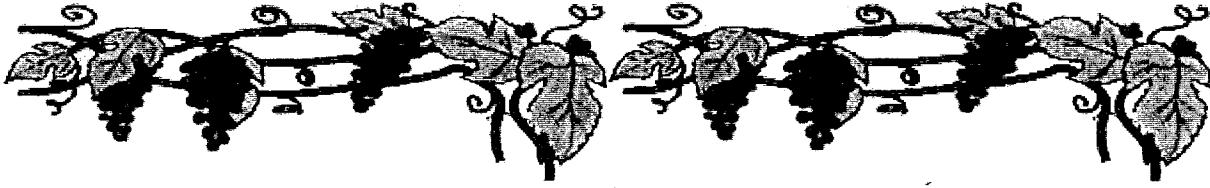


# The Grapevine



A Publication of The Vineyard's Neighborhood Association  
January 2014

## 2014 ANNUAL MEETING

SATURDAY, January 25, 2014 @ 10:30 a.m.  
Sharon Forks Library, 2820 Old Atlanta Road

### January 2013 Grapevine "Notes from the President"

Hello Neighbors and Happy New Year! I hope 2014 is a great year for each and every one of you!

Our Annual Meeting is coming up Saturday, January 25th, at 10:30 at the Sharon Forks Library (please note new venue). We look forward to seeing you there! There will be sign-up sheets at the meeting for neighborhood committees: Neighborhood Watch, Garden & Grounds, Pool & Tennis, Welcome & Sunshine, Social, and ACC. If you are unable to attend the meeting but would like to join a committee, please give me or one of the other members a call and we will get your name on the appropriate list.

I'd like to encourage everyone to participate in the area of their interest, whether it is on one of the committees or to run for a board position in the fall. Actually, it doesn't even have to be an official committee. We have a ladies Bunco group, a large group that gets together for a Christmas dinner each year, and a Men's Group that meets for breakfast once a week and goes to car shows, wood working, and whatever else they can find to get into. Getting together with neighbors for the common good is fun and benefits us all! We all know it's the

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people and the relationships that make life worth living. If there's something you want to do, there are likely others here who would love to join you, so jump in and make it happen!

A big thank you goes to Richard King, Jim Burwell and Wally Futoma for their service over the past year. We really appreciate the time and effort they gave to the neighborhood. And special thanks goes to Jim for agreeing to continue as liaison to the board for the pending litigation. As I'm sure you all have heard by now, our new board members joining Leslie and me are Julie Holloway, Norm Baker, and Judi McAlister. And Mary Baker has agreed to continue publishing The Grapevine. Thank you all very much for volunteering, I look forward to serving with you this year!

A warm welcome to our new neighbors the Perez family, at 1810 Burgundy and the Ataelseed family at 2970 Champagne Court. We look forward to meeting you!

Hope to see you all at the annual meeting!

Angela

## **Vineyards HOA Board Meeting: 1/9/14 Meeting Minutes**

An organizational planning meeting for 2014 was called to order by Angela Fulbright, President. All Directors/Officers were present—Angela Fulbright, President; Julie Holloway, Vice President; Leslie Bruckwicki, Treasurer; Judi McAlister, Assistant Treasurer; and Norman Baker, Secretary. Jim Burwell was also in attendance.

Treasurer's Report: The balance in checking is \$2,567.95 and in savings is \$12,576.31.

### **COMMITTEE REPORTS**

Neighborhood Watch (Judi): Nothing new to report.

ACC (Leslie): Nothing new to report.

Garden and Grounds (Angela): The Christmas decorations at the entrance which looked



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very nice were taken down and stored. Pine straw was applied.

Pool and Tennis (Julie): Nothing new to report.

Social (Norman): Nothing new to report.

Welcome and Sunshine (Norman): In late October welcomed Jose and Brenda Perez and family to the Vineyards at 1810 Burgundy Drive, Lot 70. In early December welcomed Monieb Ataelseed and family to the Vineyards at 2970 Champagne Court, Lot 58. In early January sympathy card sent to Bob Bursby with passing of his sister.

Grapevine (Angela): Plan to get newsletter out around 1/12/14.

## OLD BUSINESS

Litigation Update: At the invitation of Angela, Jim Burwell gave some history and the status of the lawsuit—no change.

Annual Meeting: The annual meeting is confirmed for Sharon Forks Library at 10:30 AM on January 25, 2014. Board members can arrived at 10:00 AM. Judi will bring coffee and doughnuts, Norman will bring gallon of orange juice and case of water.

## NEW BUSINESS

### Committee Appointments:

Neighborhood Watch - Robert Keegan has agreed to lead.

ACC - Mark Bruckwicki has agreed to lead.

Garden and Grounds - Delores Ferron has agreed to lead.

Pool and Tennis - Jim Symington and Tim Simmons will lead together.

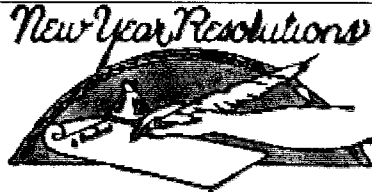
Social -

Welcome and Sunshine - Dorothy Warren and Nancy Hicks will lead together.

Grapevine - Mary Baker has agreed to continue as editor.

The board will solicit new committee members by signup sheets at the annual meeting and firm up all committees before the February board meeting.

2014 Budget: Leslie presented the proposed budget along with a record of the yearly expenditures for 2013 as a reference. The board reviewed and approved the proposed



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budget.

2014 Dues: Based on the approved budget, the board voted to set the 2014 HOA dues at \$300 per lot; no change from last year. Leslie will be mailing the dues notices to the membership on January 15, 2014 with payment due by February 15, 2014 as called for in the bylaws. She will also include in the mailing a form to update the homeowner information for the Vineyards 2014 directory.

2014 Initiatives: Angela asked that the directors bring ideas to this meeting for consideration as initiatives to involve and energize the association.

- Need to jazz up the pool party. Could add music, possibly buy side items at the store and BBQ ourselves rather than having it catered.
- Replace the tall wooden light pole in front of the pool area with one similar to the others in the subdivision.
- Have an outdoor movie with a screen, and have popcorn possibly in the common area near the pool for all to enjoy on a night during summer school break.
- The pool pump is not efficient and with electricity cost going up each year may consider replacing the old pump with a more-efficient one in the future.

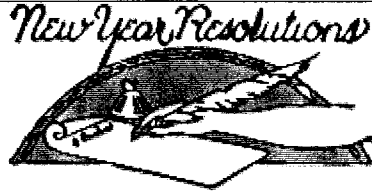
Next regular meeting is Thursday, February 13, 2014, at 6:30 PM at Angela Fulbright's home.

No other business: meeting adjourned.

## **Vineyards HOA Board Meeting: 12/11/13 Meeting Minutes**

The organization meeting for 12/11/13 was called to order by Richard King, President. All Directors/Officers were present except Jim Burwell, Vice President. Richard King, President; Wally Futoma, Secretary; Angela Fulbright, Assistant Treasurer; and last but not least Leslie Bruckwicki, Treasurer. Also in attendance were new Board members Norm Baker, Julie Holloway and Judi McAlister

Treasurer's Report: Balance checking \$5,999.85, Savings account \$12,576.31, Estimate \$2500 in expenses before 12/31/13.



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## COMMITTEE REPORTS

Neighborhood Watch (Richard): received notice of Home invasion nearby

ACC (Wally): nothing to report

Gardens & Grounds (Angela): nothing to report

Pool & Tennis (Jim): nothing to report

Social, Welcome & Sunshine (Leslie): nothing to report

Grapevine (Richard): coming before new board meets

## OLD BUSINESS

Litigation: still pending. Jim will continue to review litigation going forward.

New Budget: Review new budget—will have \$980.00 surplus at end of 2014. Going into New Year, should have surplus of \$2500.

New Business: Annual meeting tentatively scheduled for January 25 Sharon Forks Library 10:00 AM. Looking for something closer.

New Board: Angela Fulbright, President; Julie Holloway, Vice President; Norm Baker, Secretary; Judi McAlister, Assistant Treasurer; Leslie Bruckwicki, Treasurer

Next Board Meeting January 9 2014 at 6:30.

Motion to adjourn Richard second Angela

## 2014 Board Members Contact Information

President	Angela Fulbright Email: angelaps10213@yahoo.com	(770) 844-6817
Vice President	Julie Holloway Email: bnbdreamer@bellsouth.net	(770) 886-5415
Secretary	Norm Baker Email: normanmaryb@bellsouth.net	(770) 886-0439
Treasurer	Leslie Bruckwicki Email: leslie.bruck@gmail.com	(248) 767-2525
Assistant Treasurer	Judi McAlister Email: jamaden@yahoo.com	(770) 886-6446



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## 2014 Vineyards HOA Budget

	2013 BUDGET	3013 ACTUAL	DIFFERENCE	2014 BUDGET
<b>INCOME</b>				
Annual Dues	\$30,900.00	\$30,908.00	\$8.00	\$30,900.00
-New Membership fees	450.00	725.00	275.00	300.00
-Fines/late Fees	0.	216.75	216.75	0.
-Other Capital	0.	20.40	20.40	0.
<b>TOTAL INCOME</b>	<b>\$31,350.00</b>	<b>\$31,870.15</b>	<b>\$520.15</b>	<b>\$31,200.00</b>
<b>EXPENSES</b>				
<b>Administrative</b>				
-Bank Fees	0.	0.	0.	0.
-Court Fees	100.00	20.81	79.19	100.00
- Lawyers & Legal Fees	500.00	0.	500.00	500.00
-Office Supplies	200.00	159.21	40.79	200.00
-Safe Deposit Box	45.00	45.00	0.	45.00
-Other Admin. Directories/signs	300.00	217.10	82.90	250.00
<b>TOTAL Administrative</b>	<b>\$1,145.00</b>	<b>\$442.12</b>	<b>\$702.88</b>	<b>\$1,095.00</b>
<b>Grapevine</b>	<b>\$300.00</b>	<b>\$130.00</b>	<b>\$170.00</b>	<b>\$300.00</b>
<b>Ground Expenses</b>				
-Pest Control	500.00	415.00	85.00	450.00
-Scheduled				
-Lawn Treatment	630.00	629.41	0.59	700.00
-Lawn/Shrub Mntc.	7,800.00	8,150.00	(350.00)	8,500.00
-Entry Flowers/Decor	1,000.00	882.27	117.73	1,000.00
-Tennis Court	0.	0.	0.	0.
-Unscheduled	0.	0.	0.	0.
-Other Ground Expense	200.00	0.	200.00	200.00
<b>TOTAL Ground Expense</b>	<b>\$10,130.00</b>	<b>\$10,076.68</b>	<b>\$53.32</b>	<b>\$10,850.00</b>
<b>Insurance</b>	<b>\$2,200.00</b>	<b>\$2,196.00</b>	<b>\$4.00</b>	<b>\$2,400.00</b>
<b>Pool Expenses</b>				
-Building	500.00	0.	500.00	500.00
-Daily Pool Care	800.00	735.00	65.00	800.00
-Equipment & Supplies	200.00	156.24	43.76	200.00
-Scheduled Maintenance	3,600.00	3,600.00	0.	3,600.00
-Unscheduled	14,000.00	13,822.00	178.00	0.
-Other Expenses			0.	0.
<b>TOTAL Pool Expense</b>	<b>\$19,100.00</b>	<b>\$18,313.24</b>	<b>\$786.76</b>	<b>\$5,100.00</b>
<b>Social Expenses</b>				
-Annual Meeting	150.00	68.51	81.49	100.00
-Pool Party	750.00	603.77	146.23	700.00
-Other (Yard Sale)	60.00	46.98	13.02	50.00
<b>TOTAL Social Expense</b>	<b>\$960.00</b>	<b>\$719.26</b>	<b>\$240.74</b>	<b>\$850.00</b>
<b>Taxes</b>				
-Forsyth County Tax	550.00	506.82	43.18	550.00

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	2013 BUDGET	2013 ACTUAL	DIFFERENCE	2014 BUDGET
-State Registration	50.00	30.00	20.00	50.00
-Tax Prep Fee	0.	0.	0.	0.
<b>TOTAL Tax Expense</b>	<b>\$600.00</b>	<b>\$536.82</b>	<b>\$63.18</b>	<b>\$600.00</b>
<b>Utilities</b>				
-Electric	7,500.00	7,978.70	(478.70)	8,000.00
-Water	1,000.00	507.19	492.81	800.00
<b>TOTAL Utilities</b>	<b>\$8,500.00</b>	<b>\$8,485.89</b>	<b>\$14.11</b>	<b>\$8,800.00</b>
<b>Website</b>	<b>\$100.00</b>	<b>\$59.88</b>	<b>\$40.12</b>	<b>\$75.00</b>
<b>Welcome Committee</b>	<b>\$150.00</b>	<b>\$141.71</b>	<b>\$8.29</b>	<b>\$150.00</b>
<b>Totals</b>	<b>\$43,185.00</b>	<b>\$41,101.60</b>	<b>\$2,083.40</b>	<b>\$30,220.00</b>



**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.

**Welcome card and bakery goods delivered to Jose and Brenda Perez, Lot 70, 1810 Burgundy Drive**

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*"Dear Neighbors, What a wonderful surprise and warm welcome we received to the neighborhood! The Panera goodies have been enjoyed all week as we have been trying to get settled in. We appreciate the thoughtfulness and welcome we received and are looking forward to meeting all of our Vineyard neighbors.*

*Sincerely, Jose and Brenda Perez and family*

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**Welcome Card & Panera Bread gift card delivered to the family of Monieb Ataelseed, Lot 58, 2970 Champagne Court**

**Sympathy card sent to Bob Bursby with passing of his sister on early Christmas morning.**

*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 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 Panera 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.

**ANYONE INTERESTED IN A MONTHLY BOOK CLUB?** Vickie Whitaker is willing to head up a Vineyards monthly book club if there is enough interest. Please contact Vickie @ (770-889-5348) with your thoughts.

**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)

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Materials List: (attach additional sheet(s) if necessary)

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