

The Grapevine



A Publication of The Vineyard's Neighborhood Association
July 2012

Neighborhood Pool Party

Saturday July 21, 2012 5:00 PM

Food Catered by Backyard Burgers
Please Bring Your Own Chairs

July 2012 Grapevine "Notes from the President"

Summer has returned with a bang! I knew those pleasant spring days could not last forever. We have returned to our typical North Georgia summers-hot temps and very little rainfall Landscaping at the entrance and throughout the neighborhood is looking good at this time. Our Gardens and Grounds Committee is preparing to work on the flowers at the front entrance in the next few days. They are continually working to keep our common areas attractive.

Pool - The pool opening went as planned and it seems that many of you are enjoying the pool. Our new caretakers this summer are Alex Gillette and Chris McClenathen. Please help them keep the pool area neat by cleaning up your area when you are ready to leave. The board is preparing to do some minor electrical work at the pool and is looking into putting some added lighting to the pool/tennis area. Thanks to Tim Simmons and Jim Symington for continuing to watch over



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pool operations.

Welcome New Neighbors - We are happy to welcome Chris and Jennifer Kovac and their young son Jack to the Vineyards Community. They have moved into their home at 2975 Chardonnay Lane.

Pool Party - The pool party has become an annual tradition and is our only scheduled social event of the year. The date has been set for Saturday, July 21 at 5:00 PM. The food will be catered again by Backyard Burgers and will include burgers, hot dogs, and several side dishes. Please bring chairs for your family to sit. There is no charge for residents and their immediate family members. I hope you will attend—the food has been great and it is a wonderful opportunity to meet and visit with others in the neighborhood. Thanks to Dorothy Warren and Vickie Whitaker for heading up this event and to Carol Bursby who is the board liaison to the Social Committee. I hope to see you there!!

Neighborhood Watch - I want to thank Robert Kagann and all our Block Captains for the job they do in keeping us informed about issues dealing with crime in Forsyth County. Robert serves as our liaison with the sheriff's department and has a good relationship with officials there. I attended my first Neighborhood Watch seminar last week and was impressed with the professionalism of the people involved and with the organization. The information on drug awareness was very informative and very eye-opening to me. Thanks to other board members and block captains who represented **The Vineyards** there.

People at Work - Our ACC Committee continues to be active. Thanks to John Banisaukus, Chairman, Mike Warren, Mike Ferron, Huw Williams, and Mark Bruckwicki for your work and to Vineyards residents who submit their requests to the committee. Thanks to Norm Baker and Dennis McAlister who serve on our Welcome and Sunshine Committee for checking on our sick residents and for greeting our newcomers. Ours is a caring community. Thanks to Mary Baker for editing and publishing "The Grapevine" and to Norm for helping her deliver it. Thanks to the Garden and Ground Committee—Dolores Ferron, Jeanette



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Lipscomb, Martha Burwell, Ricki Graham, and Nancy Hicks—for keeping our entrance and common grounds attractive. Thanks to our treasurer, Carol Bursby, for looking after our finances and to our other board members, Jim Burwell, Dolores Ferron, and Richard King, for their attention to the neighborhood's business matters. Thanks to our neighborhood coffee group, the Romeos, who are always ready to help out with a project. I know I have left out some, and I apologize to them, but we have so many who are willing to lend a hand. Your work is appreciated!!

I wish you and your family a happy July 4th and a pleasant summer. As we celebrate Independence Day, I hope that we all remember what a great country we live in despite all the things that seem to be going wrong. We have an important election coming up on July 31 when we begin the process of electing congressmen, county commissioners, school board members, and several other county officials. This is our chance to help elect the people that we feel can best serve our nation and our county.

Please contact me or any board member with questions, suggestions, or concerns.

Johnny

HOA Board Meeting, June 21, 2012

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

Treasurer's Report. The balance in checking as of 5/31/2012 is \$33,447.29. The balance in savings as of 5/31/2012 is \$12,572.03. As of this meeting, one homeowner has not paid their annual association dues. We have applied for a refund on the State Registration of \$40 to be returned, and have received a refund of \$49 from Sawnee for a distribution of profits for a prior year. Our estimated taxes will be about the same as last year. Initiation fees have been collected from the closing on sales for 2830 Chablis Court and 2975 Chardonnay Lane.



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Committee Reports

- ***ACC:*** The Architectural Committee approved tree removals on lots #72 and #79. A deck addition has been approved for lot #105.
- ***Garden and Grounds:*** The board is very satisfied with the work of our new landscaping company. Dolores got approval for the garden committee to add to plantings at the front entrance as some of the flowers chosen for the center are looking weak.
- ***Neighborhood Watch:*** Board members Jim Burwell, Johnny Stone and Richard King along with Claudia King, Mike Warren, Robert Kagann, Derry Cochran and Huw and Marie Williams attended the drug seminar held at the South Precinct. They were very impressed with the fact that the Sheriff was there and said it was extremely informative.
- ***Pool and Tennis:*** Tim Simmons is concerned about the cost of the pool pump being on 24 hours a day. The board discussed it and decided to allow Tim to set it on a timer from 10 AM to 10 PM. The new life ring and hook which have been on order have arrived and are in place at the pool. Alex Gillette and Chris McClenathen are our new pool caretakers.
- ***Social:*** Dorothy Warren and Vicki Whitaker are in charge of the pool party this summer and a date for the party has been set for July 21st at 5 PM.
- ***Welcome and Sunshine:*** Norman Baker has done an outstanding job keeping up with sending appropriate cards to people in the neighborhood. We received a very nice card from our new neighbors, Chris, Jennifer and Jack Kovac, who have moved in to their new home at 2975 Chardonnay Lane.

Old Business: The new neighborhood directories have been delivered. There is nothing to report on the litigation.

New Business: Lights on the inside of the pool and the lights in the bathrooms are on the same electrical circuit. After heavy rains, water gets into the conduit and causes a



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problem with the bathroom lights. The board decided to hire a certified electrician to separate them to insure it is done correctly. Also, a suggestion was made by Tim Simmons to place security lighting at the pool, possibly on each post section of the fence. There was discussion about solar powered lights and the board is going to look into it. Originally, Tim wanted to get Sawnee electric company to place another light post in back of the pool but they don't seem to be inclined to help us with that. The pool party is set for July 21st at 5 PM.

Next meeting will be July 17, 2012.

Vineyards HOA Budget to Date

Category Description	2012 BUDGET	ACTUAL TO DATE
INCOME		
Annual Dues	\$30,900.00	\$30,668.00
New Membership fees	900.00	2,073.36
Fines and late fees		41.25
Other Capital	0	0
TOTAL INCOME	\$31,800.00	\$32,782.61
EXPENSES		
Administrative <i>(transfer to savings)</i>		2,000.00
Bank Fees	25.00	0
Court Fees	100.00	0
Lawyers & Legal Fees	750.00	0
Office Supplies	200.00	137.12
Safe Deposit Box	45.00	0
Other Administrative <i>(directory)</i>	200.00	158.31
TOTAL Administrative	\$1,320.00	\$2,295.43
Grapevine	\$300.00	\$96.00
Ground Expenses		
Pest Control	550.00	156.00
Scheduled	8,600.00	
Lawn Treatment	0	700.00
Lawn Shrub Maintenance	0	6,900.00
Entry including flowers/Xmas	0	1,000.00
Tennis Court	0	0
Unscheduled	200.00	0
Other Grounds Expenses <i>(clearing along Nuckolls Rd)</i>	400.00	700.00
TOTAL Ground Expenses	\$9,750.00	\$5,085.04
Insurance	\$2,000.00	0



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Category Description	2012 BUDGET	ACTUAL TO DATE
Pool Expenses		
Building	600.00	11.72
Daily Pool Care	800.00	210.00
Equipment & supplies	200.00	20.83
Scheduled maintenance	3,600.00	2,400.00
Unscheduled	2,000.00	0
Other expenses	0	0
TOTAL Pool Expenses	\$7,200.00	\$2,642.55
Social Expenses		
Annual Meeting	150.00	105.77
Pool Party	850.00	0
Other (yard sale)	0	0
TOTAL Social	\$1,000.00	\$105.77
Taxes		
Forsyth County Tax	550.00	0
State Registration	50.00	10.00
Tax Prep Fees	0	0
TOTAL Taxes	\$600.00	\$10.00
Utilities		
Electric	7,000.00	2,239.51
Water	750.00	59.00
TOTAL Utilities	\$7,750.00	\$2,298.51
Website	\$50.00	\$30.34
Welcome Committee	\$150.00	\$9.89
Totals	\$30,120.00	\$12,573.53

**I'm proud to be an American
 where at least I know I'm free,
 And I won't forget the men who died
 who gave that right to me,
 And I gladly stand up next to you
 and defend her still today,
 'Cause there ain't no doubt I love this land
 God Bless the U.S.A.**

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.



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Welcome

Welcome card & bakery goods from Atlanta Bread Company were delivered to Chris and Jennifer Kovac & son Jack, 2975 Chardonnay Lane

*A SYMPATHY Card was sent to
 Leslie Mansfield in the death of his wife Sharon on June 29,
 2850 Chablis Court*

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

**God bless America,
 Land that I love,
 Stand beside her and guide her
 Thru the night with a light from
 above;**

**From the mountains, to the prairies,
 To the oceans white with foam,
 God bless America,
 My home, sweet home.**

Men's Weekly Breakfast. Come join this group of men who meet weekly on Tuesdays at 8:00 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 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)

