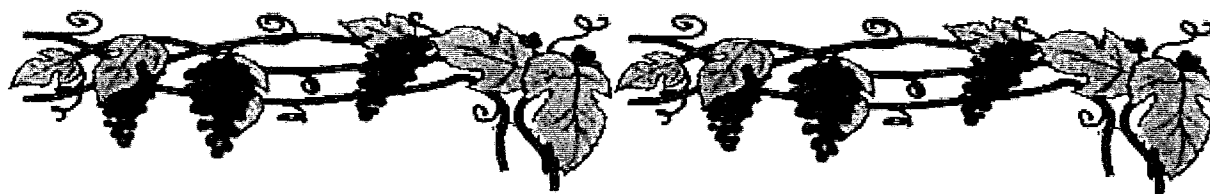


The Grapevine



A Publication of The Vineyard's Neighborhood Association
January 2015

2015 VINEYARDS ANNUAL MEETING

January 31, 2015 at Cumming Library

Setup @ 10 AM; meeting @ 10:30 AM to 12:00 Noon

January 2015 Grapevine

"Notes from the President"

Dear Neighbors:

I hope the New Year finds everyone in good health and spirits! Thank you for the opportunity to serve as your President for 2015. I appreciate the confidence my fellow board members have in my ability and for offering me the opportunity to represent our mutual interests.

Additionally, I'd like to make perfectly transparent my thoughts on what a Homeowners Association should work to produce. If you disagree with my thoughts I will not be offended but in fact will listen carefully to your rebuttal.

Neighbors, like family members, even in your most optimistic dream, will never agree all of the time. Agree or not, we're neighbors and good neighbors are always civil, respectful, and offer a kind hand rather than a scorned word.

I believe in compromise. Compromise is the basis for western civilization. Compromise to me however, goes beyond simply being fair to all, but to base decisions on that

New Year Resolutions



Happy New Year

which serves the best interests of the community majority.

With that being said, in the face of tough financial conditions, the board debated and unanimously voted for a 10% increase, as allowed by our governing covenants, to the 2015 annual dues. Unfortunately we are faced with operational costs that continue to rise as well as repairs of our pool house, pool deck and lighting that has now become a safety issue over an aesthetic one. We have chosen to limit our discretionary spending where ever possible while still providing services that make this community an inviting place to live.

We will be discussing these issues, along with many others at our Annual Homeowners Meeting later this month. Details are included in this newsletter.

The Board meets on the second Thursday of every month at 6:30PM in my home. While the agenda is always changing there is always a forum for questions/comments from homeowners as well as updates from each of the Committees. These monthly meetings are a great way to get involved and stay up-to-date on what's going on in your community.

My intention is to have 2015 be a "year of Operational Excellence". What this means to you as a homeowner is an emphasis on simplifying community process, improving maintenance of our facilities and common grounds and responding to community feedback. I look forward to working with all of you on these goals and welcome your assistance.

The Board, as well as all committee members, are volunteers dedicated to the betterment of your community. Much of which goes on behind the scenes and often unappreciated. In closing I would like to express sincere thanks to the time and dedication our outgoing board members, Angela Fulbright and Leslie Bruckwicki, contributed to our community during their 2 year tenure. Thank you for your service ladies; it has been a true pleasure working with you both.

Sincerely,
Julie Holloway
President

Try not to become a person of success, but rather try to become a person of value. ~ Albert Einstein



Happy New Year

Vineyards HOA Board Meeting: 1/8/15

Meeting Minutes

An organizational planning meeting for 1/8/2015 was called to order by Julie Holloway, President. Directors/Officers present were—Julie Holloway, President; Judi McAlister, Assistant Treasurer; and Norman Baker, Secretary. Jim Burwell, Vice President, and Carol Bursby, Treasurer, were out of town. Also present was Leslie Bruckwicki Treasurer during 2014.

Treasurer's Report: The balance in checking is \$4,434.45 and in savings is \$9,577.86. Because of additional attorney fees related to the rezoning of the land across from the Vineyards entrance, money (\$3,000) was transferred from savings to checking as a buffer to carry us through till we receive dues for 2015.

COMMITTEE REPORTS

Neighborhood Watch (Judi): Quiet, nothing new to report.

ACC (Carol): ACC sent a letter to a homeowner to resolve the issue of replacing a damaged/rotting mailbox with one that meets ACC standards.

Garden and Grounds (Julie): The Christmas decorations at the entrance which looked very nice were taken down and stored.

Pool and Tennis (Jim): We thank Tim for providing an update on conditions and potential projects for the pool area for 2015.

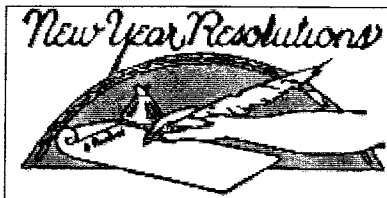
Social (Norman): Nothing new to report

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 and welcoming new homeowners to the Vineyards.

Grapevine (Julie): A January Grapevine will be prepared and delivered by January 15th.

OLD BUSINESS

Litigation Update: Ownership of Lot 60 has been transferred. We are still pending Judge



Happy New Year

Bagley's ruling on our motion for Summary Judgment.

NEW BUSINESS

A revised 2015 Budget was presented and reviewed. 2015 dues will increase by 10% to \$330 because of increased expenses in 2014 and planned for 2015. Dues statements will be mailed out on January 15th.

We have received 2 quotes for refurbishment/re-siding of the pool house and have requests out for quotes on the concrete, pavers and lighting. The board agreed that to make the best decision we will require a minimum of 4 quotes. Then work will be staged in phases based on priority and budget allowances beginning Spring 2015.

Annual meeting scheduled for January 31, 2015 at Cumming Library with set up at 10:00 AM and meeting at 10:30 AM through 12:00 Noon. Judi will bring coffee and pastries, and Norman will bring a gallon of orange juice and bottled water.

Next regular meeting is Tuesday, February 10, 2015, at 6:30 PM at Julie Holloway's home.

No other business: meeting adjourned.

2015 Board Members Contact Information

President	Julie Holloway Email: bnbdreamer@bellsouth.net	(770) 886-5415
Vice President	Jim Burwell Email: jimbur@bellsouth.net	(770) 886-1467
Secretary	Norm Baker Email: normanmaryb@bellsouth.net	(770) 886-0439
Treasurer	Carol Bursby Email: cjbursby@hotmail.com	(678) 462-7178
Assistant Treasurer	Judi McAlister Email: jamaden@yahoo.com	(770) 886-6446

New Year Resolutions



Happy New Year

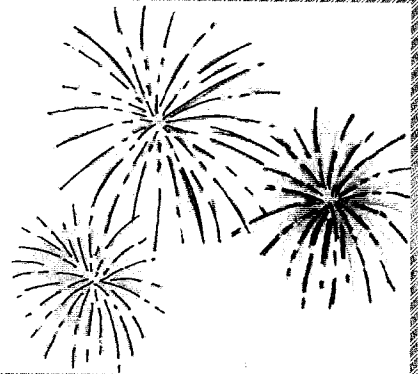


From your Welcome & Sunshine Committee:

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 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 7:30 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.

ATTENTION COMMENTS & CITICISMS ATTENTION

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

Email to Julie Holloway 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)
