

The Grapevine



A Publication of The Vineyard's Neighborhood Association
March 2012

PLEASE!!

SLOW DOWN!!

Please observe speed limits when driving in the neighborhood. We are seeing an increasing number of speeders, especially on Napa Valley and Bordeaux. We have a lot of children and walkers on our streets.

March 2012 Grapevine "Notes from the President"

March is usually regarded as the time to welcome spring but it seems that spring started about 2 months earlier. Early spring flowers appeared a long time ago and trees have budded as well. Hopefully we will not see that "winter in April" that many people are predicting to come. It would really be harmful for many of our plants and shrubs which have bloomed so early with this unseasonably warm weather. Thankfully, we have experienced good rainfall so we aren't facing drought conditions in the immediate future.

I hope you are taking advantage of this nice weather to do "spring clean-up" chores around your home. Dolores Ferron and our Gardens and Grounds committee are talking with our landscapers about work that needs to be done around the entrance and common areas. Look for pine straw and other clean up work to be done soon. The privacy fence for waste containers at the pool will be painted when we get a few warm, dry days. The appearance of our neighborhood is affected by the appearance of each lot so I hope that each of us will do our



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part to keep things neat and tidy.

We continue to receive a few complaints about waste containers that are left in open view. Our **covenants require that waste containers be kept out of view** so if you are one of the violators please take corrective action.

Annual Meeting - Thanks to all of you who attended our meeting. I am always disappointed that more do not attend but we had a very good group, and I thought it was informative and interesting. Carol Bursby discussed our finances and presented the budget for 2013. We had reports from our standing Committees concerning recent activities and plans for the year. We had a time of open discussion and several suggestions and concerns were presented. These were discussed at our February board meeting and are noted in the minutes of that meeting.

Dues - Unpaid dues are now past due. The due date was Feb. 15. When I last talked with Carol we had about 10 homeowners who had not paid. If you have overlooked this date, please take care of it as soon as possible.

Directory Information - Work on the 2012 Directory is proceeding. If you need to make changes in your information, please put the changes in the drop box at the entrance signboard.

February Board Meeting - In addition to routine business, items from the Annual Meeting were discussed. These items are presented in the minutes, but I will highlight a few of them:

- **Garbage Service** - Advanced seems to be doing a better job with placement of containers and overall service, and the board decided against any recommendation for neighborhood-wide action. Red Oak is soliciting actively, and some residents have changed but we will leave that for individual decision.
- **Appointed Committees for 2012** - Not all are filled but have workable numbers. If you want to help in an area, there is still room except on ACC



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whose number is set in the by-laws. Committee members are listed in February minutes.

- Dues Charged on Second Lots - This item was brought up at the Annual Meeting. Making a change would require a change in the by-laws. The board decided to take no action on this item.
- Trees Area on Nuckolls Road - Board members have viewed the area and agree that it needs a little cleaning up but decided not to take all the trees down at this time. There was very mixed reaction to the suggestion at the Annual Meeting. We are continuing to monitor the area and may decide to plant some Leyland Cypress trees going down in the hole around the culvert and remove some of the scrub pines that are there. We will also have the area kept weed free in the future.

I want to thank all of those who work behind the scenes to care for our neighborhood. Committee members are always working to take care of their assigned areas of responsibility; Board members are involved regularly on various affairs of the neighborhood. A lot of people are doing things to make it pleasant for all of us, and I thank you for your time and efforts.

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

Johnny

HOA Board Meeting, February 16, 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 1/31/2012 is \$20,491.10. The balance in savings as of 12/31/2012 is \$10,569.81. \$2,000 has been transferred into the savings account. As of this meeting, 73 out of 103 lots have paid their annual homeowner association dues. A reminder for those who have not paid will be placed in the information box by the pool. The board discussed paying King Green, our lawn treatment service, on a yearly basis instead of a monthly basis which



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would yield a potential savings of \$33.09 and save on monthly check writing.

Committee Reports

- ***ACC:*** Approval was given by the Architectural Committee for the fence installed on lot #101 after it was installed by new homeowners. Approval was given for tree removals on lot #93 and lot #18.
- ***Garden and Grounds:*** Nothing new to report except pine straw should be put down soon.
- ***Neighborhood Watch:*** Nothing new to report.
- ***Pool and Tennis:*** Johnny Stone is going to check with Tim Simmons to see if he has gotten any bids on resurfacing the pool.
- ***Social:*** Nothing new to report.
- ***Welcome and Sunshine:*** Letters will be sent to new homeowners Randy and Sandy Jackson who recently purchased Lots # 101 and 102 on Chardonnay Lane.

Old Business: The Vineyards Website has been renewed. Mike Ferron will post updates to the Website. There was some discussion about garbage service, and it seems as though Advanced has improved. The board decided to remain neutral in encouraging a certain company for garbage service at this time. Jim updated us on the litigation. There will be a hearing for a motion for Summary Judgment on March 22.

New Business:

Committee appointments are as follows:

- ***ACC:*** John Banisaukas (chairman), Mike Ferron, Mike Warren, Huw Williams, Mark Bruckwicki



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- Gardens and grounds: Dolores Ferron (chairman), Martha Burwell, Nancy Hicks, Ricki Graham, and Jeanette Lipscomb.
- Pool and Tennis: Tim Simmons, Johnny Stone, Brian Simmons, pool caretaker.
- Social: Carol Bursby
- Welcome and Sunshine: Norm Baker, Dennis McAllister
- Grapevine Editor: Mary Baker

The board discussed the removal of trees and addition of Leyland Cypress trees that was brought up in the annual meeting. It was decided that we would have our subdivision landscaping company do more clean up and better maintenance in the area with possible removal some of the small scrubby trees close to the fence. Dolores Ferron and Jim Burwell are going to walk the area with our landscaping company to see what can be done to make it look better. It was decided at this point to see how it looks when cleaned up and possibly add a few Leyland Cypress trees, but not the whole length of the fence behind larger pine trees.

The board also discussed the idea of set time frames for ACC requests to be completed and decided that time frames are best left to ACC discretion as to what they feel a reasonable amount of time for work to be completed since each case is different.

The board discussed Dues charges for second lots. There will be no changes at this time.

The board discussed homeowners concerns about alcohol usage in the pool area and decided not to place a No alcohol rule as there have not been many complaints. We will however enforce the No smoking rule and enhance the pool sign to make the request more prominent.

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

Next meeting will be March 15, 2011.



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Neighborhood Watch Program

Our Watch Program continues to be active. Robert Kagann has agreed to serve in 2012 as our contact with the sheriff's office and coordinates with the block captains. Jim Burwell is the Board Liaison for Neighborhood Watch. To initiate a neighborhood alert, please contact Robert or your block captain.

2012 Neighborhood Watch Territories

	Name & Address	Lot #	Telephone	Email	Territory Lot Numbers.
1	Scott Castleberry	25	770-889-8322	CCastleberry@mac.com	25-31, 5-7
2	Ken & Fay Ainsworth	16	770-889-5098	klaafaac@bellsouth.net	8-17
3	Robert Kagann	19	770-781-8901	robertkagann@bellsouth.net	1-4, 18-24
4	Jim Burwell	44	770-886-1467	jimbur@bellsouth.net	40-47, 64-67
5	Marie Williams	48	678-513-2456	mariehuwilliams@msn.com	48-55
6	Dennis & Judy McAlister	63	770-886-6446	denjama@comcast.net	56-63
7	Mike Ferron	68	770-781-8289	mfdf1987@bellsouth.net	68-73, 76-77
8	Mike Warren	79	770-889-7222	mdwdw@bellsouth.net	78-79, 98-106
9	Derry Cochran	87	770-889-1880	cderry@bellsouth.net	80-88
10	Jack Burpee	93	770-844-1468	wjbms@bellsouth.net	89-97
11	Bob Snider	39	770-781-2577	r_snider@bellsouth.net	32-39, 74-75



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 from the HOA was sent to

Faye Ainsworth experiencing pulmonary health problems

Sympathy cards from the HOA were sent to

Ken Ainsworth with loss of his uncle in Mississippi,
Karen Blaunstain (friend of Jack Burpee) with loss of her father, Don Kelly.





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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 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)
