

OLDE IVY VINE



Olde Ivy at Vinings Newsletter | Spring 2016

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

Neighborhood Association

NeighborhoodBOD@oldeivy.org

Keiffer Phillips (President), Judy Moore (from the Condos), Joe Winland (from The Manor), Leslie Maddock (from The Manor), Frank Watkins (from The Manor)

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

As we exit the gates of our community we drive directly into a hive of construction activity: road and bridgework, sound barriers, barricades and a stadium with cranes on the horizon. On a smaller scale but no less important, we see the continual work and planning that goes on year round by a small but dedicated group of volunteers inside the gates of Olde Ivy.

As new communities spring up all around us, it has never been more important that we keep our grounds and facilities maintained at the highest level. Doing so not only increases the enjoyment we all get by living here, but also increases the marketability of our homes when the time comes to sell. Our community has reached the age where many things require our attention. To meet these needs, we continually evaluate and update both the landscape and the hardscape (everything that isn't green).

A major current project is the complete refreshment of the Clubhouse interior to include new and re-upholstered furniture, tables and other furnishings. We are also refinishing the hardwood floors, adding new carpeting, and replacing the refrigerator in the kitchen. When the furniture and furnishings are removed for repair, the Clubhouse will have limited availability for meetings and private use.

We have an ongoing need for qualified volunteers to serve on some of our committees. A pressing need is for someone to handle the swimming pool and fitness center. This individual will serve as a sub-committee to the Infrastructure Committee. If you are interested in serving in this capacity or on another committee, please contact me directly at keiffer@keifferphillips.com and I will put you in touch with the appropriate person.

I would like to close by welcoming all new residents, and thanking all of our longtime residents for their continued support. We all appreciate your desire to help make our community an enjoyable place to call home.

Keiffer Phillips, President, Neighborhood BOD

Property Manager

The Olde Ivy property manager is Brian Ball of Community Management Associates (CMA). Brian works with all four Olde Ivy Associations (Neighborhood, Condos, Manor and Townhomes). Brian should be your first point of contact for issues of ordinary maintenance or repair as well for concerns about safety, gate access problems, or issues with pool, fitness area and clubhouse.

The best way to reach Brian is through email*, as follows. Depending on your location, use one of the following addresses (all of them will get to Brian, and members of the respective BOD will also be copied on the email).

Association	Email*
Neighborhood	NeighborhoodPM@Oldelvy.org
Condos	CondoPM@Oldelvy.org
The Manor	ManorPM@Oldelvy.org
Townhomes	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 property management company. Should you wish to call, the switchboard at CMA is 404-835-9100.

Reporting Problems

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

Generally, you should email our CMA representative 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 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.

Gate Access and Water Billing Account Assistance

The CMA representative for the Neighborhood also handles 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 your Manor garage, and grey access fobs for the pool, fitness center and your Manor building front door.

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.

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.** 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.

The Pool

Our beautiful pool is open 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 (Cobb County Department of Health requirement).
- 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.

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.

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.

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 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 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.

If you need referrals to plumbers, you can contact Brian Ball at CMA at NeighborhoodPM@OldeIvy.org or you might ask one of your neighbors.

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) above the commercial condos along Log Cabin Drive. With just 28 homes, we have the smallest association in the Neighborhood. This can mean that when homeowners don't keep their accounts current with the Condos Association, the remaining homeowners will experience the shortfall more significantly than they might in a larger association. For this small Condos Association to run smoothly, it is essential that homeowners keep their accounts current.

Condos Association Legal News

The Condos Association recently was sued in Fulton County Court by its commercial association neighbor. The claim primarily referenced repairs the commercial association said it made in 2014 to remedy roof or side wall leaks into commercial unit C-111, *which is not in the residential real estate parcel.*

State Farm provided the legal defense for our Condo Association. After the first round of depositions, the commercial association dismissed its lawsuit with prejudice, which means that the claim cannot be brought again. The dismissal has been filed with Fulton County court, and the issue should be over.

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.
- 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.

The covenants and rules regarding parking apply to all residents—both owners and tenants—as well as guests. They are important for safe passage of emergency vehicles, maintaining the appearance of the property and providing for equitable use of the common areas. The Neighborhood Association enforces parking and may tow out-of-compliance vehicles or otherwise cite violators.

Other Covenants Reminders

- **Trash Bins:** A few trash bins repeatedly seem to reside outside their garages beyond Friday evening. Remember that trash bins can be left out only from 6:00 p.m. Thursday to 6:00 p.m. Friday, or as adjusted for the scheduled pickup day in the case of a holiday. 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 to be placed on the balconies. When they are cluttered, they impact the appearance of the community. To avoid the fines associated with covenants violations, make sure your balcony is clear.

Board Vacancy

With a maximum number of active rentals, the pool of homeowners eligible to serve on the Association Board of Directors (BOD) has become diminished. Current BOD 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. Take this opportunity to let your voice be heard and to make a difference.

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

Owner eligibility includes residing in the condominium and being current on dues.

Condos Financial Summary

The Condos Association ended March 31, 2016 with operating cash of \$4,921.89 and a reserve account balance of \$141,835.00 for an increase of \$26,417 in total cash on hand from March 31, 2015. The association continues to reserve funds for the costly 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 \$25,607 as of March 31, 2016. Legal resources have been retained to collect these delinquencies.

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 dry pipe fire sprinkler work in the attics of all of the Manor buildings is complete and operational. However, in mid-April, it was necessary for Amber Fire to go back through the top floor units to ensure that the fire suppression sprinkler heads were set properly. This check and correction was necessary before work to repair the ceilings could be started. We have now arranged for three painting contractors to complete the ceiling repair and paint work. These firms will work directly with the owners.

Amber Fire also must make some minor adjustments to the slope of the pipes in the attics. Once all the project punch list items are complete, the Board, with the help of legal counsel, will negotiate a final settlement with Amber. The Association has withheld some payments to Amber until all work has been satisfactorily completed and inspected.

Aon Engineering/Insurance has been contracted to complete a final inspection and submit a report to our insurance broker stating that all of the fire suppression dry pipe installation was completed correctly and functioning properly. This report will allow the insurance company to broker more favorable insurance rates going forward and also allow for a letter to be written and given to all homeowners that details the scope of work and the benefit to the community.

The fire sprinkler system work has gone on far too long and has certainly generated a great deal of disruption for those living on the top floor of each building. The Board and Brian Ball at CMA greatly appreciate the cooperation and patience of all those whose units and lives have been inconvenienced and disrupted.

Other Capital Projects

The exterior painting of building 4805 is now complete. In addition to the painting, several shutters were replaced and deteriorated wood was replaced.

The interior refresh project for building 4810 is still ongoing. Painting is completed except for some minor touch up. Work to install new hardwood floors, new carpeting and new tile will start the week of April 25, 2016.

The cost for the 4810 and 4805 capital projects is approximately \$120,000.

Garage Floor Pressure Washing

The Board is requesting quotations for pressure washing the Manor garage floors. Once the quotations are received, the Board will determine whether or not to complete the work now or at a later date. The garage floors do need a good cleaning.

Leasing

Currently, there are some open leasing permits. The Manor Declaration has strict rules on leasing units, so **you must obtain a leasing permit from the Association, and provide evidence of credit and background checks for your potential tenant.** 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 on leasing and continues to take all actions necessary to ensure that all leasing rules are followed, including preventing the Manor community from exceeding the leasing limits.

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 at ManorBOD@oldeivy.org.

Manor Financial Summary

The total cash balance as of March 31, 2016 is \$390,564, with year-to-date expense \$36,294 under plan through March 31, 2016. **However, \$120,000 for budgeted capital projects is not yet paid.** For the balance of 2016, the expenses should remain in line with the budget.

Financial Statements

Copies of the Manor financials through March 31, 2016 are [available](#) on the website.

Townhomes

Charlie Ryan (President), Michael Crowe, Keiffer Philips

TownhomesBOD@oldeivy.org

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.

Deck and Porch Maintenance Project

Beginning on May 9, the wooden decks and porches of Townhomes will be repaired, pressure-washed, stained and sealed. Brick porches and walkways in the courtyard homes will also be pressure-washed. This project will be paid out of our reserve funds.

The Board will notify Townhome owners (by email) of the date when work on their unit is scheduled. All items on deck and porches must be removed on that day.

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 property manager at CMA (TownhomePM@OldeIvy.org).

Maintaining Exterior Dryer Vents and Terminations

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.

Townhome Maintenance Guide

The Board is preparing a guide on maintenance for the Townhomes. This document will soon be available on the OldeIvy.org website and emailed to owners and residents. The aim is to clarify with diagrams and/or photos the language of the Olde Ivy at Vinings Townhomes Protective Covenants on the maintenance responsibilities of Townhome owners and the Association. This guide will not replace the legal standing of the covenants.

Exterior Modifications

Please be aware that ANY exterior modification requires approval of the Townhomes Association Board, even if you feel you are not changing the look of the building. The Board must approve both materials and appearance, as well as confirm that the vendors you select are licensed and insured.

Residents who receive permission to place a satellite TV dish on roofs become responsible for any leaks that occur at the site of that equipment. The same would apply to any approved skylight. Please note that any subsequent owner would also be responsible for the added maintenance.

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: 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.

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

Since the Clubhouse will be undergoing a major renovation to the interior, it will be unavailable through much of June, July and August. Board and committee meetings may be held in the Clubhouse during this time, likely using folding tables and chairs.

To reserve the clubhouse for your event outside of these months, send an email to ClubhouseReservations@OldeIvy.Org. If the date you want is available, the Clubhouse Chair will call you to review the rules, procedures and fees.

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

Communications

communications@oldeivy.org

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

The Communications Committee is the publisher of this newsletter. The committee also serves the Olde Ivy 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 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

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, and gates, the 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.

Outside Work

Fire Hydrants

Hydrant inspections throughout the community are scheduled for the month of May. The Infrastructure Committee ensures that the hydrants are inspected yearly and tested every three years.

Bridges in the Nature Preserve Area

To preserve the bridges along the Nature Walk, we will replace any rotten wood, power-wash the bridges and seal/stain them with a wood preserving stain during May.

Stamped Concrete and Miscellaneous Masonry Repairs

We have identified the contractor who will make a handful of repairs to stamped concrete walkways throughout the community. We are evaluating areas that need immediate attention and hope to get this work underway this summer. While every attempt will be made 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 and fade and to have an appearance similar to the existing concrete.

Clubhouse Update

Two years ago, in anticipation of the scheduled replacement of the furniture, fixtures and equipment in the Clubhouse, we took a detailed inventory of the Clubhouse furnishings. It was evident that, although some pieces of furniture appeared to be wearing well, other items were broken, worn and in need of replacement. The Infrastructure team put together a comprehensive program to replace the carpeting and furniture and accessories. Working with a talented designer who helped guide the process, we are now ready to put things in motion.

Pardon our Dust!!

During the months of June, July and August, work will be ongoing in the Clubhouse. Many of the chairs will be shipped to an upholsterer for re-covering, while other pieces of furniture will be donated to the Atlanta Furniture Bank. Floors will be sanded, stained and refinished. Carpeting will be replaced and some walls will be repapered. Because of this work, the Clubhouse will not be available for special events during the months of June, July or August. We are targeting the first of September for wrapping things up and having our facility in tip-top shape and open again for business.

There may be times when the facility will be off-limits completely, for example, when the floors are being sanded and refinished. We will notify the community via the OldeIvy.org website and sign outside. Meanwhile, committees may still meet in the Clubhouse, using folding tables and chairs.

Thank you for your patience while we are under construction. We're confident that you'll appreciate the fresh new look of the Clubhouse when all of the work is finished.

Help Keep the Pool Area Looking Nice

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 tables 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.

No glass or breakables in the pool area!

Patio Tables

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. Sudden storms and accompanying winds tend to tip over tables when the umbrellas are left open.

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

Landscape Company Changes

It has been a very eventful 2016 for the Landscape Committee. Our landscape company Valley Crest merged with Brickman and is now called Bright View. We are now working with a completely new management team. The committee has met with the team to make sure they are aware of the unique features of Olde Ivy, including our five acres of landscaped grounds and 18 seasonal flowerbeds.

Seasonal Flowers and Perennial Landscape

The summer seasonal flowerbeds have been installed and are brightening the Neighborhood.

Many shrubs and trees have become overgrown. We have been working to thin out and replace plants that blocked sidewalks and impeded safe driving, and have replaced dead shrubs with hardier plants. We are working to get the yellow jasmine under control, as it had become invasive throughout the property.

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!

Our first Social Event this year was a March Madness Final Four Party held on April 2. We had a great turnout considering this was the first Final Four party held in the community. We plan to make this an annual event.

The Social Committee continues to welcome new **owners** into the community by providing a Welcome Basket within the first 30 days of move in. If you are a new owner and have moved into the neighborhood in 2016 and did not receive a Welcome Basket, please contact Social@OldeIvy.org (we try to capture every name but sometimes a name falls through the cracks).

Each of our committee members is enthusiastic, creative and an ambassador to the neighborhood. We also appreciate the many non-committee members who help behind the scenes with takedown and moving/lifting at our events.

If you like having fun and can commit to helping with quarterly events, please email Social@OldeIvy.org.

Pool Party

The very successful Annual Spring Pool Party was held on May 21. After much suspense about the weather, we had a beautiful evening.



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.