

The Grapevine



A Publication of The Vineyard's Neighborhood Association
May 2012

Pool Caretaker Needed

We need a caretaker for light clean-up and closing the pool area daily. Job might be shared with more than 1 person. Modest pay. Not responsible for maintaining water.

If interested contact Tim Simmons at 770-205-5059 evenings.

Pool Opening

The pool will open on Saturday May 5, 2012.

For lost entrance codes call Jim Symington at 404-754-6169 or Johnny Stone at 770-887-6456.

May 2012 Grapevine "Notes from the President"

We experienced an early touch of summer and now, as I am writing this, are having our early spring that we missed. Fortunately, we did not have a frost or storm to destroy the beautiful blooms on our trees and early flowers. The trees and flowers at our entrance were more beautiful than I have ever seen—would have been a great picture for a greeting card.

The landscaping around the pool and front entrance are also looking great—thanks



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to Dolores Ferron and our Gardens and Grounds committee and to our landscaper, Five Star Landscaping. We have now signed a 12 month contract with Five Star after a trial period. The pine straw application was very impressive and the shrubs are now coming out after they were cut back. The committee has planted spring flowers at the entrance now. We also had Five Star clean up the tree area on Nuckolls Road that had become overgrown. We will now be able to keep this area neat. The board is making an effort to keep the common grounds looking good, and I encourage each of you to do all that you can to keep your yard and home neat and attractive. Please don't allow your property to detract from the appearance of the neighborhood.

Welcome New Neighbors - We are happy to welcome Randy and Sandi Jackson to the Vineyard's community. They have now moved into their home on lots # 101 and 102 on Chardonnay Lane. We are happy to have you in our neighborhood.

Pool - The board is planning an earlier opening date this year due to the early warm weather. The pool service company is aiming to have the pool ready for opening on May 5. Thanks to Tim Simmons for coordinating with the pool service company. Our pool caretaker, Brian Simmons, will be away at college this summer so we will need another caretaker. Thanks to Brian for his loyal service for the past several years, and we extend our best wishes to him. Jim Symington is also working on some issues with the lock at the pool, and we expect to have those issues resolved by opening date. Thanks also to the Tuesday morning coffee group (Romeos) for erecting the fence to hide the garbage containers at the pool, to Jim Burwell for painting it, and also to Jim for installing the new bike rack.

Pool Party - While no date has been set we are tentatively planning our annual summer party for mid-July. Dorothy Warren and Vickie Whitaker will be working on this along with Carol Bursby. Further details coming.

Directories - The 2012 directories have been completed and will be delivered this week. Thanks to Carol Bursby and Jim Symington for handling this project.



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ACC Committee - Thanks to John Banisaukas and this committee for the timely handling of ACC requests and to those residents who submit their requests to the committee prior to beginning work. Our by-laws are very specific about this process and the committee works hard to make it flow smoothly. A request form is attached to each issue of "The Grapevine".

Two Thorns - We have so many good things going on in the neighborhood, but unfortunately we also have a few negative issues and two that I have mentioned to me more often than I like to hear. First is the speeding on our streets, particularly on Napa Valley and Bordeaux. Again I ask you to **please slow down and observe our speed limits**. With so many driveways so close together, it is very dangerous to drive at the speeds that I have witnessed recently. Schools will be out for the summer in a very short time, and we will have children on the streets throughout the day. Let's all work together for safety. The other issue is garbage containers visible in driveways and around houses. Our covenants are very specific about this—they are to be stored out of sight except on collection day but we have some who consistently violate this rule. Please be considerate of your neighbors by keeping them hidden from view.

I wish each of you a pleasant summer. It's a pleasure for me to be a part of this community and to work with our board. We have so many who are constantly involved in some project that makes this a better place to live. Thanks to all those who work behind the scenes to make this happen.

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

Johnny

HOA Board Meeting, April 19, 2012

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



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Treasurer's Report. The balance in checking as of 3/31/2012 is \$35,400.41. The balance in savings as of 3/31/2012 is \$12,572.03. As of this meeting, two homeowners have not paid their annual association dues. Expense of \$700 for cleanup on Nuckolls Road has been paid.

Committee Reports

- **ACC:** Approval was given by the Architectural Committee for tree removal on lot #54. Also, trees and shrubs have been planted, as requested by the committee, along the fence for lot #69.
- **Garden and Grounds:** Winter flower plantings have been removed and the landscaping committee is looking to plant summer flowers within the next couple of weeks. A one-year contract was signed with "Five Star Landscaping" on April 9th.
- **Neighborhood Watch:** Nothing new to report.
- **Pool and Tennis:** The garbage can fence has been painted, and a bike rack was installed by Jim Burwell in front of the fence. We are looking to open the pool a little earlier this year, and the pool service company will be contacted to start work on opening the pool. A target date of May 5th has been set by the board. Hopefully we can make it happen. The actual opening date will be posted in the May issue of "The Grapevine". Brian Simmons our past pool caretaker will not be able to service the pool this year. The board will begin to recruit some lucky young person to do the job.
- **Social:** Dorothy Warren and Vicki Whitaker have volunteered again to work on the pool party this summer. We are looking at a date sometime in the later part of July with possible dates being the 14th or 21st. We also would like to have Backyard Burgers provide the food again this year.
- **Welcome and Sunshine:** Norman Baker has done an outstanding job keeping up with sending appropriate cards to people in the neighborhood. We received



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a very nice card from our new neighbors, the Jacksons, who have moved in to their new home on Chardonnay Lane.

Old Business: A one-year landscaping contract was signed for the front entrance, see above.

Jim Burwell updated the board on the litigation. There was a summary judgment hearing and Judge Bagley will rule on it.

The Vineyards Directories were updated by Jim Symington and have been printed. They are ready for pick up and the board hopes to get them distributed next week.

New Business: The pool opening and pool party were discussed. See above. The pool locks were discussed by Jim Symington. It seems like there is a problem with codes for homeowners versus Service people. Jim is going to work on it. He is going to get the locksmith to come out and service the lock. It seems that we are supposed to have a regular service contract with the locksmith but have not been billed and the board had no knowledge of such.

Next meeting will be May 17, 2012

HOA Board Meeting, March 15, 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 2/29/2012 is \$33,686.37. The balance in savings as of 12/31/2012 is \$12,569.81. A payment of \$1100 was received from the new homeowners of lots # 101 and 102 which included their initiation fee and prorated association dues. As of this meeting, only five homeowners have not paid their annual association dues. As of this meeting, the state registration fee of \$50 has been paid and taxes for the association have been filed.



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Committee Reports

- ***ACC:*** Approval was given by the Architectural Committee for tree removal in the back yard of lot #84.
- ***Garden and Grounds:*** Pine straw has been installed and everyone is very pleased. Johnny Stone, Jim Burwell and Dolores Ferron were going to meet with Carlos from "5 Star Landscaping" to discuss the pine straw cost and start negotiations for a yearly contract. The company has been working for us on a non-contract basis for six months so we could evaluate their work and we have been very pleased.
- ***Neighborhood Watch:*** Nothing new to report.
- ***Pool and Tennis:*** The board has decided that the resurfacing of the pool could wait another year. We would like to set aside \$5,000 out of this year's budget and another \$5,000 from next year's budget to cover the cost. We are going to begin getting bids in September for work to be done for the pool opening in late spring of 2013.
- ***Social:*** Nothing new to report.
- ***Welcome and Sunshine:*** The committee has been notified of new homeowners Randy and Sandy Jackson who recently closed on Lots # 101 and 102 on Chardonnay Lane. They plan to take occupancy in April.

Old Business: Approval has been given to "5 Star Landscaping" to begin cleaning up the area on Nuckolls road around the pine trees and ditch. Johnny Stone, Jim Burwell, and Dolores Ferron walked the property with Carlos to discuss what trees to remove. Small scrub trees and plants will be removed, but we will leave flowering trees and some of the new small pine trees. The ditch will be cleaned out.

Jim Burwell updated us on the litigation. A Summary judgment hearing is scheduled for next Thursday. Our attorney will report to Jim with any updates.



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Pool resurfacing is discussed above under pool and tennis.

New Business: The board discussed what seems to be many more un-maintained yards in the subdivision and garbage cans left in plain view in driveways. We decided we would try to remind and encourage homeowners to put down pre-emergent next fall so lawns will not look so bad in the spring. We encourage all homeowners to take pride in how their property looks, since it affects the perception of the entire subdivision.

Next meeting is April 19, 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.

WELCOME

A card and an assortment of pastries were delivered to Randy & Sandie Jackson to welcome them into the Vineyards neighborhood.

Thank You to the Vineyards Community & Welcome Committee

*We would like to thank you all for the warm welcome to the Vineyards. As soon as we drove in we felt it was the right fit for us. We were very impressed about the upkeep of the community. Again, thank you
Randy & Sandie Jackson*



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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)

