping our gates functioning.

This is how YOU can help:

- Use your gate operator each time you pass through the gates, even when the gates are already open.
- If you are expecting guests, tell them to stop at the keypad and call you to gain entrance through the gates.
- If you are expecting a large delivery truck, make sure that the driver has been instructed to stop at the keypad to call you in order to get entry through the gates.
- If you are having difficulties with the keypad entry system, notify Infrastructure@OldeIvy.org as soon as possible.
- Be alert! If you witness a collision with the gates, please take note of the license plate number, along with the make and model of the vehicle. Report the collision to Infrastructure@OldeIvy.org.
- Please report any gate malfunction to Infrastructure@OldeIvy.org as

Pedestrian Bridges in the Walking Trail Area

In late summer, in order to preserve the bridges along the Nature Walk, we power-washed the bridges, made necessary repairs and applied a wood-preserving stain.

Street Lights

Our streetlights are an important part of keeping our community a safer place to live. The fastest and best way to get a street light repaired is to visit our community website and report the street light's location and make a note of how it is behaving; for example, not lighting after dark, blinking, or remaining lit during daylight hours.



If you notice that a streetlight is not lighting appropriately, sign on to www.oldeIvy.org and go to the heading "Olde Ivy Ways." Once there, pull down the heading "Safety" and then, "Street Lamp Repairs." Under that heading you will find a link to Georgia Power, where you can report the outage. Georgia Power has been extremely responsive to requests for street light servicing; they generally make the repair within 2-3 business days.

You are encouraged to report malfunctioning lights yourself, but in the event that you need assistance, please feel free to contact the Infrastructure Committee and we will notify the electric company.



Sidewalks and Curbs

In 2016, we surveyed and documented all of Olde Ivy's concrete sidewalks and curbs that are in need of repair or sections that need replacement. We also solicited a preliminary cost proposal from a contractor to perform this work. We now plan to negotiate a final price and begin the work as soon as possible.

Townhome Maintenance Guide

Committee members worked with the Townhome Association to prepare a [Townhome Association Maintenance Guide](#), which clarifies owner versus association responsibilities for maintenance issues. It also offers suggestions to owners and non-owner townhome residents regarding maintenance matters which are the owner's/resident's responsibilities. This Maintenance Guide *was written specifically for Townhome Association members and the specific policies of the Association, so it does not generally apply to other Olde Ivy Associations.*

Our Community, Our Investment

Many 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. This is our home and a significant investment for most of us. It takes many hands to keep the community going strong and looking good!

You can all continue to help our committee by being alert to conditions within our community that may require maintenance. If you notice something, please contact us at infrastructure@oldeivy.org.

Do you have skills and experience that would be beneficial to managing the maintenance of our community? Do you have contractor or legal experience? There are many ways you could be involved with our committee. Please contact us to discuss this at infrastructure@oldeivy.com.

Fitness Center

fitness@oldeivy.org

Chair position vacant, Julie Rascoe, Buddy & Victoria Fowlkes

The Fitness Center remains a very popular Olde Ivy amenity, but the committee needs a new Chair. It's not an onerous position, but the Center would benefit from someone who has a little time to invest in it. 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), Michael Burel, Nancy Howell, Leslie Maddock, Pat Stuart, Karen Underwood, Gay Watson

The Landscape Committee is pleased to announce that beginning January 1st our new landscape contractor will be the Atlanta Landscape Group. Bob Russell and his brothers founded Russell Landscaping, which is a major local company that does such huge projects such as all the landscaping on the metro Atlanta interstate. Bob decided to found his own company, the Atlanta Landscape Group, seven years ago and it has already grown into a six million dollar company. Over the summer, the Landscape Committee toured some of the properties they manage such as the Heritage Roswell and were very impressed. We look forward to their work with us for the next three years.

Seasonal Color Plantings

Twice a year the Landscape Committee changes the flowers in our 18 flowerbeds. This is many times more than done in most communities. The dates for this transition are the last week of April and the first week of November. The committee chooses the flowers, color scheme, and the design of the beds. The beds are installed and maintained by our landscaping contractor.

Overall Landscape Plantings

The Landscape Committee also has responsibility for maintaining all of the shrubbery, lawn, and trees for our five acres.

We add and replace shrubbery as needed, as well as add to areas as needed. We also fertilize and trim trees. We have a long-range plan for adding shrubbery and trees to enhance the property as well as reduce the noise and visual impact of living at the intersection of two major roadways.

The Pet Waste Issue

We need your help in working with your pets. Waste stations are installed all over the Neighborhood and are emptied weekly. We have replaced some stations and added several new locations. To avoid damaging the station and leaving the station prematurely empty, please be careful to pull out one bag at a time rather than a handful.

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 pine straw and bagging the solid waste. We have multiple straw areas where you can direct your dogs, but **THE GRASS AND FLOWER BEDS ARE OFF LIMITS**. 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 (even if there is no sign).

Social

Social@OldeIvy.org

Debbie Naylor (Chair), Elisa Cousins, Julie George, Gay Gunter, Connie Kemp, Leslie Maddock, Kandy MacCarthy, Pat Walsh, Gay Watson, Pamela Weathers

Greetings from the Olde Ivy Social Committee!

Welcome Baskets

So far this year, the Social Committee has made and delivered 22 Welcome Baskets to new homeowners in the community! If you bought a unit in 2016 and did not receive a Welcome Basket, please let Debbie Naylor know (dhnaylor@gmail.com).

Parties

We have had several fun-filled events so far this year:

- March—Final Four Basketball Party
- May—BBQ Pool Party Opening Celebration
- September—End of Year Pizza Pool Party and Clubhouse Renovation Reveal

Upcoming: Saturday December 10, Holiday Party from 7:00 PM – 10:00 PM. Bring an appetizer or side dish to share (everything else will be provided). Email reminds will be forthcoming.

We are also in dire need of volunteers (especially tall people) to help decorate the community for the upcoming holiday season. So we can take full advantage of the beautiful new clubhouse transformation, we will be decorating on Saturday, November 19th starting at 3:00 PM (it should only take a couple of hours). One of the main areas of help needed is outside the clubhouse, hanging the wreaths/bows on the doors and gates and putting up the lights. Please bring ladders and toolboxes if you can help. Refreshments will also be served afterwards.

If you like to have fun and meet new people, please consider joining the Social Committee. All residents—owners and renters alike—are invited to all events. If you can commit to helping with quarterly events, please email Social@OldeIvy.org.

