

The Grapevine



A Publication of The Vineyard's Neighborhood Association August 2011

August 2011 Grapevine "Notes from the President"

With the start of the school year it feels like Summer 2011 is winding down. We certainly can use a break from the heat! And with the start of school, a reminder to SLOW DOWN, OBEY OUR TRAFFIC SIGNS AND WATCH OUT FOR CHILDREN AND SCHOOL BUSES.

At the risk of "sawing sawdust", it bears repeating that a few Vineyards homeowners are not taking the minimal time and effort to get rid of unsightly weeds growing in lawns and flower beds. Please just take a look at your property as it is visible to neighbors passing by on the street and

Eliminate the weeds

Put trash containers and other stored items out of sight

Edge (trim) grass that is overhanging curbs

Do not leave grass clippings in the street or storm drains

Complete projects in a timely manner once you start

A few homeowners who let these simple things go cause concern for the majority of Vineyards residents who take pride in their homes and lawns. Your Board will continue to monitor properties that need a little boost in upkeep and letters may be sent to individuals pointing out specific concerns.

The Board recently met with Cut Rite who does the mowing and trimming at the entrance and along Nuckolls Road. Concerns with the quality of their work,



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especially trimming of hedges and shrubs were voiced and the owner of Cut Rite took corrective action. As we move into Fall, Board members and Garden/Grounds Committee volunteers will be looking at needed improvements to our shrubs and hedge rows near the entrance.

It will soon be time to re-engage a Nominating Committee to seek volunteers for the two Board positions that will open in 2012. Especially for those who have not taken part in working for our neighborhood, think about volunteering to be a nominee. Contact any Board member to express your interest or get your questions answered. Our HOA has very few problems and serving on the Board does not require a major commitment.

As you know, our Subdivision is posted as "No Soliciting Allowed". The Forsyth County Sheriff's Office will enforce this rule in posted neighborhoods. Exempt from this are non-commercial organizations such as Churches, School Groups, Scouts, etc. We have had several instances of folks representing a communications company going door to door to sign people up for "enhanced services". If solicitors show up at your door, remind them (politely) that they are in violation of our posted policy and ask them to leave the neighborhood. If they ignore your request, call 911 and report the violation.

Finally, I know many of you are curious about the status of the lawsuit filed by the owners of lot 60 against the Vineyards HOA and Forsyth County. The lawyers have filed a number of motions over the past few months and we are awaiting ruling on those filings. The attorney selected by Nationwide Insurance (our insurer at the time of the suit) continues to defend our association.

Jim

HOA Board Meeting, June 2, 2011

Jim Burwell opened the meeting. Those in attendance were Jim Burwell, Johnny Stone, Robert Kagann, Carol Bursby and Dolores Ferron. Minutes were taken by



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Dolores Ferron.

Treasurer's Report. All bills are current; checking account balance is \$33,277.43. There is \$10,566.43 in savings. To date, all but 1 homeowner have paid their association dues. There was another homeowner who was delinquent, but their payment did not include late fees charged by the association. The board is going to pursue an "automatic statutory lien" for the delinquent homeowners' association dues and late fees under the Georgia Property Owners' Association Act. Jim Burwell will seek attorney advice on the proper way to do this.

Committee Reports

- *ACC:* There have been only two requests to the architectural committee for changes. One was a privacy fence and the other was for a backyard gazebo. Both were approved.
- *Garden and Grounds:* Plantings for the front entrance have been completed by the garden and grounds committee. The sprinklers around the plantings have been adjusted by Tim Simmons. Additional pine straw was added by the landscaper around pool grounds.
- *Neighborhood Watch:* Robert is going to place a sign on the sign board at the entrance to remind homeowners about the upcoming Seminar held by the Forsyth County Sheriff's office on Disaster Preparedness, Tuesday evening, June 14th. He is also going to send out another email about it.
- *Pool and Tennis:* Pool tile repairs were completed by Southern Pool Company for \$800 and should last a couple of seasons. A new ladder was installed at an installation cost of approximately \$500. The bill for the actual ladder has not come in yet. Jim Symington handled the repairs of the shower and drip edge of the pool house. Brian Simmons is going to continue servicing the pool till he goes to college in August.



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- *Social:* The Pool Party is Saturday June 25th catered by Backyard Burgers. We are hoping for a good turnout.

- *Welcome and Sunshine:* Nothing new to report.

Old Business: Jim updated the board about the ongoing litigation.

New Business: There is a problem of solicitation by AT&T for their cable TV service by some dubious looking people. Jim called 911 on two separate occasions regarding their solicitation in the neighborhood. The board is looking into finding out who is in charge of sending these people into our neighborhood.

Next board meeting will be scheduled for July 21, 2011. The May board meeting was combined with the June board meeting due to vacations by board members.

HOA Board Meeting, July 28, 2011

Jim Burwell opened the meeting. Those in attendance were Jim Burwell, Johnny Stone, Robert Kagann, Carol Bursby and Dolores Ferron. Minutes were taken by Dolores Ferron.

Treasurer's Report. All bills are current; checking account balance is \$29,224.51. There is \$10,568.74 in savings. To date, all but 1 homeowner, who has paid only half of what is owed, have paid their association dues. The board is going to pursue an "automatic statutory lien" for the delinquent homeowners' association dues and late fees under the Georgia Property Owners' Association Act.

Committee Reports

- *ACC:* The ACC committee has approved the removal of two trees on lot 16.



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- **Garden and Grounds:** Trimming and weeding for the flower bed in front of the entrance sign was taken care of by the garden committee members Dolores Ferron and Jeanette Lipscomb. Dolores placed a call to Tom at Cut Rite lawn care to inform them that their service was lacking. The things discussed were the trimming of hedges, weeds in the bank across from the pool and in the bushes, Crape Myrtles not being trimmed, and weeds in the concrete crack between the asphalt and curb along the front of the property. Tom said that it would be taken care of by Tuesday. Jim brought up the issue of poor service adding that the grass along the fence around the Leland Cypress trees was not being maintained adequately and it was decided that a meeting would be set up with Jim Burwell, Dolores Ferron and Tom at Cute Rite to make sure he understood what was expected. There was some discussion about getting some other bids from landscapers. Jim actually ran into Tom before the meeting could be set up and hopefully things will improve. If not we will seek some bids from other landscapers. Jim Burwell is going to organize a workday for the guys to drive the property to spray weeds and clean culverts.
- **Neighborhood Watch:** No news to report except that the seminar held by the Forsyth County Sheriff's office on Disaster Preparedness, Tuesday evening, June 14th had poor attendance. Jim said it was very informative and included plans for the new county jail.
- **Pool and Tennis:** The pool looks OK except for some weeds popping up through the bricks. This will be taken care of on the guy workday.
- **Social:** Nothing new to report
- **Welcome and Sunshine:** Nothing new to report.

Old Business: Jim updated the board about the ongoing litigation. The website has not been updated since April. Jim is going to call Georgeia McCann with regard to updating the website.



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New Business: A call will be placed to the owner of lots 101 and 102 about the cones on the property and the all-terrain vehicles running the property. The association bylaws forbid this kind of activity. There was also some discussion about homeowners who aren't taking care of their landscaping. Jim will address this in the upcoming Grapevine which will be coming out in the next month.

Next board meeting will be scheduled for August 18, 2011.



From your Welcome & Sunshine Committee:
Please notify Norman Baker (770) 886-0439 or Dennis McAlister (770) 886-6446 when you know of new neighbors moving in, a loss of a family member, or neighbors who have fallen ill, been injured, etc. We are your official spokespersons to welcome new neighbors to the Vineyards and to lift the spirits of those neighbors not feeling well. Thank you for your support.



A Get Well card sent to
John O'Conner after having a medical procedure

Sympathy Cards sent to the following:

- May 9, Chris Hamilton with death of his grandfather, Luther Alford.
- May 19, Jim and Nancy Hicks with death of Jim's mother.
- June 16, Larry McAlister with death of sister, Teresa



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From the Editor: Happy Birthday and Anniversary to those of you who are celebrating. If you would like to advertise your business, community events, or articles of interest in *The Grapevine*, please submit your logo and information in a format compatible with Microsoft Word (earlier version, please) to Mary Baker at email listed below. Our aim is to publish every other month.

Mary Baker, 770-886-0439
normanmaryb@bellsouth.net



Men's Weekly Breakfast. Come join this group of men who meet weekly on Tuesdays at 8:30 a.m. for breakfast at the Atlanta Bread Company to exchange ideas & plan for various events like car, boat, woodworking shows, etc. Call Mike Warren (770-889-7222) or Larry McKinley (770-888-7681) for more info.

ATTENTION COMMENTS & CITICISMS ATTENTION

List your top 2 or 3 issues you want addressed by the board—short term or long term:
Email to Jim Burwell or tear off and place in lock box at entrance:

1. _____
2. _____
3. _____

Architectural Control Committee
Application Request Form

Homeowner's Names: _____
Lot #: _____ Address: _____
Telephone: (H) _____ (ALT) _____

Please check the improvement you would like to make. Beside each improvement is a list of numbers that corresponds with the required attachments necessary for ACC review. The numbers in BOLD print identify the applicable standards that correspond with the improvement and are located in Chapter 3.00 of this manual. Please be sure to include all required information or the request will be returned causing a delay in the review process.

_____ New Construction (1,2,3,4)	3.01, 3.02	_____ Other (1,2,3,4)	3.10
_____ Deck (1,2,4)	3.03	_____ Satellite Dish/Antennae (1,2,3,4)	3.11
_____ Building Addition or Exterior Modification (1,2,3,4)	3.04	_____ Exterior Detached Structure (1,2,3,4)	3.12
_____ Fence (1,2,4)	3.05	_____ Exterior Lighting (1,2,3,4)	3.13
_____ Parking Pad (1,2,4)	3.06	_____ Retaining Wall (1,2,3,4)	3.14
_____ Walkway/patio (1,2,3,4)	3.07	_____ Hot Tub/Pool (1,2,3,4)	3.15
_____ Play Equipment (1,2,3,4)	3.97	_____ Mailboxes (1,2,3,4)	3.16
_____ Landscaping (1,2)	3.09	_____ Flagpoles (1,2,3,4)	3.17

Information and Attachment Required to Process Application

1. Plot Plan with improvements shown, drawn to scale including all dimensions of proposed improvements and distances to property lines.
2. Materials List (for landscaping requests, include lists of plants to be used with locations shown).
3. Indicate color(s).
4. Provide a picture, scaled drawings or manufacturer's literature indicating overall size, i.e., length, width, and height. (Top view looking down and front/side view looking at improvement.)

Detailed specifications and Description of Request: (Attach additional sheet(s) if necessary)

Materials List: (attach additional sheet(s) if necessary)
