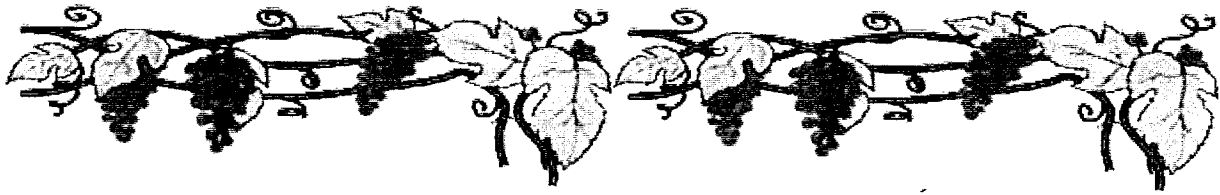


The Grapevine



A Publication of The Vineyard's Neighborhood Association
September 2013

September 2013 Grapevine "Notes from the President"

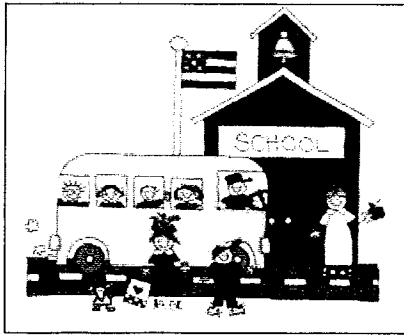
I commented last newsletter about the abundant rain we received this spring and early summer. It appears the fall is greeting us with warm but much drier weather. I welcome the transition to cooler nights and moderate days.

I trust your summer travels and activities were as enjoyable as expected. As the pace of activities accelerates in this fall season, I hope you had ample time this summer to just "park it" and contemplate the blessings we have been bestowed in this community, state and nation. There's no place I'd rather be.

You will find minutes from August and September board meetings in this newsletter. No board meeting was held in July. Please note the following subjects of interest:

Pool Season: The pool season will end October 6th. Thanks to our great maintenance and attendant team for a great season. We trust the newly refurbished facilities met your expectations for a first rate amenity. Thanks also to all our volunteers assisting with a successful July pool party.

Neighborhood Watch: The Forsyth Sheriff's Department has scheduled a Neighborhood Watch "Personal Protection" Seminar for September 17th at 7 PM in the South Precinct building. Also of note, Cumming has a new National Guard Regional Readiness Center (Armory) located adjacent to the Aquatic Center on Pilgrim Mill Road. Thanks to Robert Kagann and his neighborhood block captains



Drive Carefully

for keeping us informed.

Speed Limits: Once again, I remind you to observe the posted speed limits in the Vineyards. The signs are big and bold and unobstructed. The school buses are running again so our children are in the streets every week day. Slow it down!

Litigation: A resolution in the courts is still pending. We do not expect the courts to act on the case before the end of 2013.

Fall Garage Sale: The annual fall neighborhood garage sale has been scheduled for October 4th and 5th (Friday & Saturday) between 8 AM and 2 PM each day. The board will advertise and post signs for the event. Please indicate your participation by using balloons or flags at your driveway.

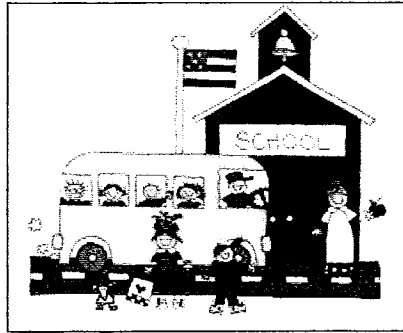
Elections: The five member Nominating Committee is now being formed to solicit candidates for election to the 2014 Board of Directors. Three board seats will be filled next year. Now is the time to contact us about serving on the committee or placing your name on the election ballot. The ballot will be provided in the November Newsletter.

As always, please contact me or any board member with your questions, suggestions or concerns.

Richard

**Vineyards HOA Board Meeting: 9/11/13
Meeting Minutes**

The regularly scheduled September board meeting was called to order by Richard King. Directors/officers present; Richard King - President, Jim Burwell - Vice President, Leslie Bruckwicky - Treasurer, and Angela Fulbright - Assistant Treasurer. Richard recorded the meeting minutes.



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Treasurer's Report: Savings/Reserve @ \$12,576 and Checking @ \$12,393.68. A report was also presented tracking line-by-line income/expenditures YTD versus respective budget accounts. The report will be published in the September newsletter.

Committee Reports:

Neighborhood Watch - Richard noted September 17th self-defense presentation to be offered by Forsyth Sheriff's Department at South Forsyth Precinct. Also, the new Cumming National Guard Armory open house scheduled for September 14th.

ACC - Committee has met to review and discuss existing ACC standards and documents.

Garden & Grounds - Angela noted potential drainage issues adjacent to the pool. Jim will investigate.

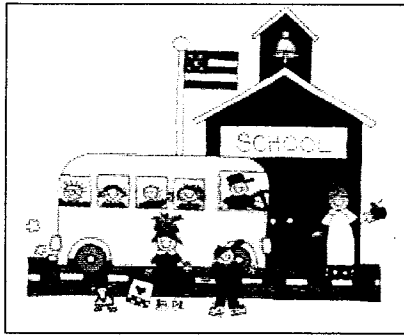
Pool & Tennis - Pool closing for the season was set as October 6th. Jim will notify pool committee so that off season maintenance can be initiated.

Social/Welcome & Sunshine - No activity to report.

Grapevine - September newsletter will be prepared this week.

Old Business: No new activity on litigation. No court action expected before end of 2013.

Annual fall garage sale will be held Friday, October 4th and Saturday, October 5th, 8 AM to 2 PM each day. Leslie will do advertisements/signage. Angela is working to present the Board a five member Nominating Committee for selection of candidates for the election of three seats on the 2014 Board. The ballots will be provided in the November newsletter.



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New Business: Tim Simmons from the Pool Committee has reported electrical issues with entrance lighting and our billboard light sensor. Richard will contact an electrician to provide a cost estimate for repairs. Delores Ferron has contacted the Board concerning landscape maintenance needed along Nuckolls Road. She has discussed the work with our landscape maintenance contractor who has quoted \$600. The Board deferred a decision on any expenditure until Jim and Richard can investigate.

No other business; meeting adjourned.

Vineyards HOA Board Meeting August 14, 2013

The organization Meeting for 8/14/2013 was called to order by Richard King, President. All Directors/officers were present. Richard King, President; Wally Futoma, Secretary; Angela Fulbright, Assistant Treasurer; and Leslie Bruckwicki, Treasurer.

Treasurer's report: Balance in Bank account is \$15,052.65 and \$12,576.00 in Savings. All dues account for except foreclosure. This is being settled now with new Bank owners.

Committee Reports:

Neighborhood watch (Richard) - Neighborhood watch meeting September 17 at South Precinct Community room located at 2985 Ronald Regan Blvd.

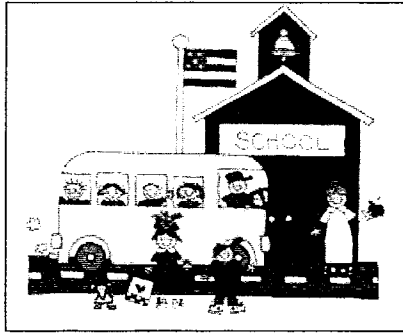
ACC (Wally) - Mark Bruckwicki Chairman talked about sending letters to Homeowner's whose property need some TLC

Garden & Grounds (Angela) - looks great

Pool & Tennis (Jim) - everything OK

Social/Welcome (Leslie) - everything went smooth at pool party looking to expand ideas for a movie night. Angela will check details

Grapevine - Put in Neighborhood yard sale Oct 4th & 5th also Forsyth County News.



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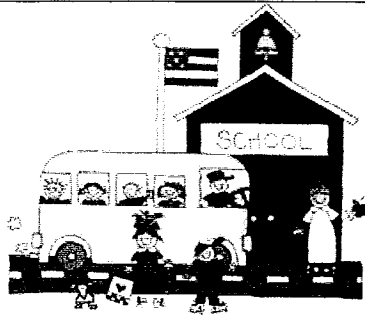
Old Business: Litigation update - another Letter to Andy to invite to meeting or communicate content of original letter. Vehicle parking violations settled

New Business: Angela will check details for movie night

Adjourn - Motion to adjourn 7:30 PM

2013 Vineyards HOA Budget

	2013 BUDGET	ACTUAL	BALANCE
INCOME			
Annual Dues	\$30,900.00	\$30,900.00	\$0.
Fines/late Fees	0.	224.75	224.75
New Membership fees	450.00	0.	(450.00)
Other Capital	0.	20.40	20.40
TOTAL INCOME	\$31,350.00	\$31,145.15	(\$204.85)
EXPENSES			
Administrative			
Bank Fees	0.	0.	0.
Court Fees	100.00	13.81	86.19
Lawyers/Legal Fees	500.00	0.	500.00
Administrative: Office Supplies	200.00	159.21	40.79
Administrative: Safe Deposit Box	45.00	45.00	0.
Administrative: Directories	300.00	217.10	82.90
TOTAL Administrative	\$1,145.00	\$435.12	\$709.88
Grapevine	\$300.00	\$50.00	\$250.00
Ground Expenses			
Grounds Expenses: Pest Control	500.00	234.00	266.00
Grounds Expenses: Lawn Treatment	630.00	629.41	0.59
Grounds Expenses: Scheduled Lawn Maint.	7,800.00	5,000.00	2,800.00
Grounds Expenses: Scheduled Front Entry	1,000.00	128.48	871.52
Tennis Court			
Ground Expenses: Other	200.00	0.	200.00
Unscheduled	0.	0.	0.
TOTAL Ground Expenses	\$10,130.00	\$5,991.89	\$4,138.11
Insurance	\$2,200.00	\$2,196.00	\$4.00
Pool Expenses			
Pool Expenses: Building	500.00	0.	500.00
Pool Expenses: Daily Pool Care	800.00	455.00	345.00



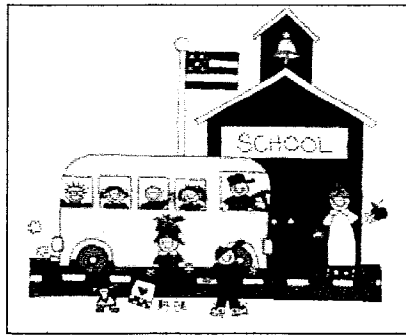
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	2013 BUDGET	ACTUAL	BALANCE
Pool Expenses: Equipment & Supplies	200.00	156.24	43.76
Pool Expenses: Scheduled Maintenance	3,600.00	2,950.00	650.00
Pool Expenses: Unscheduled	14,000.00	13,447.00	553.00
TOTAL Pool Expenses	\$19,100.00	\$17,008.24	\$2,091.76
Social Expenses			
Social: Annual Meeting	150.00	68.51	81.49
Social: Pool Party	750.00	603.77	146.23
Social: Yard Sale	60.00	0.	60.00
TOTAL Social	\$960.00	\$672.28	\$287.72
Taxes			
Taxes: Forsyth County Tax	550.00	550.00	0.
Taxes: State Registration	50.00	30.00	20.00
TOTAL Taxes	\$600.00	\$580.00	\$20.00
Utilities			
Utilities: Electric	7,500.00	5,566.78	1,933.22
Utilities: Water	1,000.00	428.70	571.30
TOTAL Utilities	\$8,500.00	\$5,995.48	\$2,504.52
Website	\$100.00	\$59.88	\$40.12
Welcome Committee	\$150.00	\$93.04	\$56.96
Totals	\$43,185.00	\$33,081.93	\$10,103.07



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.

Men's Weekly Breakfast. Come join this group of men who meet weekly on Tuesdays at 8:00 a.m. for breakfast at Panera Bread 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.



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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



Memo from Bob Snider, 2825 Burgundy Drive:

Did you know one of our Vineyard neighbors is a great resource for house painting? Abel Rodriguez (2840 Burgundy Drive; phone 404-229-3183) has done a tremendous job for us twice now - once about eight years ago and again this summer. There are many things to consider when making the important decision of who will paint your house, and house painting and wood repair is unfortunately one of those areas where it is easy to get conned. There are outright scams, sure, but more often there are contractors who simply aren't as skilled as they claim or who don't follow through on their commitments.

And then there is Abel - Not only are Abel's prices very reasonable, but more important - his work is impeccable. Abel does much of the work himself, but where he does use workers to help, he insists on maintaining the highest quality standards.

Getting such quality work at such a good deal is satisfying enough, but to get it from one of our own Vineyard neighbors makes it twice as nice. Just wanted to give the rest of the neighborhood a chance to get in on the good deal! Thanks Abel!

ATTENTION COMMENTS & CITICISMS ATTENTION

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

Email to Jim Burwell 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)
