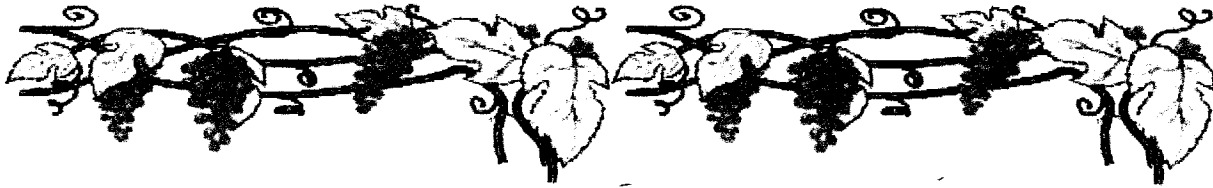


The Grapevine



A Publication of The Vineyard's Neighborhood Association
August 2014

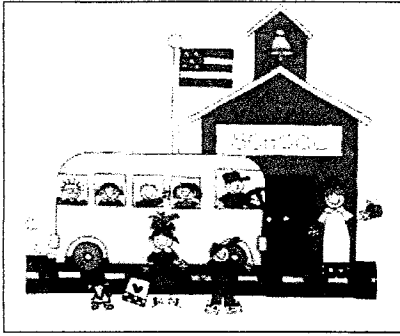
August 2014 Grapevine "Notes from the President"

Hello Neighbors!

As some of you are aware, many of the newsletters that were delivered Monday night were absconded with by none other than our mail carrier. Although we had been given permission to do so in the past, they are no longer allowing us to drop newsletters in the boxes. So this will be a repeat for those of you who were able to grab yours before the rest were taken. I am hearing of several other items that it appears this carrier has collected, so please be aware and don't use for anything other than US mail.

The board has appointed a zoning committee, headed by Ken Ainsworth, to focus on the zoning issues directly across the street from our entrance. Ken, along with Jim Burwell, Georgia McCann, Johnny Stone, and Carrie Hamilton, have spent many hours planning, contacting the local zoning board and commissioners, and coordinating with adjacent neighborhood committees. Please see their team update within this newsletter. We are very grateful for all that they have done to ensure the most favorable outcome for our neighborhood.

Jim and Tracey Symington did a great job on this summer's Pool Party! Even the weather cooperated to make this a very enjoyable afternoon. Thanks to all who participated.



Dear Carolyn!

A Neighborhood Watch seminar is being planned for September 18th, at 7pm at the South Precinct. Robert Kagann is coordinating and the topic will be Avoiding Identity Theft. Hope to see you there.

Thanks to all of you who spruced up your mailboxes, they look very nice!

We need to know if there is enough interest in a neighborhood Yard Sale this fall. We need at least 15 participants in order to make this a Vineyards sponsored event. It is tentatively set for Oct. 9, 10, 11. Please notify a board member by Sept. 11th, if you plan to participate and we will determine if we have enough involvement.

It looks like the Hairr house will be on the market for awhile. Thanks so much to all who have worked to keep the yard up so far - Wally Futoma, Calvin Karr, Butch Garrison, Gabriel Fulbright, David Whitaker, and James Holloway. We appreciate your volunteer service!

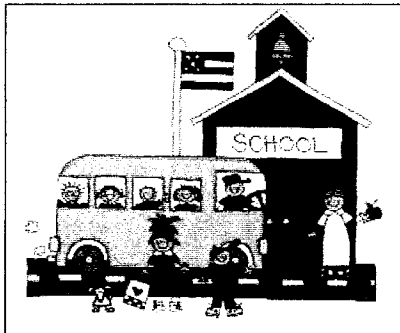
Special thanks to Earl Holloway for his extra help on the pool house - gutters, pump room, siding, bike rack, painting, bathrooms, sprinklers - you name it, he's done it, thank you Earl!

As always, thanks for all that you do to make the Vineyards a great place to live! Have a great Labor Day weekend!

Angela

Vineyards HOA Board Meeting: 8/12/14 Meeting Minutes

An organizational meeting for 8/12/2014 was called to order by Angela Fulbright, President. All five Directors/Officers were present—Angela Fulbright, President; Julie Holloway, Vice President; Leslie Bruckwicki, Treasurer; Judi McAlister, Assistant



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Treasurer; and Norman Baker, Secretary, were present.

Treasurer's Report: The balance in checking is \$17,324.07 and in savings is \$12,576.93.

COMMITTEE REPORTS

Neighborhood Watch (Judi): There will be a talk in September.

ACC (Leslie): Most of the mailboxes that were in disrepair now look better but one still needs to be repaired.

Garden and Grounds (Angela): The flowers in the entry area are not being watered enough. Two broken sprinkler heads need to be repaired and adjusted.

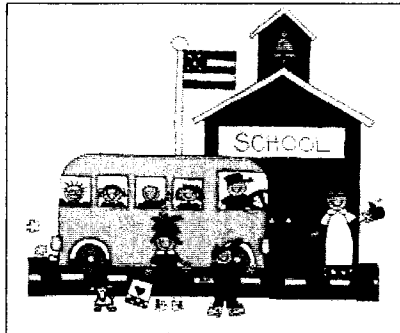
Pool and Tennis (Julie): Three of the four pool lights are working; when the decking is done the lights will be replaced. No smoking signs have been put up in the pool area. Board members did a walk-through of the pool and pool building areas on June 16th and noted some things that need attention. The pump room has been cleaned and looks much better. Need new hoses to put water in the pool and baby pool. Some work has been done to the pool house but more needs to be done.

Social (Norman): The pool party on Saturday June 28th seemed to go well. Julie mentioned she plans to host a Halloween get together.

Welcome and Sunshine (Norman): Dorothy Warren and Nancy Hicks continue doing a great job keeping up with sending appropriate cards to people in the neighborhood. Leslie provided information about two house closings and the new owners. The first closing is on August 25th on the property at 2860 Burgundy Dr., the Alsup's house. The new owners will be Brian and Deborah Holmes. The second closing is September 2nd on the property at 2885 Bordeaux Blvd., the McClenathen's house. The new owner is listed as Mark McLaren.

OLD BUSINESS

Litigation Update: Nothing new to report



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NEW BUSINESS

Rezoning of Property across from the Vineyards

Several Vineyards residents attended the Public Participation Meeting on June 18, 2014 hosted by a representative of Morgens Property & Investments Co., LLC and their lawyer. The Vineyards BOD has appointed a committee, headed by Ken Ainsworth, to spearhead the rezoning issues.

The sign for no solicitation in the subdivision has been replaced with a new one.

Next regular meeting is Thursday, September 11, 2014, at 6:30 PM at Angela Fulbright's home.

No other business: meeting adjourned.

Vineyards HOA Board Meeting, July 9, 2014

Meeting Minutes

Angela, Leslie, Julie, and Judi present. Norm Baker was on vacation.

Treasurer's Report:

\$19,929.02 Checking

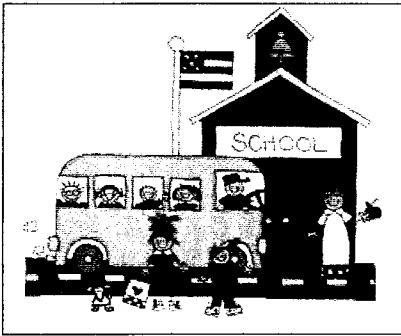
\$12,576.93 Savings

Neighborhood Watch - nothing new to report

ACC - Nothing new to report

Gardens & Grounds - 2 sprinkler heads need to be replaced. Tim Simmons has been asked to mark them.

Pool & Tennis - Jim Symington replaced the aging signs, our landscaper has cut back the trees from overhanging the poorhouse, Earl Holloway has cleared the pump room ceiling,



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painted some unfinished boards, straightened and re-attached the gutter, and he and Jim fixed the pool lights.

Welcome & Sunshine - nothing new to report.

Social Committee - Jim and Tracey Symington did a great job on the pool party; it was a success with very nice weather to top it off. \$340 spent.

Old Business -

Litigation update - motion for summary judgment has been filed by our attorney.

New Business -

Zoning - interviewing attorneys. Need very focused approach. Need to schedule a meeting with Alan Neal our planning committee lead, after attorney input. Looks like August or Sept timetable.

Vineyards Homes for Sale sign has been put at entrance. Looks more elegant than multiple agent signs.

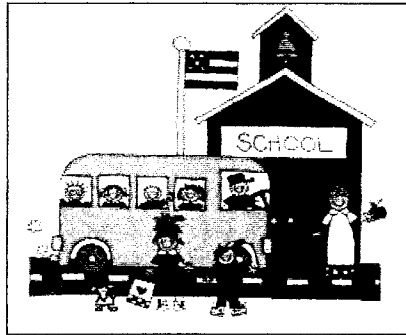
Our volunteer projects have been put on hold while we focus on the rezoning issues.

Next meeting - August 14, 6:30, 2750 Napa Valley

Nuckolls Road Zoning Application ZA3690

I am sure everyone is aware of the rezoning sign that has been placed on the Fields property across Nuckolls Road from The Vineyards. The developer, Morgen Property & Investment Co., LLC, filed an application with the Forsyth County Planning & Development Department to rezone that property from Agricultural District (A1) to Commercial Business District (CBD). In response to this application, our HOA Board organized a team to review the rezoning application and make recommendations to The Vineyards HOA Board as to a course of action. The zoning committee consists of Ken Ainsworth, Jim Burwell, Carrie Hamilton, Georgia McCann and Johnny Stone.

The Vineyards' zoning committee implemented a plan to interact with other area neighborhood associations to develop a unified plan to address zoning concerns and to formulate an organized plan of action. The committee has engaged and established communications with The Orchards,



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Habersham, The Gates, and Wellstone neighborhoods.

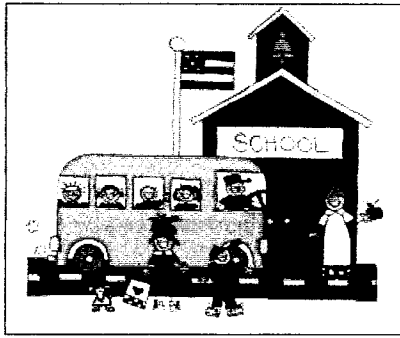
In accordance with information posted on the rezoning notice sign, a public meeting was held June 18, 2014, at the Old Atlanta Recreation Center, at which the developer presented the ZA3690 rezoning plan and took comments from the community. The plan for the property was presented as an office development, but included the possibility 50% retail establishments, as well. A number of The Vineyards' residents were in attendance, voicing that our community was not in favor of the proposed CBD zoning request. As a result of this meeting, The Vineyards' zoning committee was formed. The recommendation was made to the HOA Board that our position reflect that CBD zoning is the primary issue and cannot be supported in a residential environment, as CBD would be detrimental to homeowners' property values, quality of life and safety. The Vineyards' zoning committee also recommended that an attorney be retained to provide legal support for the HOA in this matter. Both recommendations were approved and, as a result, the Vineyards HOA Board retained Thomas Mitchell of Carothers & Mitchell, LLC, as legal counsel.

The ZA3690 application currently remains in a review-and-discuss period with the developer in hopes that a compromise can be negotiated prior to the application's being submitted for the planning board's consideration. In a recent meeting with community representatives, the developer ended the meeting with an offer to change the zoning application to Office & Institutional (O&I), which would eliminate the retail concerns voiced by the community in the June 18 open community meeting. The O&I proposal is now being studied to determine what stipulations would be required by the communities to support this proposal.

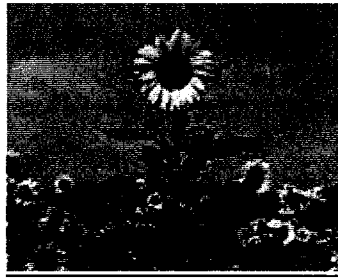
To date, the committee has met with Morgen Property; Forsyth Planning Committee ZA3690 lead, Alan Neal; and Jim Boff, The Vineyards district commissioner. Other district commissioners are being contacted for meetings, as well. Ongoing, The Vineyards' zoning committee will remain in communication with the Forsyth County Planning Commission, Forsyth County Commissioners, and Morgen Properties and Investment Co., LLC to discuss issues, concerns and possible resolutions.

The Vineyards' zoning committee and HOA Board will continue to coordinate with our neighboring associations impacted by this zoning application to maintain a unified front in opposing the CBD application and to work toward a suitable agreement. The situation is fluid and fluctuates with the discussions taking place. However, we will attempt to keep The Vineyards' residents advised with factual information.

Vineyards' residents can view the application at the Forsyth County website, <http://www.forsythco.com>, select eStatus and search by application ZA3690. This will provide application information and status.



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From your Welcome & Sunshine Committee:
Please notify Dorothy Warren @ (770-889-7222) or Nancy Hicks @ (770-205-1325) 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.

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 to Mary Baker at email listed below. Our aim is to publish every other month.

Mary Baker, 770-886-0439
normanmaryb@bellsouth.net



ATTENTION COMMENTS & CITICISMS ATTENTION

List your top 2 or 3 issues you want addressed by the board—short term or long term:
Email to Angela Fulbright 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.

<input type="checkbox"/> New Construction (1,2,3,4)	3.01, 3.02	<input type="checkbox"/> Other (1,2,3,4)	3.10
<input type="checkbox"/> Deck (1,2,4)	3.03	<input type="checkbox"/> Satellite Dish/Antennae (1,2,3,4)	3.11
<input type="checkbox"/> Building Addition or Exterior Modification (1,2,3,4)	3.04	<input type="checkbox"/> Exterior Detached Structure (1,2,3,4)	3.12
<input type="checkbox"/> Fence (1,2,4)	3.05	<input type="checkbox"/> Exterior Lighting (1,2,3,4)	3.13
<input type="checkbox"/> Parking Pad (1,2,4)	3.06	<input type="checkbox"/> Retaining Wall (1,2,3,4)	3.14
<input type="checkbox"/> Walkway/patio (1,2,3,4)	3.07	<input type="checkbox"/> Hot Tub/Pool (1,2,3,4)	3.15
<input type="checkbox"/> Play Equipment (1,2,3,4)	3.97	<input type="checkbox"/> Mailboxes (1,2,3,4)	3.16
<input type="checkbox"/> Landscaping (1,2)	3.09	<input type="checkbox"/> 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)
