



TALK OF THE TOWNHOMES

Olde Ivy at Vinings Townhomes Association

March 2019

Landscaping Update: Gibbs irrigation team has completed work on about 2/3 of our system. Getting it operational is a big challenge but it should be operational by April 12. Shrub and sod replacement will begin once the irrigation system is operational. Large areas of dead Indian Hawthorne and Junipers are being removed. A dry creek bed was installed at the lower end of Ivy Gate Circle to correct a drainage issue. Another will be installed April 9 between English Ivy Court and the Manors. The dead trees and brush across from the Log Cabin entrance will be cleaned the first week of April. Our seasonal color flower beds will be installed by early May. The Landscape Committee has worked closely with Gibbs to plan for a premium presentation.

Olde Ivy Pool: All repairs to the pool and pool equipment have been completed. Newly required Cobb County signage is installed, and the permit application submitted. We look forward to an on time opening on May 1. Please do not enter the pool area until after its opening.

Nature Trail: Gibbs, along with NHBOD member John Holthaus, are making good progress in reclaiming the Trail from overgrown vines and brush. Check it out!

Zoning: Olde Ivy is opposing a Zoning "Hardship" Variance Request, V30, to allow retail space above the Shell Station. The Planning Commission continued the hearing to their next meeting in April. The NHBOD continues to meet with the Shell Station owner to develop a short specific list of acceptable applications for the rental space.

Crime Prevention and Community Safety: Karen Gantt, NHBOD member, has coordinated a Crime Prevention and Community Safety meeting with **Cobb County Police Precinct 3, Officer Stoney. The meeting will be on Monday, April 15, at 6:30pm at the Clubhouse.** Officer Stoney will update us on issues in the Vining's area and specific issues related to Olde Ivy. This will be like last year's meeting which was very effective and informative. Please plan to attend.

Clubhouse: A new roof and gutters have been installed on the clubhouse and exterior repairs are underway. The clubhouse and the rear pool deck and pergola are being repaired and repainted. This work is scheduled to be completed by April 12 well in advance of the pool opening.

Phase III Exterior Paint & Rehab project includes all homes on English Ivy Ct. The project is scheduled to begin 4/15 and should be completed by late June. Baldpates General Contracting (BGC) is the vendor. More detailed schedule information will be released.

Townhome/Courtyard Home Roofing replacement on 112 units will begin April 1st. The homes in the Phase III Exterior Paint & Rehab Project and areas nearest the clubhouse/pool will be done first. These areas will be followed by Ivy Crest Lane and the lower portion of Ivy Gate Circle/Ivy Ridge Drive. The project will finish with the upper portion of Ivy Gate Circle/Ivy Ridge Drive. The roofing project is scheduled to complete in July. More detailed schedule information will be released as the project begins. This project is being funded by an approved State Farm insurance claim resulting from storm damage. Baldpates General Contracting is the contractor. Their employees will wear BGC logo tees.

Exterior items, primarily above roof lines, needing carpentry repair and painting on the homes done in the **Phase I Exterior Paint & Rehab Project** have been identified. These homes were initially painted in 2017. This project is scheduled to begin in July. More detailed information will follow.

The Townhomes Association Board will begin more **stringently enforcing the community's covenants effective April 1, 2019.** Once a complaint is filed, the Board will review it to insure it asserts a violation of the Protective Covenants. If it does, an initial notice will be sent to the homeowner advising them a covenant violation has been reported. It is the responsibility of the homeowner to respond to the Board and advise whether they contend the violation does not exist or advise that corrective action has been taken and the homeowner is in compliance with the Protective Covenants. If the Board does not receive notification of compliance, then a second letter will be sent advising the homeowner that if compliance is not reached within 10 days a \$25 / day fine will be levied. The \$25 / day fine will continue until the homeowner complies.

As you can tell, we have major projects going on around Olde Ivy over the next several months. **Please exercise caution and patience driving in Olde Ivy.** We want to have a safe community for our residents as well as a safe environment for our contractors to work in.