



# PIPELINE



*The Newsletter for Highland  
Pointe Residents*

**August/September 2011**

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

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Dan Raby/Clubhouse  
Rhonda Hester/Administrator

Dave Gunnells/Treasurer  
Matt Tock/Pool  
Steve Fincher/Social  
Judy Taylor/Tennis  
Mary Ciesielski/Administrative Asst.

## Notes from Homeowners Informational Meeting, June 5th

The Special meeting for Highland Pointe homeowners held on June 5th was well received by those residents who attended. The Board discussed various projects that have been completed and are in the works for the coming year. The budget was discussed, as well as the membership trends that have been going down steadily in past years. Mr. Kimball reported that the HPRA membership, which is voluntary in Highland Pointe, has gone from 275 members in 2003 to 224 in 2010-11. The Board has budgeted for 210 members for the 2011-2012 fiscal year, and we are currently at 214 members. This downward trend is an issue that the Board wanted to bring to the attention of the community, as our amenities have a huge impact on our property values. Mr. Kimball urged all that were in attendance to continue to support the neighborhood by joining HPRA into the future, and encouraging all residents to do the same. The Board will continue to address this issue, as well as the issue of making the status of all residents "permanent" meaning paying the Homeowners dues will be mandatory. We need to come together to keep our community strong.

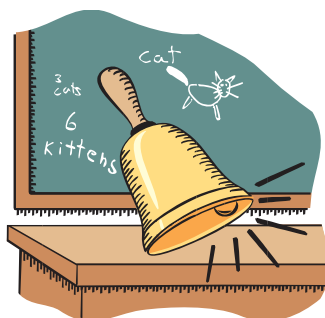
### Calendar

#### August

- 1 Board of Directors Meeting 6:30
- 15 Cobb County First Day of School
- 19 Dive In Movie

#### September

- 4 Tennis Round Robin Social
- 5 Labor Day Pool Party
- 12 Board of Directors Meeting 6:30
- 15 Deadline for Oct/Nov Pipeline
- 24 Trivia Night, Clubhouse



### INSIDE THIS ISSUE

- ◆ Swim Team Highlights
- ◆ Dive In Movie
- ◆ Labor Day Pool Party
- ◆ Tennis News, Social
- ◆ Trivia Night
- ◆ Board Meeting Minutes
- ◆ Pool Schedule
- ◆ Classifieds



## SWIM TEAM UPDATE

The Piranhas finished the 2011 Summer League season with a 4-1 record. Congratulations to the 11 swimmers who participated in the state qualifying meet.

Rachel Address    Rebekah Address    Hannah Address    Mia Brannon

Kate Ferguson    Audrey Holshouser    Trey Rucker    Celeste Turner

Sydney Turner    Elizabeth Turner    Briele Williams

All of these swimmers had at least 1 top 12 finish. Kate, Trey, Celeste, and the 7-8 girls medley relay placed in the top 5.

Thank you to all swimmers and parents for a great season!

## DIVE-IN MOVIE



Friday August 19th    8:30-10:30pm

At the Highland Pointe Pool

Snacks and drinks for kids will be provided



CELEBRATE LABOR DAY

AT THE POOL

MONDAY SEPTEMBER 5th

Noon-4pm

BBQ, BURGERS, HOT DOGS,

AND DRINKS PROVIDED

BRING A SIDE DISH OR DESSERT



## Highland Pointe Tennis Social!

The Highland Pointe Tennis Community is long past due on having a tennis social! Plans are under way to celebrate Labor Day with a tennis event, complete with a round robin tournament with prizes, and of course, good food, drinks, and fellowship. Art Trevino has graciously agreed to organize this event, scheduled for **Sunday, September 4th**, from 11:00 am to 3:00 pm. So put September 4th on your calendar, spread the word about the social and watch for details coming soon via email, or on the tennis sign up board!

**Congratulations** to the B-3 Senior Women ALTA team, captained by Anne McInerney, for winning their division this summer!

### Dates to remember...

Fall **ALTA** season begins - 9/8 Thursday Women; 9/10 Men; 9/11 Sunday Women

Winter **USTA** roster deadline - 10/13 Thursday Women; 10/15 Business Women

Winter **ALTA** Mixed Doubles roster deadline - 10/20.



## *Annual Highland Pointe Directory Update*

It is time to prepare the annual Highland Pointe Directory, which is delivered in January of each year. Please take a moment to review your listing in the current directory. We make every effort to ensure that all information, such as phone numbers, the spelling of names, etc. is printed accurately. If you have listed people on your membership form that do not physically reside at your home, please email the office to remove their names. Note also that if you have not paid your dues by this time, your household will be listed as an unpaid member.

If you have purchased a home in Highland Pointe and your address is still under the name of the previous owner in the directory, please contact the office! You may request that your home phone number not be published; however, the office would appreciate your number for our records. Please email any updates or corrections (if you did not already make corrections on your membership form) to [office@highlandpointe.org](mailto:office@highlandpointe.org).

Please submit updates before **September 30, 2011** so the directory can be finalized.

## **\*TRIVIA NIGHT at the CLUBHOUSE\***

**Saturday September 24, 8:00pm**



**Test your knowledge of music, sports, history, literature, and current events against other adults in the neighborhood. Beer, wine, music, and prizes will be provided. Bring a snack to share.**

**Pair up with neighbors and form a team, or partner up with other residents after you arrive.**

**Be thinking of a creative team Name!**



### **Vandalism in Highland Pointe**

A resident noticed burning pine straw early in the morning during July. Fortunately for the association he called the Fire Department and the fire was put out. The resident did see young people running from the scene, but could not catch up with them. If you have any information about this incident, please call the office at 770-973-0925. The Board is very serious about protecting our neighborhood property, and maintaining the safety of Highland Pointe. If you ever see anything going on that is illegal or will be unsafe to anyone, you are urged to call the **Cobb County non emergency line: 770-499-3991.**

### **ACC Report Correction**

The June Pipeline listed 4353 Highborne Drive as being in Violation of the Covenants. This was an error. The correct address is **4352 Highborne Drive**, which has had an RV parked in the driveway. We regret this error, and have apologized to the homeowner for the confusion.



HIGHLAND POINTE RECREATION  
ASSOCIATION, INC.

Board of Directors Meeting  
Monday, June 6, 2011

Board Members in Attendance: ; Mr. Bob Kimball, Mr. Dan Raby, Mr. Steve Laufersweiler, Mr. Steve Fincher, Mr. Matt Tock, ; Ms. Rhonda Hester, Ms. Judy Taylor, and Ms. Mary Ciesielski.

Guests in Attendance: Ms. Debbie Redford, Ms. Kathy Redding, Mr. Don Bass and Mrs. Vilma Bass.

Guest Presentation:

Ms. Redford and Ms. Redding presented to the board comments and concerns they have heard from the Real Estate Community regarding the number of homes and yards that are not being taken care of. The HOA task force was discussed, as its origin stemmed from this concern amongs the board and residents. The covenants were discussed, and how effective they are in enforcing community standards. The Board and the realtors also discussed our membership dues policies. It was pointed out that most Homeowners Associations have initiation fees, which Highland Pointe does not. It was also suggested that any new resident whose home is not permanent will automatically become permanent going forward. The possibility of hiring a management company to deal with ACC compliance and membership dues issues was also discussed. It was agreed that Highland Pointe would provide Real Estate Agents with a welcome packet when they have a listing in the neighborhood, so that they can share information with future residents.

Mr. and Mrs. Bass discussed ACC issues they have had with a neighbor. The Board agreed to help them in any way they could to resolve the issue.

Monthly Budget Update

The income received and the expenses incurred during May 2011 was presented. The report was accepted as information.

Discussion of Action Items

- Ms. Taylor will order the three chairs for the tennis pavilion once she receives the model numbers.
- Ms. Ciesielski reported that we have received two quotes for the repair of the brick wall. Mr. Laufersweiler will take care of the scheduling of the repair and the reimbursement from the construction company whose cement truck did the damage.
- Mr. Raby presented quotes for replacing the windows in the clubhouse that are fogged up. At \$1890 per window the entire cost will be approximately \$4000. Mr. Raby will follow up on the specifics of these windows and will obtain a second quote for the same product.
- Mr. Kimball asked to get a quote for painting the exterior of the clubhouse.
- Mr. Gunnells commented on the electricity bill for the lights at the main entrance. Mr. Laufersweiler will check the timers, and will call Dave Parks if there is a problem.
- Ms. Taylor presented a request from a tennis team captain to waive the outside fee for a past resident, as he will not practice at all and will not play much, and was a very active member of Highland Pointe. The board did not think this would be a good precedent to start. Ms. Taylor made a motion to just charge he and his wife a reduced "couples fee" of \$30. Mr. Raby seconded the motion. The motion did not pass.

-The board discussed the number of mandatory homes who have not paid their homeowners dues to date. It was decided to send a warning letter instructing these residents that if they do not pay within 10 days of the letter, their accounts will incur a 10% late fee of \$15.50 as stipulated in the covenants.

-The website was discussed, as it is out of date and needs attention. Several policies have changed but are not listed on the website. Mr. Michael Smith and his wife Melanie have volunteered to work on this with Lee Berg.

-The North Dam was discussed. The board will meet with several residents surrounding the dam to discuss ownership, and operating status. The board will then meet at a later date to discuss what actions Highland Pointe should take at this time.

Board of Directors Meeting  
Monday, July 11, 2011

Board Members in Attendance:

Mr. Bob Kimball, Mr. Dave Gunnells, Mr. Dan Raby, Mr. Matt Tock, Ms. Judy Taylor, Mr. Steve Laufersweiler, Mr. Steve Fincher, Ms. Rhonda Hester and Ms. Mary Ciesielski, .

Guest in Attendance: Ms. Melanie Smith

Guest Presentation:

Ms. Smith presented the plan for the new website, which will be ready to unveil to the board in a few weeks. Mr. Michael Smith will be the webmaster of the site.

Ms. Smith also presented the idea of a "welcome basket" for new neighbors, that she and a group of volunteers will deliver. Mr. Laufersweiler made a motion to approve creating a budget for the baskets, Ms. Hester seconded the



motion and it passed.

Monthly Budget update

Mr. Gunnells presented the financials for the month of June. He reported that we are in pretty good shape considering that membership is down. Forecasting annual expenses we should be fine at fiscal year end.

Discussion of Action Items

-Ms. Smith reported on ACC for Mr. Salmon. There are still three properties in violation of the covenants. Mr. Salmon has planned visits to these homes. Ms. Smith has petitioned Cobb County to inspect a home on Highborne Drive to see if it is blighted, in which case the County may step in to make repairs and attach a lien to the property.

Mr. Lauferweiler has requested a quote from Mike Dickman for a modified version of the back path leading to the Grove.

-The steps leading to court #1 are rotting as is the trellis leading to court #4. The board discussed possibly removing the steps to court #1 and creating a pathway.

-The Board discussed recent vandalism that has occurred in the neighborhood, and the benefit of hiring a police officer to cruise the neighborhood. Mr. Kimball will investigate.

-Art Trevino is organizing a tennis social for Labor Day weekend. Expenses for the event will be shared between the Tennis and Social committees.

-Mr. Raby received a quote of approximately \$8000 for painting the exterior of the clubhouse and the wrought iron fencing around the pool area. He is waiting on a second quote, and will bring that to the next Board meeting.

-Installing security cameras was discussed to crack down on vandalism to the clubhouse.

There was a hole punched into the mens bathroom downstairs, as well as beer bottles found in the steam room.

-Mr Kimball reported on the status of the North Dam parcel. Cobb County has agreed that HPRA is not the owner, as the Quit Claim deed was not accepted by the association. The Board agreed to mow the grass and cut back the bushes this summer, even though HPRA is not the operator of the dam.

Having no further business to discuss, the meeting adjourned at 8:20 pm.

Next Board Meeting

Monday, August 1, 2011

6:30 - 8:00 pm, Clubhouse

	<b>Budget FY 10-11</b>	<b>Actual (as of 6/30/11)</b>
HPRA Income	\$89,000.00	\$81,444.00
HPHOA Income	70,700.00	63,258.82
Other Income	<u>1,000.00</u>	<u>52.42</u>
Total Income	\$160,700.00	\$144,755.24
HPRA Expenses	\$90,400.00	\$32,294.90
HPHOA Expenses	63,050.00	12,939.17
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$153,450.00	\$ 45,234.07
HPRA/HPHOA Net Income	\$7,250.00	\$99,521.17

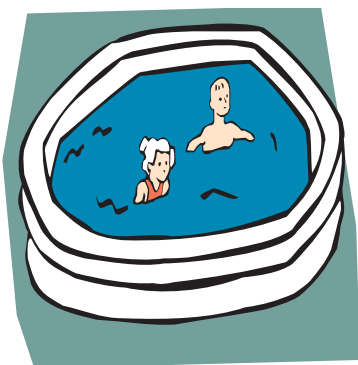
The following shows the breakdown of expenses vs. budgets for the period ending 6/30/2011:

	<b>Budget FY 10-11</b>	<b>Actual Expenses (as of 6/30/11)</b>
HPRA Expenses:	\$90,400.00	\$32,294.90
Clubhouse	11,350.00	1,494.48
Tennis	2,500.00	0.00
Social	6,500.00	1,938.99
Pool	30,250.00	18,130.30
Operations	32,900.00	10,254.28
Grounds	6,900.00	476.85

# August 2011

## HIGHLAND POINTE POOL SCHEDULE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 10:00 pm	Pool Hours 11:00 am – 9:00 pm
<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
Pool Hours 11:00 am – 8:00 pm	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 9:00 pm	Pool Hours 11:00 am – 10:00 pm	Pool Hours 11:00 am – 9:00 pm
<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
Pool Hours 11:00 am – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 10:00 pm	Pool Hours 11:00 am – 9:00 pm
<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>
Pool Hours 11:00 am – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 10:00 pm	Pool Hours 11:00 am – 9:00 pm
<b>28</b>	<b>29</b>	<b>30</b>	<b>31</b>			
Pool Hours 11:00 am – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm	Pool Hours 4:00 pm – 8:00 pm			



For a complete listing of  
Rules and Pool Party Policies  
please visit our website,  
[www.highlandpointe.org](http://www.highlandpointe.org) and  
click on References.



# September 2011

## HIGHLAND POINTE POOL SCHEDULE

Sunday		Monday		Tuesday		Wednesday		Thursday		Friday		Saturday	
									<b>1</b>		<b>2</b>		<b>3</b>
								Pool Hours 4:00 pm – 8:00 pm		Pool Hours 4:00 pm – 10:00 pm		Pool Hours 11:00 am – 9:00 pm	
	<b>4</b>		<b>5</b>		<b>6</b>		<b>7</b>		<b>8</b>		<b>9</b>		<b>10</b>
Pool Hours 11:00 am – 9:00 pm		Pool Hours 10:00 am – 9:00 pm <i>Labor Day Party</i>								Pool Hours 4:00 pm – 10:00 pm		Pool Hours 11:00 am – 9:00 pm	
	<b>11</b>		<b>12</b>										
Pool Hours 11:00 am – 8:00 pm		<i>Pool Closed For Season</i>											

**BACK TO SCHOOL**

There has been interest in having a Neighborhood Garage Sale. If you are interested in organizing this event please email the Board at [office@highlandpointe.org](mailto:office@highlandpointe.org).



## ***Classified Ad Rates & Info***

### **Business Card Ad**

\$10.00 One Issue business card sized ad. These ads are approximately 44 characters per line including spaces. This Ad measures 3 1/2 in. wide x 2 in. long.

\$7.50 Per issue when prepaid for 6 or 12 months.

Resident's personal "for sale" ads are always **\$7.50** for business card size.

### **Quarter Page Ad**

\$35.00 Per Issue Quarter-page ad. This ad measures approximately 3 1/2 in. wide x 4 1/4 in. long.

10% Discount when prepaid for 12 issues  
5% Discount when prepaid for 6 issues

### **Half Page Ad**

\$60.00 One Issue 1/2 page ad. This ad measures approximately 6 1/2 in. wide x 4 1/2 in. long.

10% Discount when prepaid for 12 issues  
5% Discount when prepaid for 6 issues

### **Full Page Ad**

\$110.00 One Issue Full page ad. This ad measures approximately 6 1/2 in. wide x 9 in. long.

10% Discount when prepaid for 12 Issues  
5% Discount when prepaid for 6 Issues

\*\*Discounts are based on running the SAME ad for the full discount period!! Any change (other than error correction) will require payment of the difference to the non-discounted rate, PLUS artwork fee of \$20 unless the new ad is provided camera-ready.

Ads must be placed and paid for by the 15th of the month for inclusion in the next month's newsletter. For more information on placing an ad, call the Highland Pointe Office at 770-973-0925. Please send payments to the office address:

HPRA OFFICE  
3750 Club House Court  
Marietta, GA 30066

## **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.



## **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.



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