

The Grapevine



A Publication of The Vineyard's Neighborhood Association
January 2012

2012 ANNUAL MEETING
SATURDAY, JANUARY 28, 2012

10:30 AM

Forsyth County Library- Cumming Branch
585 Dahlonega Road

January 2012 Grapevine "Notes from the President"

HAPPY NEW YEAR!! I hope that you had a very good Christmas season and extend my best wishes for a happy and healthy 2012. There are several important announcements in the newsletter so I hope you will take a few minutes to read it.

Annual Homeowners Meeting - Scheduled for Saturday, January 28 at 10:30 AM at the Cumming Library branch, 585 Dahlonega Road (Hwy 9 and Sawnee Drive). Come early and enjoy coffee and donuts prior to the beginning of the meeting. I hope you will plan to attend since this is our only scheduled meeting of the residents. Time will be allowed for open discussion of any suggestions and concerns that you have.

Election of Directors - Richard King and Jim Burwell were elected in our November election period to serve a 2 year term as Director. During our December Board meeting officers were elected as follows: President, Johnny Stone; Vice President, Jim Burwell; Secretary, Dolores Ferron; Treasurer, Carol



Happy New Year

Bursby; and Asst. Treasurer, Richard King. We welcome Richard to the Board and extend our gratitude to Robert Kagann for his dedicated service for the past 2 years. He has agreed to serve as coordinator for our Neighborhood Watch Program in 2012. He has done an excellent job in this capacity and we are very appreciative that he has agreed to continue this service.

Dues - The Board has set the 2012 dues at \$300 per lot; unchanged from 2011. Carol will be mailing the notices shortly and payment is DUE ON FEBRUARY 15. While we are finishing the year with an increased cash balance, we want to be prepared in case we incur major expenses in the coming year and did not think it wise to reduce dues at this time. The Dues statement will also include a form to update or add Vineyards Directory information. Please return this form with your dues payment or drop it in the mailbox at the bulletin board. Prompt payment of the dues is appreciated.

Board Meetings - Meeting date will continue to be on the third Thursday of each month at 6:30 PM at 2960 Chardonnay Lane unless a different location is posted on the bulletin board.

Christmas Decorations and Flowers - Thanks to Ricki Graham, Martha Burwell, Delores Ferron, Jeanette Lipscomb, Jim Burwell, and Mike Ferron for planting the flowers and the Christmas decorations at the entrance. They certainly add a touch of beauty to the neighborhood. Ricki Graham donated the beautiful wreaths that were used.

Wooden Fence - If you haven't noticed, the white fence along Nuckolls Road has been removed. It had gotten in very poor condition and needed major repairs. It had been the intention of some previous boards that the fence be left in place until it became in disrepair and that by then the shrubs in front of it would be large enough so that it would not be needed. Also, the landscapers did not have good access to trim the shrubbery and it had grown to the point that it was becoming unsightly.

I am honored to serve once again as President of the HOA and invite you to contact me at any time to discuss matters concerning our neighborhood. I look forward to working with your board members in this new year. I know from being

New Year Resolutions



Happy New Year

a part of the board last year that they are a dedicated group whose only concern is for the preservation of The Vineyards as a great place to live. I will have big shoes to fill in replacing Jim Burwell and will be seeking his advice throughout the year. Thanks to all the volunteers who served in 2011—your contributions are important and appreciated.

I hope to see you on the 28th. Please mark your calendar now so that you will save this time. It's a wonderful opportunity to meet and visit with neighbors and to discuss the affairs of the neighborhood.

Johnny

HOA Board Meeting, January 5, 2012

Johnny Stone opened the meeting. Those in attendance were Carol Bursby, Jim Burwell, Richard King, and Dolores Ferron and homeowners, Tim Simmons and Jim Symington. Minutes were taken by Dolores Ferron.

Treasurer's Report. The balance in checking was \$11,856.23 compared to \$10,676.02 last year. The current amount in savings is \$10,569.81. Carol is going to put \$2,000 into the savings account from checking and make needed adjustments for appropriate board members to have access to the checking account. Carol will get assessment letters out in the coming week for 2012 HOA fees. The Vineyards HOA budget has been determined and will appear in the upcoming Grapevine and will also be printed on the back of the agenda for the upcoming Vineyards annual homeowners meeting.

Committee Reports

- ***ACC:*** Approval was given by the Architectural Committee for steps from driveway down to side yard and removal of one tree for lot #25.
- ***Garden and Grounds:*** Christmas decorations have been removed and stored properly. The garden committee has plans to plant daffodils and possibly some additional violas around front entrance signs. It was suggested by Tim Simmons that the Leyland Cypress trees be fertilized. Dolores is going to see if 5 Star Landscaping can take care of that and if not, will look into a means to get it done. Also, Tim Simmons and Jim Symington suggested we take some additional trees out along the fence where Nuckolls Rd. curves



Happy New Year

and continue with the Leyland Cypress to give a prettier look along the entire fence. The board is going to look into that. The white fence has been removed.

- **Neighborhood Watch:** Nothing new to report.
- **Pool and Tennis:** The pool storage room has been cleaned and organized. Unnecessary things have been removed. Old tarps that were stored in the storage room will be available to any homeowner who wants a tarp. Notice of this will be posted in the upcoming Grapevine. Jim discussed the completion of the fence enclosure for the garbage cans. It will be completed soon. Tim Simmons brought up that the pool needed to be painted this year and is going to get some estimates. There was discussion about pest control around the pool house. Termite control was done three years ago and should last five years. Our pest control is ongoing and seems to be working. Tim pointed out that the roof on the pool house is leaking, is going to verify exactly where and will look into estimates for repairing any problems. Tim is also going to check out having a security light installed behind the pool. Tim and Jim asked about the saline issue with regard to the pool and we explained that there seemed to be too little interest by homeowners to justify spending the money. The chlorine level in the pool was adjusted this year and there have been no complaints about chlorine. Jim Symington pointed out that the pool rules sign needs to be redone and the No Smoking part of the sign needs to be more prominent. The board is going to look into getting that done. Tim and Jim pointed out that homeowners did a great job this past year keeping the pool area clean.
- **Social:** The upcoming annual Homeowners association meeting is set and will take place at the Cumming Public Library on January 28th at 10:30 AM. Carol is going to purchase refreshments. The board is going to set up the room at 10 AM.
- **Welcome and Sunshine:** Nothing new to report.

Old Business: The white fence has been removed. The annual homeowner meeting has been set, see details above under social. Jim updated everyone about the ongoing litigation.

New Business: Tim Simmons pointed out that quite a few street lights throughout the neighborhood are not working correctly and pointed out that it only takes a call to Sawnee Electric Company to get them repaired. He pointed out that they will also paint them. Johnny is going to remind homeowners about this in the upcoming Grapevine.

Ernie Graham and other homeowners have noticed that since CWS sold their garbage



collection company to Advanced that the service hasn't been as good. Trash has been left in the street and the new company is leaving trash cans in the street rather than placing them back in each homeowner's driveway. Ernie talked to a driver and pointed out the trash left in the street. The driver said he would go back and pick it up but didn't. Ernie called the company and Jim Burwell emailed the company to voice complaints. The board is going to keep an eye out to see if there are any improvements in the upcoming garbage collection cycles. The issue is that the Vineyards homeowners were encouraged to have garbage collection by one company, CWS. 85% of homeowners signed up with CWS in order to cut down on the number of trucks coming into the subdivision and the times they were coming. Advanced is a very large company and the board is going to look into possibly getting a smaller local company who might possibly be cheaper to handle the bulk of garbage for the subdivision. The topic will be brought up for discussion at the upcoming HOA meeting.

The board meetings will occur on the third Thursday of the month at Johnny Stone's house at 6:30 PM unless otherwise posted.

The next board meeting will be on February 16th.

HOA Board Meeting, December 7, 2011

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

Treasurer's Report. The balance in checking was \$15,354.43 compared to \$10,676.02 last year. The current amount in savings is \$10,569.81. Upcoming expenses will include removal of the fence and normal monthly expenses yet to be paid.

Committee Reports

- ***ACC:*** Approval was given by the Architectural Committee for several tree removals on lot 8.
- ***Garden and Grounds:*** Flowers were planted in front of the entrance signs by several members of the Garden Committee. (Ricki Graham, Martha Burwell and Dolores Ferron). Four beautiful Christmas wreaths were donated by Ricki Graham. Garland, wreaths, and lights were installed by the Garden Committee (Ricki Graham, Martha Burwell, Jeannette Lipscomb, and Dolores Ferron) with the help of Jim Burwell and Mike Ferron. The storage room at the pool house was cleaned and organized by



Happy New Year

Jeannette Lipscomb and Dolores Ferron.

- **Neighborhood Watch:** Nothing new to report.
- **Pool and Tennis:** The pool has been closed and a new pool cover was placed over the pool, water turned off, and everything has been winterized.
- **Social:** Nothing new to report
- **Welcome and Sunshine:** Nothing new to report.

Old Business: A price was negotiated for removal of the white fence and it will be removed in the next week or so. Previous boards have always had the intention of removing the fence once the landscaping was mature and the fence was in need of repair. Once the fence is removed, the shrubbery can be maintained properly and trimmed correctly to provide a beautiful scape along Nuckolls Road. Negotiations with the Hamilton's on lot #1 were met to satisfy their concerns.

Decorations for the front entrance were installed as described above.

New Business: The board welcomes Richard King as a new board member and Jim Burwell as a returning member. We want to give thanks to Robert Kagann for serving four years on the board and are very happy that he will continue to work with the neighborhood watch and report to his liaison on the board, Jim Burwell.

The board decided on the following officers: Johnny Stone, President; Jim Burwell, Vice President; Carol Bursby, Treasurer; Richard King, Assistant Treasurer, and Dolores Ferron, Secretary. Johnny Stone will continue being the board liaison for the Pool and Tennis Court, Jim Burwell will be the liaison for the ACC committee and the Neighborhood Watch, Carol Bursby will continue to be the liaison for Welcome and Sunshine, Richard King will sub wherever he is needed, and Dolores Ferron will continue to be the liaison for Garden and Grounds.

The board decided to place \$2,000 into the savings account to help with any future unforeseen expenses.

A tentative date of January 28 was decided on for the annual homeowner meeting. Carol is checking into availability of the library.



Happy New Year

Carol Bursby will get the 2012 assessment letters by January 15th with annual dues being due February 15th.

A Vineyards Grapevine will come out in early January with all above dates, information about board members, and the 2012 budget.

It was decided that the board meetings will occur on the third Thursday of the month at Johnny Stone's house unless otherwise posted. The next board meeting will be on January 5th in order to get ready for the annual homeowner meeting.

2012 Board Members Contact Information

President	Johnny Stone Email: jwstonejr@yahoo.com	(770) 887-6456
Vice President	Jim Burwell Email: jimbur@bellwouth.net	(770) 886-1467
Secretary	Dolores Ferron Email: mfdf1987@bellsouth.net	(770) 781-8289
Treasurer	Carol Bursby Email: cjbursby@gmail.com	(770) 844-7178
Assistant Treasurer	Richard King Email: richardhugh@comcast.net	(770) 710-9924

Vineyards HOA Budget to Date

Category Description	2011 BUDGET	ACTUAL TO DATE	DIFFERENCE	2012 BUDGET
INCOME				
Annual Dues	\$30,900.00	\$30,686.75	0	\$30,900.00
New Membership fees	900.00	100.00	0	900.00
Other Capital	0	0	0	0
TOTAL INCOME	\$31,800.00	\$30,786.75	0	\$31,800.00
EXPENSES				
Administrative				
Bank Fees	25.00	0	25.00	25.00
Court Fees	100.00	98.50	1.50	100.00
Lawyers & Legal Fees	720.00	0	720.00	750.00
Office Supplies	200.00	180.62	19.38	200.00
Safe Deposit Box	45.00	45.00	0	45.00
Other Administrative	0	189.25	-189.25	200.00
TOTAL Administrative	\$1,090.00	\$513.37	\$576.63	\$1,320.00
Grapevine	\$350.00	\$209.50	\$140.50	\$300.00
Ground Expenses				



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Category Description	2011 BUDGET	ACTUAL TO DATE	DIFFERENCE	2012 BUDGET
Pest Control	400.00	532.00	-132.00	550.00
Scheduled	6,500.00	6,531.42	-31.42	8,600.00
Lawn Treatment	0	493.50	0	0
Lawn Shrub Maintenance	0	5,125.00	0	0
Entry including flowers/Xmas	0	912.92	0	0
Tennis Court	0	0	0	0
Unscheduled	200.00	0	200.00	200.00
Other Grounds Expenses	400.00	2,384.42	-1,984.42	400.00
TOTAL Ground Expenses	\$7,500.00	\$9,447.84	-\$1,947.84	\$9,750.00
Insurance	\$2,000.00	\$1,865.00	\$135.00	\$2,000.00
Pool Expenses				
Building	600.00	654.00	-54.00	600.00
Daily Pool Care	800.00	735.00	65.00	800.00
Equipment & supplies	200.00	272.13	-72.13	200.00
Scheduled maintenance	4,500.00	3,000.00	1,500.00	3,600.00
Unscheduled	4,000.00	2,070.00	1,930.00	2,000.00
Other expenses	0	0	0	0
TOTAL Pool Expenses	\$10,100.00	\$6,731.13	\$3,368.87	\$7,200.00
Social Expenses				
Annual Meeting	200.00	106.72	93.28	150.00
Pool Party	850.00	708.36	141.64	850.00
Other (yard sale)	0	23.35	-23.35	0
TOTAL Social	\$1,050.00	\$838.43	\$211.57	\$1,000.00
Taxes				
Forsyth County Tax	550.00	508.73	41.27	550.00
State Registration	30.00	50.00	-20.00	50.00
Tax Prep Fees	0	0	0	0
TOTAL Taxes	\$580.00	\$558.73	\$21.27	\$600.00
Utilities				
Electric	7,200.00	6,508.88	691.12	7,000.00
Water	600.00	759.90	-159.90	750.00
TOTAL Utilities	\$7,800.00	\$7,268.78	\$531.22	\$7,750.00
Website	\$50.00	0	\$50.00	\$50.00
Welcome Committee	\$120.00	\$84.62	\$35.38	\$150.00
Totals	\$58,760.00	\$27,517.40	\$31,242.60	\$30,120.00

Used Pool Covers

The pool cover was replaced when the pool was closed last fall and we have the old cover plus another old cover in the storage area at the pool. If anyone is interested in getting some of this material please contact Johnny at 770-887-6456 or Jim at 770-886-1467. They are large and can be divided if several residents want some. They do have some holes in them. If no one expresses an interest in a reasonable time we will dispose of them.

New Year Resolutions



Happy New Year

Street Lights

Street/Security lights throughout the neighborhood are provided by Sawnee EMC and they are responsible for their maintenance. The Homeowners Association pays a monthly fee for this service with funds from our annual dues. The lights are controlled by sensors which occasionally malfunction. If you notice that a light near your home is not working properly or that the pole is leaning or needs painting please, call Sawnee at 770-887-2363 or notify Johnny Stone at 770-887-6456 or by e-mail at jwstonejr@yahoo.com. Sawnee EMC has responded promptly in the past when made aware of a problem.

Garbage Service

Board members have received some complaints about garbage service since Advance purchased CWS recently. The biggest complaint concerns placement of the containers after they are emptied. They are often left in the street creating a problem for mail delivery. Additionally, garbage was spilling out of the truck into the street recently. Jim Burwell has contacted Advance about these issues and they have promised to resolve them. If you see this problem continuing please contact Jim at 770-886-1467 so he can follow up with them.



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.

Get Well cards were sent to the following:

Leslie & Sharon Mansfield, Dorothy Warren, and Marie Williams



New Year Resolutions



Happy New Year

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 in with this group of men who meet weekly on Tuesdays at 8:30 a.m. for breakfast at the **Atlanta Bread Company** to exchange ideas and plan for various events like car, boat, woodworking shows, and the like. Call Mike Warren (770-889-7222) or Larry McKinley (770-888-7681) for more information.

ATTENTION

COMMENTS & CITICISMS

ATTENTION

List your top 2 or 3 issues you want addressed by the board—short term or long term:

Email to Johnny Stone 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)
