

The Grapevine



A Publication of The Vineyard's Neighborhood Association
January 2013

2013 ANNUAL MEETING
SATURDAY, February 2, 2013
10:30 AM
Forsyth County Library- Cumming Branch
585 Dahlonega Road

January 2013 Grapevine "Notes from the President"

I sincerely hope your new year has gotten off to a happy and healthy start. So far this month we have experienced days of near monsoon, early summer temperatures and a cold snap. No snow yet, but the month is not over either. I hope you have taken your flu shot.

The new Board of Directors has met twice this month in order to set plans for the 2013 year. You will find minutes of our recent meetings in this month's issue of the Grapevine.

Items of particular interest:

Board Membership: We welcomed new Board Members Angela Fulbright, Leslie Bruckwicki and Scott Castleberry. However, we must report that Scott has tendered his resignation due to health issues. The Board appointed Wally Futoma to fill the vacancy for the remainder of 2013. The officers for 2013 are Richard King - President, Jim Burwell - Vice President, Wally Futoma - Secretary, Leslie Bruckwicki - Treasurer and Angela Fulbright - Assistant Treasurer.

Budget/Dues: We trust you have received your dues notices as of last week. The 2013 budget and accounting of 2012 financials are published in this Grapevine issue. Although



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the budget is higher this year, dues have not been increased. Previous Boards have anticipated these higher expenditures (see pool refurbishment) by carrying surplus funds into the new year. We do not foresee other expenditures of this magnitude in the near future.

Pool Refurbishment: In 2012 the Board assessed the condition of the pool and solicited proposals for refurbishment from five firms. Late last year the Board selected Absolute Pool & Spa Care to perform the work. A contract has been signed and work should begin before the end of January. We expect completion by mid-February.

Vineyards Entrance: The Gardens and Grounds Committee has done a wonderful job of maintaining and improving our common area. In particular, we have recently observed the benefits of their foresight with recovery of the shrubs under the cutback project and continued attention to seasonal plantings and pine straw application. Our Christmas decorations have been tastefully selected and applied. I'm prejudiced, but you will not find a development in the Cumming area of our size and resources that makes a better impression.

Committees: The makeup of 2013 committees will be solidified over the next few weeks. We anticipate continuity in most cases by continued participation of many of our fine volunteers from last year. There will be opportunities, however, for new appointments as several of our volunteers deserve a break from their recent hard work. Please let the Board know of your interest and suggestions.

Meetings: Board meetings will be the second Wednesday of each month at 6:30 PM at 2755 Napa Valley unless posted otherwise. Annual Association Meeting is coming up Feb 2 at 10:30 AM. We will meet at the Cumming Library Branch - 585 Dahlonega Rd.

With more than two decades of history, the Association has established a successful tradition of representing the Homeowners in a professional and compassionate manner.

The Vineyards is a stable neighborhood with continued participation by many experienced past Board members and volunteers. I trust all of you will endeavor to keep the "new guy" in line and acting in the best interest of all our neighbors. It's an honor to be asked to serve and I solicit the benefit of your advice and experience.

Thank You.
Richard



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Vineyards HOA Board Meeting; 1/14/13

Meeting Minutes

An Organization Meeting for the purpose of completing the 2013 budget was called to order by Richard King. Directors/officers present were Richard King - President, Jim Burwell - Vice President, Leslie Bruckwicki - Treasurer, and Angela Fulbright - Assistant Treasurer. Richard recorded the meeting minutes.

Leslie presented the proposed budget along with a record of the yearly expenditures for years 2010, 2011 and 2012 as reference. The board reviewed the proposed budget line by line with minor adjustments to the original document.

The board unanimously approved the budget. The budget will be attached to these minutes for the record, published in the January issue of the Grapevine and provided to the Association Membership at the Annual Meeting scheduled for February 2, 2013.

Based on the approved budget, the board voted unanimously to set the 2013 HOA dues at \$300 per lot. Leslie was directed to mail the dues notices to the membership 1/15/13 with payment due by 2/15/13 as called for in the by-laws.

The board adjourned into Executive Session for the purpose of discussing a vacancy on the board.

Richard called the executive session to order and presented the resignation e-mail sent by Scott Castleberry. Scott has resigned for health reasons. The e-mail will be attached to the minutes for the record.

The board unanimously approved the appointment of Wally Futoma to fill Scott's position as Secretary through the end of 2013. The by-laws call for the second year of Scott's term to be filled by the usual nomination and election process of the HOA to be conducted at the end of 2013.

The stated business of the executive session having been completed, the board unanimously voted to adjourn.

Vineyards HOA Board Meeting; 1/9/13

Meeting Minutes

The Organization Meeting for 2013 was called to order by Richard King. All directors/officers were present—Richard King - President, Jim Burwell - Vice President, Leslie Bruckwicki - Treasurer, Scott Castleberry - Secretary and Angela Fulbright - Assistant Treasurer. Homeowner Jim Symington was also in attendance.

TREASURER'S REPORT - The balance in checking at end of December 2012 is \$13,141.37 and the reserve/savings balance is \$ 12,574.54.



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COMMITTEE REPORTS

ACC: Nothing new to report.

Neighborhood Watch: Nothing new to report.

Garden and Grounds: Christmas decorations at entrance have been removed and stored. Plantings are doing very well and landscaping work is in fine order.

Pool and Tennis: Nothing new to report.

Welcome and Sunshine: Nothing new to report.

Note: Discussion of 2013 committee chairpersons and members is under New Business

OLD BUSINESS

Litigation Update: Jim Burwell reported no new activity. We are still waiting on the judge to rule on the case.

Jim Symington requested clarification of the law suit. Jim Burwell gave a summary of actions to date and, as litigation is still ongoing, promised to contact our attorney for clarification of the terminology. No HOA funds are currently being expended.

Annual Meeting: Leslie reported that our tentative meeting date of Saturday, January 26 would not work for desired Forsyth Library meeting space but Saturday, February 2 was available. Richard will post this date and location plus include a notice in the envelope with dues notices to be mailed January 15.

Pool Refurbishment: Richard reported agreement with Absolute Pool and Spa Care, Inc for the work to begin first week of February. Price was discounted to \$13,322 making Absolute the middle bidder of the three final bidders. Terms are 50% to start and the remainder due at conclusion. Tile samples were reviewed and a medium royal blue was selected for the waterline and standard black for edge of steps. Waterline tile code number CT OD 636 will be written into the contract.

Jim Symington and Richard will be point of contacts for the contractor. They will review scope of work with the foreman before work begins. Jim has specific item(s) he wanted confirmed as included.

NEW BUSINESS

Committee Appointments: Confirmation has not yet been received, but it is expected that ACC



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committee may need a new chairman and some new members. This excellent committee has worked hard together for several years. Richard will confirm that the Neighborhood Watch, Garden and Grounds, Pool and Tennis plus Welcome and Sunshine committee personnel will continue for 2013. The board will solicit new committee members by signup sheets at the Annual Meeting and firm up all committees before the regular February board meeting.

2013 Budget: Leslie presented a budget format based on 2012 and showed the actual expenditures for 2012. The board decided to table final adoption of the budget pending review of categories and expenses necessary in light of the pool refurbishment. A working meeting was scheduled for January 14 to finalize the budget and set the annual dues.

2013 Initiatives: Richard requested that the directors bring ideas to the next regular meeting for consideration as proactive initiatives to involve and energize the Association.

Angela had mentioned storm hazard planning and safe water supply provision in case of storms (i.e., Sandy). Also, we once again should consider consolidation of garbage service.

Next Regular Meeting: The board has set the second Wednesday of each month as the standing meeting date. We will meet at 6:30 PM at Richard's house, 2755 Napa Valley, unless notified and posted otherwise.

As no other items were brought forward for discussion, Jim Burwell motioned and all agreed for adjournment.

HOA Board Meeting, November 29, 2012

Johnny Stone opened the meeting. Those in attendance were Jim Burwell, Richard King, Carol Bursby, Dolores Ferron, and newly elected board members, Scott Castleberry, Leslie Bruckwicki, and Angela Fulbright. Minutes were taken by Dolores Ferron.

Treasurer's Report. The balance in checking as of the end of October is \$17,487.13 and in savings is \$12,574.54. Correction to the November 1st minutes: The balance at the end of September, not October as written in the minutes was \$20,059.68.

Committee Reports

- **ACC:** Nothing new to report
- **Garden and Grounds:** Daffodil bulbs have been planted. Some new Dusty Miller plants were added to the left entrance side to replace those that had died. Christmas decorations have been put up on the front entrance thanks to Jim and Martha Burwell, Mike and Dolores Ferron, Jeanette Lipscomb, Ricki Graham, Nancy Hicks, and Carol Bursby.



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Dolores is going to contact Carlos at "Five Star Landscaping" to request putting down a light pine straw application around the front entrance areas. The heavy pine straw application will occur in March.

- **Neighborhood Watch:** Nothing new to report.
- **Pool and Tennis:** The pool has been covered and closed for the season. Richard King updated everyone on the research he did concerning three pool resurfacing companies. (Details attached) The current board had originally wanted to make a recommendation to the new board members about who we would recommend for selection to be done in January. The new board members all being present, preferred that the current board go ahead and pursue a contract with the company we recommended because we had done all the research. A motion was passed by the current board to that effect and a contract is going to be pursued by Richard with Mark Thompson of the Absolute Pool & Spa Company.
- **Social:** Nothing new to report
- **Welcome and Sunshine:** The board continues to give complements to Norman Baker for the outstanding job he does for welcome and sunshine and to Mary Baker for the outstanding job she does on the Grapevine.

Old Business: Jim Burwell updated the new board members about the ongoing litigation.

New Business: The newly elected board members are: Scott Castleberry, Leslie Bruckwicki, and Angela Fulbright. The election of officers was held and the officers for the new board are Richard King, President; Jim Burwell, Vice President; Leslie Bruckwicki, Treasurer; Angela Fulbright, Assistant Treasurer; and Scott Castleberry, Secretary.

Angela Fulbright suggested the possibility of having a neighborhood well where homeowners could draw water in case of an emergency. The pool area would be the likely choice in area. Richard King is going to check into it.

It was decided by continuing and new board members that board meetings will occur on the second Wednesday of each month. The board will meet at Richard King's home.

The tentative date for the annual homeowners meeting is January 26, 2013 pending availability of the library meeting room. Carol Bursby and Leslie Bruckwicki will try to secure the date.

Next meeting is January 9, 2012.



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2013 Vineyards HOA Budget

	2012 BUDGET	ACTUAL	DIFFERENCE	2013 BUDGET
INCOME				
Annual Dues	\$30,900.00	\$30,968.00	\$68.00	\$30,900.00
New Membership fees	900.00	2,073.36	1,173.36	450.00
--Fines & late Fees	0	91.25	91.25	0
--Other Capital	0	0	0	0
TOTAL INCOME	\$31,800.00	\$33,132.61	\$1,332.61	\$31,350.00
EXPENSES				
Administrative				
Bank Fees	25.00	0	25.00	0
Court Fees	100.00	0	100.00	100.00
Lawyers & Legal Fees	750.00	0	750.00	500.00
Office Supplies	200.00	189.89	10.11	200.00
Safe Deposit Box	45.00	45.00	0	45.00
Other Admin directory/sign	200.00	267.32	-67.32	300.00
TOTAL Administrative	\$1,320.00	\$502.21	\$817.79	\$1,145.00
Grapevine	\$300.00	\$276.00	\$24.00	\$300.00
Ground Expenses				
Pest Control	550.00	415.00	135.00	500.00
Scheduled				
Lawn Treatment	700.00	629.41	70.59	630.00
Lawn Shrub Maintenance	6,900.00	8,562.50	-1,662.50	7,800.00
Entry flowers/Christmas	1,000.00	968.74	31.26	1,000.00
Tennis Court	0	0	0	0
Unscheduled	200.00	0	200.00	0
Other Grounds Expenses	400.00	700.00	-300.00	200.00
TOTAL Ground Expenses	\$9,750.00	\$11,275.65	-\$1,525.65	\$10,130.00
Insurance	\$2,000.00	\$2,056.00	-\$56.00	\$2,200.00
Pool Expenses				
Building	600.00	1,645.41	-1,045.41	500.00
Daily Pool Care	800.00	805.00	-5.00	800.00
Equipment & supplies	200.00	527.28	-327.28	200.00
Scheduled maintenance	3,600.00	3,600.00	0	3,600.00
Unscheduled	2,000.00	40.00	1,960.00	14,000.00
Other expenses	0	0	0	0
TOTAL Pool Expenses	\$7,200.00	\$6,617.69	\$582.31	\$19,100.00
Social Expenses				
Annual Meeting	150.00	105.77	44.23	150.00
Pool Party	850.00	560.28	289.72	750.00
Other (yard sale)	0	51.40	-51.40	60.00
TOTAL Social Expenses	\$1,000.00	\$717.45	\$282.55	\$960.00
Taxes				
Forsyth County Tax	550.00	507.77	44.23	550.00
State Registration	50.00	10.00	40.00	50.00



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	2012 BUDGET	ACTUAL	DIFFERENCE	2013 BUDGET
Tax Prep Fees	0	0	0	0
TOTAL Tax Expense	\$600.00	\$517.77	\$82.23	\$600.00
Utilities				
Electric	7,000.00	7,061.86	-61.86	7,500.00
Water	750.00	794.87	-44.87	1,000.00
TOTAL Utility Expenses	\$7,750.00	\$7,856.73	-\$106.73	\$8,500.00
Website	\$50.00	\$90.22	-\$40.22	\$100.00
Welcome Committee	\$150.00	\$129.75	\$20.25	\$150.00
Totals	\$30,120.00	\$30,039.47	\$80.53	\$43,185.00

2012 Board Members Contact Information

President	Richard King Email: richardhugh@comcast.net	(770) 710-9924
Vice President	Jim Burwell Email: jimbur@bellwouth.net	(770) 886-1467
Secretary	Wally Futoma Email: wally@kafkaauto.com	(770) 886-9271
Treasurer	Leslie Bruckwicki Email: leslie.bruck@gmail.com	(248) 767-2525
Assistant Treasurer	Angela Fulbright Email: angelaps10213@yahoo.com	(770) 844-6817



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.

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 8:00 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)
