



# PIPELINE



**October/November 2010**

*The Newsletter for Highland  
Pointe Residents*

Home Page Address: <http://www.highlandpointe.org>

Mary Ciesielski/Pipeline Editor  
For Classifieds Info - Contact Office  
Mailing Address: 3750 Club House Court  
Marietta, GA 30066  
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Jim Newton/President  
Jason Salmon/ACC  
Steve Laufersweiler/Grounds  
Dan Raby/Treasurer  
Rhonda Hester/Administrator

Dave Gunnells/Clubhouse  
Bob Kimball/Pool  
Diana Conrad/Social  
Judy Taylor/Tennis  
Mary Ciesielski/Administrative Asst.

## Board Positions Available for 2010-2011

It is once again time to elect new Board of Directors for Highland Pointe. If you would like to become more involved in your community, the Board of Directors is a great place to start. All Highland Pointe residents who are permanent members of the Homeowners' association are eligible to serve. Directors serve a two-year term, but there is no limit to the number of terms a Board member can serve. We have **three** members whose terms are ending this fall. The Board positions are determined at the January meeting based on each Board member's level of interest, and seniority on the Board. These positions are described on Pages 2 and 3 of this Pipeline.

If you are interested in joining the Board of Directors, please submit your name, along with a brief biography by **November 15** to the HPRA mailbox, located at 3750 Club House Court, or via e-mail to [aa@highlandpointe.org](mailto:aa@highlandpointe.org). The biographies will be published in the December/January Pipeline. Candidates should call the office at (770) 973-0925 if you need more information or have questions on submitting your biography.

### Calendar

#### October

4 Board of Directors Meeting, 6:30pm  
25 HOA Task Force Meeting, 6:30pm  
30 Adult Halloween Party 8:00pm  
31 Halloween

#### November

1 Board of Directors Meeting, 6:30pm  
15 Deadline for Dec/Jan Pipeline  
22-26 Cobb County Thanksgiving Break



### INSIDE THIS ISSUE

- ◆ Board Positions
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# Board Postions

**ACC:** Inform residents of paperwork needed before ACC request can be approved by the board\ACC Committee. Contact resident by written correspondence with approval/disapprovals. Respond to all ACC violations and complaints. Have copies of all covenants Phase, I, II, III, IV, and V. Work closely with Grounds Director.

**Administrator:** Proofread/approve all outgoing HPRA, Inc., correspondence and proofread/approve articles in monthly Pipeline before newsletter can go to print. Delegate and work closely with HP's office administrative assistant. Schedule Town Hall and Annual Meeting. Set topics for presentation at town hall and annual meeting. Notify community of town hall and annual meeting via signage, home page, and Pipeline and issues concerning membership.

**Clubhouse:** All maintenance and repairs of the upper level including kitchen appliances (dishwasher, garbage disposal, stove & oven, microwave, necessary kitchen tools (knives, etc.), restroom plumbing, painting and wallpapering, entertainment equipment (tv, vcr, disc player, tape player, tables, chairs, coffee pots, public address system, outdoor grill), cleaning carpet annually, pest control contract, window cleaning.

All maintenance and repairs of the lower level including exercise equipment, steam and sauna rooms, restroom plumbing, security cameras (changing tape weekly, ensure operational), cleaning and organizing storage annually. Purchase cleaning supplies and equipment. Work with cleaning company. Roof repairs/replacement, painting and power washing of exterior. Exterior deck and gazebo repair/replacement and maintenance. Update clubhouse rules as needed. Receives copy of clubhouse scheduled rentals each month from office.

**Grounds:** Responsible for entrances landscape contract, (3 Highland Pointe entrances and 1 Grove entrance) trails, dams, contract trash hauling, lawn chemical contract. Contract with tree company to trim or remove trees. Maintain, and repair structures such as fishing dock, wooden steps on trails, etc. Work with board on ACC issues including non-resident issues. Request the office to mail template covenant violation letters to resident. Delegate the decoration of all entrances during specific holidays.

**Pool:** Work with pool management company on contract issues, life guards hours, set pool calendar, coordinate calendar with swim team for practice hours and home swim meets. All pool related maintenance and repairs (fence, walls, gates, etc.). Request office to issue guards an updated member list on an ongoing basis. Inventory and purchase furniture and other related items (trash cans, etc.). Ensure the pool is closed properly by pool management company and covered at the end of season, pumps shut down, furniture stored and covered for winter, etc. Update pool rules as needed. Confirm through office that all pool parties, private or during pool hours, have been approved.

# Board Postions

**President:** Call to order/close monthly meetings. Conduct and maintain control of board meetings at all times. Call special meetings. Oversee HP Board of Directors operations & procedures. Assist other board members when needed.

**Social:** Plan and arrange for all social events including decorating, music, food vendors, and beverages and notifying the community of events (via the Pipeline, signage and the home page). Request the office to issue checks to party vendors, collect money, turn into office for deposit and clean clubhouse after events. Responsible for confirming through the office a new residents receipt of Welcome/Membership packet. Responsible for recruiting Welcome Committee. If Welcome Committee cannot be recruited, can delegate through HP's office the Welcome packets delivery.

**Tennis:** Responsible for all maintenance and repairs of courts. Update rules as needed. Address any problems with tennis committees, captains and/or players. Ensure that all tennis captains are checked for HPRA (recreation) membership.

**Treasurer:** Responsible for the association's funds and securities and shall be responsible for keeping full and accurate financial records and books of accounts showing all receipts and disbursements, for preparing all required financial statements and tax returns, may delegate tax returns to a state licensed accountant. Responsible for the preparation of the budget and Profit & Lost and Balance Sheet reports to present to the board, quarterly publish balance sheets in Pipeline. Delegate and work closely with HP's Administrative Assistant.



The Board would like to thank Mike Dickman, a Highland Pointe resident, and his company Multi Trade Construction for a job well done. We hired Mike's company to install a drain near the tennis courts and fix the wall and drain area on the back path. The workmanship was excellent, on time and within budget. We thank Mike because as usual he went above and beyond and fixed/donated additional items and man hours. Mike added gravel along the path, fixed the park benches, extended the tennis drain, removed old playground equipment and more. Over the years Mike has donated considerable time, equipment and supplies to our neighborhood.

If you are considering an outdoor project please contact Mike at [multitradeconstruction@yahoo.com](mailto:multitradeconstruction@yahoo.com).

## Highland Pointe HOA Task Force

The Highland Pointe HOA Task Force held its second meeting on August 16th. The objective of the meeting was to set up three committees: Marketing, Enforcement and HOA Membership. Each committee will consist of 5-10 people, with two co-chairs, and will set their own goals and agendas. They will meet on their own, or through email. All committees will gather the last Monday of each month beginning September 30th, to share their ideas and actions with the entire Task Force. The committees will provide an update to the Board of Directors via email, or by a Co-Chair attending the monthly Board Meeting, which is held on the first Monday of each month.

The committees and their Co-Chairs are:

### Marketing

Suzie Price, Co-Chair  
Laura Riedlinger, Co-Chair  
Laura Richards  
Janice Upson  
Steve Fincher

### Enforcement

Melanie Smith, Co-Chair  
Joe Mitchell, Co-Chair  
Bob Howard  
Sandra Carpenter  
Bob Kimball  
Carlos Ortiz  
Freda Rittenhouse

### HOA Membership

Dave Gunnells  
Steve Laufersweiler  
Peter Breese  
Kevin Culkin

Here are some great ideas that have already come from our first meeting:

**Marketing Committee:** Looking to get most of neighborhood using one Trash Removal service. Cycle Works chosen, current customers can call to get new HP rate which includes recycling. Also looking into uniform street signs, block parties, and developing a neighborhood slogan.

**Enforcement Committee:** Driving around the neighborhood on the first Saturday of each month. Will inform neighbor of code violation with a friendly note card and the chance to rectify the situation. The Task force has a grounds crew of volunteer neighbors that will come out and help clean up residents yard with them for free if it is overwhelming to them. The main issue is overgrown trees and bushes.

**Membership Committee:** Getting together a game plan to approach 69 non-permanent members who have not joined HOA, investigate permanent membership requirements.

We are off to a great start, but could still use more people on each committee, especially the HOA membership committee. Please call any of the above people if you are interested in serving, or just come to the next meeting on **October 25th** at 7:00pm.



# COMMUNITY

- \*Tired of all the trash trucks speeding through the neighborhood?
- \*Tired of all the noise?
- \*Tired of seeing trash cans on our neighborhood curbs every single weekday?

Please *JOIN YOUR NEIGHBORS* in HIGHLAND POINTE *for*

A **SINGLE DAY TRASH COLLECTION** *at an excellent price!*

**CYCLE WORKS SANITATION** *is offering HP Homeowners*

**\$11.00 per month/Friday pick up**



**Why ONE service?**

- \*Fewer trucks - Less noise and wear and tear on our streets.
- \*Safety for our children and property - trucks drive slower because they are stopping at each residence.
- \*FREE Trash and Recycling collection at the tennis courts and club house!

**NEIGHBORHOOD BONUS!!**

When we achieve 80% participation, Cycle Works will issue a HPHOA rebate of \$6.50 per household. If all 495 homes participate, \$3,217.50 is given back to OUR community!

Out of 495 homes, 202 residents currently use Cycle Works

**OUR GOAL IS 100%**

Please call **CYCLE WORKS SANITATION** today 770-502-1515

**Let's keep the UNITY in our community!**

*This is not a paid advertisement. Sanitation services were researched by the new HP Marketing/Neighborhood Enhancement Committee and selected by the committee and endorsed by the HP Board of Directors.*



**HALLOWEEN**

**COSTUME**



**SPOOKTACULAR**

**\*\* ADULTS ONLY \*\***

Keg and wine provided

Live Band 'Flyer' will play from  
8pm to midnight!!!!



Prize for the best costume!!!!

WHEN: Saturday, October 30<sup>th</sup>  
WHERE: Highland Pointe Clubhouse  
TIME: 8pm

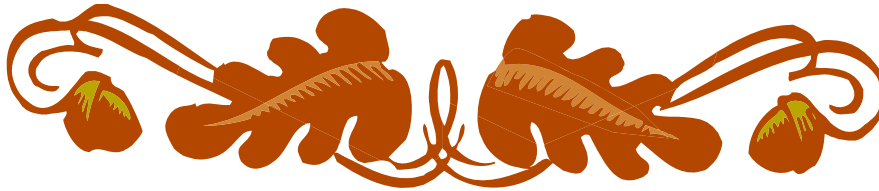
Please bring a side to share.



# Annual Directory Advertisers

Highland Pointe publishes a resident directory each year. The directory offers local businesses and residents the opportunity to advertise to our community. If you are interested in advertising in the directory this year, or if you know of someone who would be interested, please contact the HP Office at (770) 973-0925. **Ad rates for the directory are as follows:**

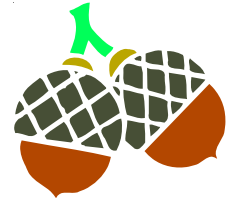
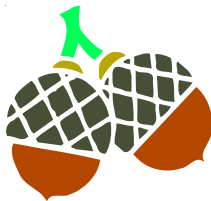
Business Card	\$105
Oversized Business Card	\$170
Quarter Page Ad	\$390
Half Page Ad	\$730
Full Page Ad	\$1,260



## Volunteers Needed

The Highland Pointe Directory will be published soon. If you would like to volunteer a few minutes of your time delivering the directory, please contact the HP Office at (770) 973-0925 or [aa@highlandpointe.org](mailto:aa@highlandpointe.org).

Your help is greatly appreciated!



# Basketball

“Basketball Season” will be starting soon and the Highland Pointe Men’s Adult Recreational Basketball Group will be playing again this year. We will begin on October 30th at 9:00 AM at Mabry Middle School. If you are interested in playing or have questions please contact Tony Olenkiewicz, 770-578-0518.



## Lassiter Band Recycling Program

The **Lassiter Band Boosters** are continuing their neighborhood recycling program, and would like to have your support. Pick up is on the third Saturday of every month; please have your items curbside by 10:00 am. Signs will be posted at the entrance midweek prior to each month's pick up as a convenient reminder. Items that are currently being accepted are **newspapers, magazines, junk mail, office/classroom paper, phone books, ink cartridges and aluminum cans.**

The Noble, Robbin, Khuri and Singer families will be collecting recyclables in Highland Pointe. If you would like to volunteer, or have any questions regarding the recycling program, please contact Bob or Rena Morgan at [morgancubed@bellsouth.net](mailto:morgancubed@bellsouth.net).



## Highland Pointe Broadcast Emails

Are you receiving emails from Highland Pointe? If not, your email address is not registered with us. If you would like to be on our email recipient list, go to our website, [www.highlandpointe.org](http://www.highlandpointe.org) and at the bottom of the home page is a link which reads "Click here to receive Highland Pointe Broadcast emails". Just click on that and follow the directions and you will be registered to receive these broadcast emails.



## New Residents

If you are a new resident in Highland Pointe or The Grove at Highland Pointe and you have NOT received a new resident information packet, please call the Highland Pointe Office at 770-973-0925.

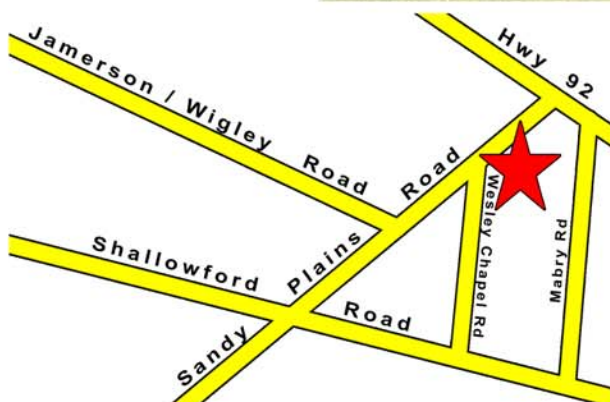




# FRIENDS OF MABRY PARK

[www.MabryPark.org](http://www.MabryPark.org)

contact@MabryPark.org  
3540 Lone Indian Way  
Marietta, GA 30066  
678-557-6308



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CORNER FROM YOUR  
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NE COBB COUNTY.

YOUR TAX-DEDUCTIBLE DONATION  
WILL HELP US CREATE

## MABRY PARK

*Mabry Park is a Cobb County Parks and Recreation Facility  
Friends of Mabry Park a non-profit 501(c)3 organization*

*Be One of the First to Donate \$100 and Become a Founding Supporter*

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

☐ \$25 ☐ \$50 ☐ \$75 ☐ \$100 ☐ other: \_\_\_\_\_ Please make payments to *Friends of Mabry Park*  
(address listed above)

☐ I would like to volunteer my time on a committee.

☐ Fall Festival ☐ Wine Tasting ☐ Category Events



HIGHLAND POINTE RECREATION  
ASSOCIATION, INC.

Board of Directors Meeting  
Monday, August 2, 2010

Board Members in Attendance: Mr. Jim Newton, President; Mr. Dan Raby, Treasurer; Ms. Diana Conrad, Social; Mr. Dave Gunnells, Clubhouse; Mr. Bob Kimball, Pool; Ms. Rhonda Hester, Administrator; and Ms. Judy Taylor, Tennis.

Guest in Attendance:  
Ms. Trinh Harmon

Approval of Minutes

Mr. Raby made a motion to approve the minutes of the July 12, 2010 Board Meeting. Ms. Conrad seconded and the motion passed.

Monthly Budget Update

Mr. Raby presented the income received and the expenses incurred during July, 2010. The report was accepted as information.

Mr. Raby reported that compared to last year's revenues we are down \$1500 on HPRA and \$4000 on HOA.

Discussion of Action Items

The following is a synopsis of the items discussed and the actions taken.

-Ms. Taylor presented a request from a Sunday Women's ALTA team to have 7 outside members. The rule is not to exceed 6 outside members. The Board discussed the new rule of allowing women to play on both Thursday and Sunday team, in the hope that HP teams will try to recruit from within the neighborhood. The Board approved this request for this season. All approvals are valid for one season

-Ms. Taylor would like to form a tennis committee. She is looking for volunteers.

-Mr. Kimball presented a quote from Mike Dickman to put drains at the tennis courts, for building a retaining wall and for cleaning silt in the drain pipe on the back pathway. Mr. Raby made a motion to accept the quote for fixing the drainage at the tennis courts. Mr. Newton seconded the motion and it passed.

-Mr. Raby also made a motion to approve the repair of the wall at the bridge for the negotiated amount presented to the Board. Mr. Kimball seconded the motion and it passed.

-Mr. Newton requested that Ms. Jenny Rucker attend the next Board meeting for an update on the playground fund raiser and equipment.

-Mr. Raby noted that the tennis gate will be replaced within the next two weeks.

-The HOA Task Force will hold a meeting on August 16th. Mr. Kimball is looking for committee members.

-Ms. Conrad reported that the Labor Day party will be held on Sunday this year.

Board of Directors Meeting  
Monday, September 13, 2010

Board Members in Attendance:

Mr. Jim Newton, President; Mr. Dan Raby, Treasurer; Mr. Bob Kimball, Pool; Ms. Rhonda Hester, Administrator; Ms. Judy Taylor, Tennis; and Ms. Mary Ciesielski, Administrative Assistant.

Guests in Attendance: Mr. Lee Berg, Ms. Janice Upson, and Ms. Jenny Rucker.

Guest Presentations:

Mr. Berg, representing Friends of Mabry Park, made a presentation asking the Board to support the new park by means of advertising in the Pipeline and spreading the word to our community.

Cobb County purchased the land that is located near the corner of Wesley Chapel Road and Sandy Plains Road for a park. The Friends of Mabry Park are working to collect donations to develop the Park. The Board agreed to put an article in the Pipeline to bring awareness and interest to Highland Pointe,

Ms. Upson, representing the HOA Task Force Marketing Committee, presented a quote from Cycle Works that would give incentive to all residents to change over to one trash removal company. The price per month for each resident will be \$11 for trash removal and recycling, and Cycle Works will pick up the HPRA trash at no charge. Existing Cycle Works customers can call and receive the lower price if they are paying more. There will also be a rebate at the end of the year issued to HPRA if 80% of residents become Cycle Works customers. The committee called several trash removal companies and this proposal was the most cost effective for all parties. The Board approved the quote, and agreed to advertise in the next two Pipelines, as well as putting out a separate flyer in November.

Ms. Rucker made a presentation regarding the Playground, and the installation of the bricks. Mr. Mike Dickman is donating the installation of the bricks, which will be ordered in the next few weeks. Ms. Rucker presented a plan to remove the existing swings and replace them with a new set that has 4 swings. There will also be two additional pieces of equipment called Whirlwind seats. Ms. Rucker would like to keep the tire swing. The purchase of the bricks, and these additional pieces will cost \$5344. There is currently \$4300 in the Playground Fund. A few more donations are pending, but if they do not materialize, the purchase will re-

quire an additional \$1000 from the Board. Mr. Newton made a motion to spend \$1000 to secure this equipment and the bricks so that this phase of the playground project can be completed. Ms. Hester seconded the motion and it passed.

#### Approval of Minutes

Mr. Kimball made a motion to approve the minutes of the Aug 2, 2010 Board Meeting. Ms. Hester seconded and the motion passed.

#### Discussion of Action Items:

-Mr. Kimball reported on the pool attendance and is preparing to cut back the life guard hours next year. Residents did not take advantage of the pool being open in the afternoon once school started. He is investigating the "Swim at your own Risk" concept as some neighborhoods

are now doing this. The Board discussed the liability of such a policy. Mr. Kimball will contact our insurance agent and report back.

-Mr. Kimball is going to purchase new chair straps and chairs for the pool deck.

-The Board discussed the lock to the basement of the clubhouse. The locksmith said that is was code enforcement that led Highland Pointe to install the push bar on teh inside of the door, as opposed to a regular dead bolt. Mr. Newton will investigate the codes.

-The Board discussed tennis teams using the upstairs bathroom for tennis matches. It was agreed that opening up the clubhouse for this type of traffic will cause wear and tear to the area that we rent out for parties, as well as creating trash and the potential liability created by the front door being open. The Board

agreed that the tennis teams need to continue to use the downstairs bathrooms.

-Ms. Ciesielski reported that 10 mandatory residents have not paid their HOA dues. She presented the process for our attorneys to file liens. The Board agreed to begin the process of filing liens on those homes that have ignored all previous notices and calls. Ms. Ciesielski will contact the realtors of those properties under foreclosure.

-Mr. Kimball presented an update on the HOA Task Force Committee, and prepared an article for the October Pipeline.

Having no further business to discuss, the meeting was adjourned at 7:55 pm.

#### Next Board Meeting

Monday, October 4, 2010  
6:30 - 8:00 pm, Clubhouse

	<b>Budget FY 10-11</b>	<b>Actual (as of 8/31/10)</b>
HPRA Income	\$98,000.00	\$92,917.00
HPHOA Income	73,215.00	64,351.50
Other Income	<u>1,800.00</u>	<u>481.51</u>
Total Income	\$173,015.00	\$157,750.01
HPRA Expenses	\$97,150.00	\$83,940.18
HPHOA Expenses	66,100.00	25,470.06
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$163,250.00	\$109,410.24
HPRA/HPHOA Net Income	\$9,765.00	\$48,339.77

The following shows the breakdown of expenses vs. budgets for the period ending 8/31/2010:

	<b>Budget FY 10-11</b>	<b>Actual Expenses (as of 8/31/10)</b>
HPRA Expenses:	\$97,150.00	\$83,940.18
Clubhouse	11,850.00	4,170.64
Tennis	3,500.00	32,878.34
Social	6,500.00	1,617.56
Pool	31,300.00	27,349.42
Operations	32,300.00	16,322.77
Grounds	11,700.00	1,601.45



## **Multi Trade Construction, LLC**

### **Commercial – Residential**

**Concrete Work:**

Colored or Stamped Concrete  
Concrete Poured Walls  
Concrete Block Walls

**Landscape Work:**

Railroad Crosstie Walls  
Pressure Treated Tie Walls  
Lawn & Sod Installation

**Demolition Work:**

Building, Houses, Concrete, Walls

**Excavating Work:**

Grading, Fine Grading, Laser Grading,  
Prep Yards, Drainage, Sink Holes & Trash Pits

**Paving Work:**

Driveways and Walkways

**Dumpsters:**

Trash Removal, Rubbish, Tree  
Trash, Concrete, Construction  
Trash, 10, 15, 20, 30 & 40  
Cubic Yard Containers

**Tree Removal:**

Tree and Stump Removal  
Pruning/ Trimming  
Stump Grinding  
Brush Removal  
Land Clearing

**Trucking Work:**

Play Sand, River Sand, Pine  
Straw, Screened Topsoil, Fill  
Dirt, Mulch-Various Colors  
Pea Gravel, Granite Gravel,  
Stone, Sand, Rip Rap

**Equipment and Trucks:** Track Loaders, Dozers, Excavators, Skid Loaders,  
Compactors, Single Axle Dump Trucks, Tandem Axle Dump Trucks, Single Axle  
Rolloffs, Tandem Axle Rolloffs

**We accept Visa, Master, Discover and American Express Cards**

**We Are Fully Insured!!! (General Liability, Workers Compensation and Auto)**  
**State Of Georgia Licensing for Residential / General Contractor #RBQA000051**  
**Cobb County Business Licenses 2010#138293 / Since 1985 / Drug Free Work Place**

**Mike Dickman - Manager**

**Ofc. (678) 372-3418    3521 Lone Indian Way**

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East Cobb HS Magnet, Honors, On-Level Teaching  
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BS - Biochemistry; BE - Electrical Engineering

**Joseph Mitchell - HPSD - 770-509-1735**

(Currently Tutoring 5 Highland Pointe Students)

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*Austin Overstreet*

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[mathmommie@gmail.com](mailto:mathmommie@gmail.com)      Windsor Oaks Resident



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2960 Shallowford Road., Suite 301, Marietta, GA 30066





## *Murals and Faux*

[www.muralsfauxu2.blogspot.com](http://www.muralsfauxu2.blogspot.com)

**770-578-8049**

I am a Highland Pointe resident who has provided service in Highland Pointe and the greater Atlanta area for 17 years.



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