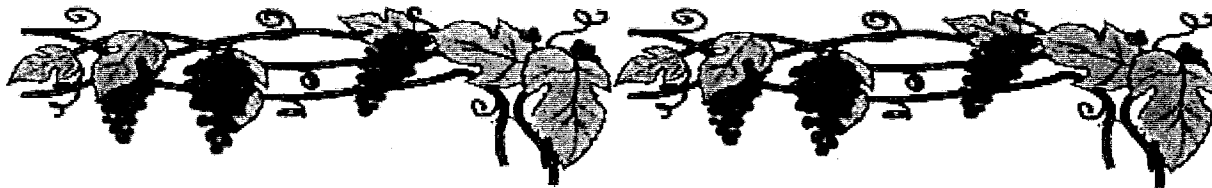


# The Grapevine



A Publication of The Vineyard's Neighborhood Association  
June 2014

## June 2014 Grapevine "Notes from the President"

Hello Neighbors!

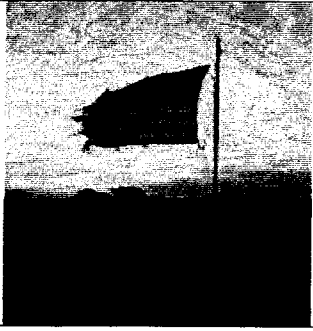
I'm sure everyone has noticed the rezoning sign directly across the street from our entrance. An application has been made to have the 4 acres of the Early Fields estate rezoned to Commercial in order to put (4) 2-story office buildings there with 150 parking places. There will be a public participation meeting this Wednesday, 6/18, at 6:30 p.m., at the Old Atlanta Recreation Center located at 810 Nichols Rd, Suwanee, GA 30024. This will be an opportunity for us to ask questions and voice concerns. Please make plans to attend if at all possible, as the outcome could directly affect our property values.

On a lighter note, the Summer Pool Party is scheduled for Saturday, June 28th. Hope to see you all there for some fun, good food, and great company!

As a reminder, our Vineyards pool area is **NON-SMOKING**. Please, please do not smoke in the pool or pool area. Your cooperation is very much appreciated!

It looks like time has taken its toll on some of our mailboxes, as quite a few are in disrepair. Please take a moment to check and make sure yours is in good shape, and if not, please repair so that we keep our neighborhood looking nice.

The 4th of July is quickly approaching - it is my favorite holiday of the year. I absolutely love fireworks. However, please make certain if you set any off, that



O beautiful for spacious skies,  
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they do not endanger your neighbor's home or property and that you clean up the debris afterward. Happy 4th of July to you all!

Angela

### **Vineyards HOA Board Meeting: 6/12/14**

#### **Meeting Minutes**

An organizational meeting for 6/12/2014 was called to order by Angela Fulbright, President. Four Directors/Officers were present and one was sick—Angela Fulbright, President; Julie Holloway, Vice President; Judi McAlister, Assistant Treasurer; and Norman Baker, Secretary, were present and Leslie Bruckwicki, Treasurer was sick. Johnny Stone and Ken Ainsworth were also in attendance.

Treasurer's Report: The balance in checking is \$23,094.63 and in savings is \$12,576.93. Dues collected to date from all but the Hairr's property.

#### **COMMITTEE REPORTS**

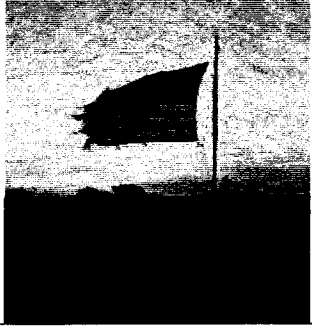
Neighborhood Watch (Judi): Nothing new to report.

ACC (Leslie): Nothing new to report

Garden and Grounds (Angela): Contract with 5 Star Landscaping has signed for this year; sprinklers set for every three days. Broken sprinklers need repair.

Pool and Tennis (Julie): In-pool lighting needs repair. No smoking in the pool area and no tampons in the ladies room commode need to be emphasized. Board members plan a walk-through of the Pool and pool building areas on June 16<sup>th</sup> at 6:30 PM.

Social (Norman): Our annual pool opening party is scheduled for Saturday, June 28<sup>th</sup>. This year we are providing meat and a sheet cake and asking residents to bring side dishes as potluck. Cooking the meat will begin at 4:00 PM and food will begin being served at 5:00 PM. Jim Symington will be providing additional details on the pool party.



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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.

#### **OLD BUSINESS**

Litigation Update: Nothing new to report

#### **NEW BUSINESS**

##### **Rezoning of Property across from the Vineyards**

Application ZA3690 for Preliminary Zoning Review was submitted to Forsyth County Planning and Development on May 9, 2014 for the property across the street from the Vineyards entrance. After a Preliminary Zoning Review Meeting on June 4, 2014, a red Public Participation sign requesting rezoning from Agricultural District (A-1) to Commercial Business District (CBD) was posted on the property across the street from the Vineyards entrance. The applicant name is Morgens Property & Investments Co., LLC; contact # 770-887-7761. A Public Participation meeting hosted by the applicant is scheduled on June 18, 2014 at 6:30 PM at the Old Atlanta Recreation Center, 810 Nickols Rd. Suwanee, GA 30024. Ken Ainsworth obtained copies of the rezoning application for our Board's use. We discussed the proposed rezoning, how it could affect the Vineyards, and what course of action we can take. We are in contact with the Orchards and plan to work with them on this issue and possibly the Gates and Wellstone.

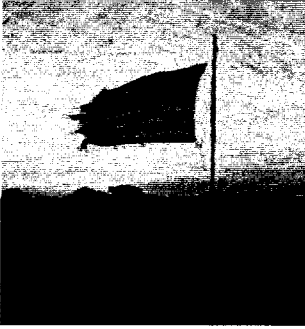
The sign for no solicitation in the subdivision is looking bad. Replacement ongoing.

Next regular meeting is Wednesday, July 9, 2014, at 6:30 PM at Angela Fulbright's home.

No other business: meeting adjourned.

##### **Vineyards HOA Board Meeting: 5/8/14 Meeting Minutes**

An organizational meeting for 5/8/2014 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. Wally Futoma and Jim Burwell were also in attendance.



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Treasurer's Report: The balance in checking is \$24,839.44 and in savings is \$12,576.93. Dues collected to date from all but two households.

#### COMMITTEE REPORTS

Neighborhood Watch (Judi): There will be a class in September this year rather than June. Julie brought up there have been vehicles with broken windows and items stolen in broad daylight at Ingles and Lowes recently; so be careful what you leave in your vehicle while shopping.

ACC (Leslie): A mailbox structure in the neighborhood needs repair.

Garden and Grounds (Angela): The Leland Cypress trees were trimmed on the pool side near the pool house. The new light pole was installed in the pool parking area. The deer cameras were purchased and installed with one facing the pool and one facing the parking lot. After trimming limbs the cameras are working and recording properly. Looking to relocate the bike rack now that the trees are trimmed. Also considering a picnic table in common area by pool and tennis court.

Pool and Tennis (Julie): The needed repairs were completed on broken pipes and rebuilding men's and women's commodes. Custodians started the pool season cleaning the bathrooms and pool area. The pool was ready to open on May 18<sup>th</sup> but weather did not cooperate.

Social (Norman): We thank those that hosted and took part in the Easter egg hunt in the pool area on Saturday, April 19<sup>th</sup> starting at 11:00 AM for children 10 and under. Hopefully the weather will be better next year for the hunt. Our annual pool opening party is scheduled for Saturday, June 28<sup>th</sup>. This year we are considering providing meat and a sheet cake and asking residents to bring side dishes as potluck.

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.

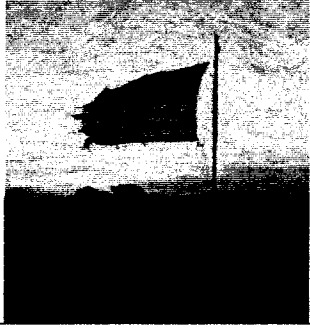
#### OLD BUSINESS

Litigation Update: Jim Burwell gave board an update.

#### NEW BUSINESS

The sign for no solicitation in the subdivision is looking bad. Replacement ongoing.

#### OTHER BUSINESS:



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Follow up on questions and comments from the Vineyards HOA 2014 Annual Meeting:

- *The pool pumps are not efficient and with electricity cost going up each year may consider replacing the old pumps with a more-efficient ones in the future. Consideration of replacement of the pumps ongoing.*
- *Adopt a non-profit to support. Julie looked into this further and "Meals by Grace" which is off Majors Road would be a good one to support. They provide food for children that only get meals at school. It is completely non-profit. Julie continues to work on this and how we can best support it. Prior to our May 8th board meeting, Suellen Daniels, Executive Director of Meals by Grace, and her husband Steve Daniels gave those present an informative talk on this organization. They will be providing to us an information sheet on Meals by Grace to share with our HOA members.*
- *Additional Leland Cypress trees along Nuckolls Road where the pine trees are located. ACC was asked to evaluate the area where pines are and no Leland Cypress trees are located. Wally Futoma checked with the county regarding the county right away along Nuckolls Road and spoke with the county arborist; they are happy with our improvements along the road. In the future some scraggly pines may be removed and additional Leland cypress trees planted to replace them near the fence. Nothing new to report.*
- *Plan to purchase and install Deer cameras one facing the pool and one facing the parking lot to monitor those areas after pool closed for the night. Cameras have been purchased and installed and are operational.*

Next regular meeting is Thursday, June 12, 2014, at 6:30 PM at Angela Fulbright's home.

No other business: meeting adjourned.

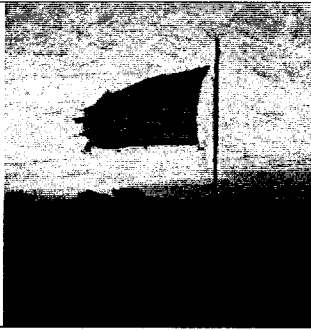
#### **Vineyards HOA Board Meeting: 4/10/14**

##### **Meeting Minutes**

An organizational meeting for 4/10/2014 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. Wally Futoma and Jim Symington were also in attendance.

Treasurer's Report: The balance in checking is \$27,668.80 and in savings is \$12,576.93. Dues collected to date from all but four households.

##### **COMMITTEE REPORTS**



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Neighborhood Watch (Judi): There was a robbery nearby at the Chase Bank.

ACC (Leslie): A request was approved to take down a tree and it was taken down. Concern was voiced about yard work needed at the Hairr's home and options to take care of it are being worked.

Garden and Grounds (Angela): Landscaping contracts are being reviewed and options are being considered. The dead limbs have been removed on the pool side of the Leland cypresses near the pool house and the area looks much better.

Pool and Tennis (Julie): Jim Symington discussed what is needed prior to the pool opening and long term needs.

Social (Norman): Jim Symington proposed a series of social events for this year. An Easter egg hunt is scheduled in the pool area on Saturday, April 19<sup>th</sup> starting at 11:00 AM for children 10 and under. There will be our annual pool opening party. This year we are considering providing meat and a sheet cake and asking residents to bring side dishes as potluck. Two card and game nights in the pool area are being planned. A Halloween party including bobbing for prizes and candy is planned. A progressive Christmas event is planned starting with an appetizer house including meat plates and fruit plates, second a dessert house, and third a beverage house.

Welcome and Sunshine (Norman): Dorothy Warren and Nancy Hicks were updated with some neighbors to reach out to and they are doing a great job keeping up with sending appropriate cards to people in the neighborhood.

#### **OLD BUSINESS**

Litigation Update: Nothing new to report.

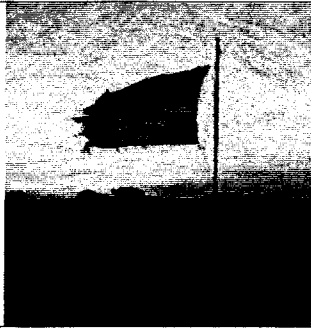
#### **NEW BUSINESS**

The sign for no solicitation in the subdivision is looking bad. Replacement ongoing.

#### **OTHER BUSINESS:**

Follow up on questions and comments from the Vineyards HOA 2014 Annual Meeting:

- Replace the tall wooden light pole in front of the pool area with one similar to the others in the subdivision. Angela followed up on this and the old pole has been taken down and replaced with the new pole similar to others in the subdivision.
- *The pool pumps are not efficient and with electricity cost going up each year may consider*



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*replacing the old pumps with a more-efficient ones in the future. Consideration of replacement of the pumps ongoing.*

- *Adopt a non-profit to support. Julie looked into this further and "Meals by Grace" which is off Majors Road would be a good one to support. They provide food for children that only get meals at school. It is completely non-profit. Julie continues to work on this and how we can best support it.*
- *Additional Leland Cypress trees along Nuckolls Road where the pine trees are located. ACC was asked to evaluate the area where pines are and no Leland Cypress trees are located. Wally Futoma checked with the county regarding the county right away along Nuckolls Road and spoke with the county arborist; they are happy with our improvements along the road. In the future some scraggly pines may be removed and additional Leland cypress trees planted to replace them near the fence. Nothing new to report.*
- *Plan to purchase and install Deer cameras one facing the pool and one facing the parking lot to monitor those areas after pool closed for the night. Cameras have been purchased and installation is ongoing.*

Next regular meeting is Thursday, May 8, 2014, at 6:30 PM at Angela Fulbright's home.

No other business: meeting adjourned.

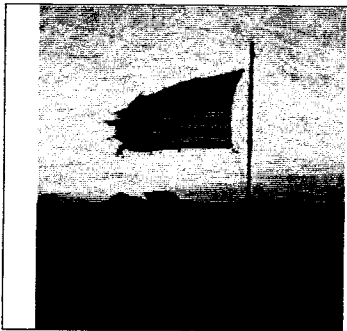
## Neighborhood Pool Party

**Saturday June 28, 2014 4-7 PM**

This year we will be doing the party pot-luck style. The Vineyards will provide Hamburgers, Hot dogs, dessert, plates, utensils, and drinks. **PLEASE BRING A SIDE DISH AND A CHAIR.** We will put it all together and have a party.

Questions: Call Jim & Tracy Symington 404-754-6169

**Men's Weekly Breakfast.** Come join this group of men who meet weekly on Tuesdays at 8:00 a.m. for breakfast at the Panera 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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I'm proud to be an American  
 where at least I know I'm free,  
 And I won't forget the men who died  
 who gave that right to me,  
 And I gladly stand up next to you  
 and defend her still today,  
 'Cause there ain't no doubt I love this land  
 God Bless the U.S.A.

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

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

God bless America,  
 Land that I love,  
 Stand beside her and guide her  
 Thru the night with a light from  
 above;

From the mountains, to the prairies,  
 To the oceans white with foam,  
 God bless America,  
 My home, sweet home.

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.

_____ 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)

\_\_\_\_\_  
\_\_\_\_\_