



# PIPELINE



**October/November 2009**

*The Newsletter for Highland  
Pointe Residents*

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

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Rhonda Hester/Administrator

Erick Mikkelsen/Grounds  
Bob Kimball/Pool  
Diana Conrad/Social  
Art Trevino/Tennis  
Mary Ciesielski/Administrative Asst.

## Highland Pointe Flooded!

If you all didn't make it down to the Recreation area on September 21st, here are a few pictures of Highland Pointe underwater! The rain that never seemed to end flooded the lake, which spilled over onto the path, down into the playground area and into some lakefront homes. It was a sight never seen by most Highland Pointe residents! Fortunately the sun eventually came out, and brought the water levels back to normal.



### Calendar

#### October

**5 Board of Directors Meeting 6:30**  
**31 Halloween**

#### November

**2 Board of Directors Meeting 6:30**  
**15 Deadline for Dec/Jan Pipeline**  
**26 Thanksgiving**



### INSIDE THIS ISSUE

- ◆ Board Positions / Biography
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# Board Positions

We still need one or two energetic residents to join the Board of Directors, as we have two board members whose terms will be finished at the end of the year. This is a great opportunity for you to get involved and have a voice in what is going on in the neighborhood.

As mentioned earlier, all Highland Pointe residents who are permanent members of the homeowners' association are eligible to serve on the Board. A term in office runs two years, but can be extended. The Highland Pointe board is made up of nine board positions: president, ACC, administrator, clubhouse, grounds, pool, social, tennis, and treasurer.

The time commitment to serve on the board is relatively small. The Board of Directors meet monthly to discuss any issues that have arisen since the last meeting. They maintain contact via e-mail between meetings.

**Jason Salmon** has recently joined the Highland Pointe community, moving with his wife Melanie, and their three girls; Skyelar, Braydn and Campbell, from Rochester NY earlier this year, and is interested in serving on the Board. His biography follows:

My wife and I are excited to be back in the South, originally from New Orleans and Birmingham, respectively and have enjoyed the time thus far in Highland Pointe. I am currently employed at Kimberly-Clark, where I work extensively with our Contract Manufacturers around the world to make our Health Care Products.

My interests outside of work include watching my kids play sports, hiking and camping, photography, and when the opportunity presents itself, rock climbing. I am a HUGE college football fan (will not reveal my team for fear of upsetting other SEC fans) and most Saturdays are spent with family and friends cheering on our favorite teams (Geaux Tigers!).

I am interested in serving on the Highland Pointe Board, to contribute to our community, and I look forward to meeting and working with everyone on the Board.

Please submit your biography ASAP for publication in the December *Pipeline* to Highland Pointe's mailbox, located at 3750 Club House Court. You may submit your biography via e-mail to [aa@highlandpointe.org](mailto:aa@highlandpointe.org). Candidates should call the office at (770) 973-0925 if you need more information or have questions on submitting your biography.



# Halloween Social



## Pre-Trick-or-Treating Ghosts and Goblins Gathering

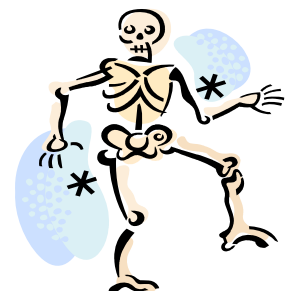
Wear your costumes and leave from  
the clubhouse to roam the  
neighborhood for treats and scares

\*Since Halloween falls on a Saturday this year,  
we will only have this pre-trick-or-treat  
gathering instead of the later, haunted walk \*

Saturday, October 31st  
6:00 pm - 8:00 pm at the Clubhouse

Pizza and Sodas Provided

HPRA Members



## From the Board....

Many thanks to those who have responded to the issue of outside memberships...in all we have received 15 responses that were largely mixed in their support.

Tentative motion for next meeting : Jim Newton would make a motion that” we accept non-resident members on an annual basis beginning January 1, 2010 (pro-rated fee for initial partial year). Non-resident members must be supported/sponsored by a current HPRA member and would pay dues that are 20% more than the applicable current rate. All dues are to be paid in full at time of acceptance, all other policies to be applicable. The total number of outside non-resident memberships available at any current time will not exceed 10.”

### “Talk to your Neighbor”

The Board wants to encourage everyone to talk to your neighbors about the basic ACC violations. In the past few years the ACC chairperson has become the enforcer of all minor and major infractions. The running tally of letters or phone calls by the ACC is over 230 during the last 20 months.

In the good old days the majority of these minor issues used to be handled by one neighbor requesting nicely that their neighbors might take care of the following:

- Boats in the driveway
- Grass and weeds growing too long
- Cars parked in the street 24/7
- Dead trees
- Clutter in the driveway, or items visible to their neighbors
- Many other minor / basic home and yard responsibilities

The ACC chairperson and the board should be focused on handling the 15-20 major violations or conflicts between neighbors each year.

As our neighborhood ages, we all need to do the best we can to make our own properties look reasonably nice. As neighbors, we should not be afraid to walk over to our neighbor (introduce yourself) and ask if they could take care of the minor issues that we all see and eventually get e-mailed to the board.

Let's try talking to your neighbor!



# Basketball

“Basketball Season” will be starting soon and the Highland Pointe Men’s Adult Recreational Basketball Group will be playing again this year. We expect to begin around the end of October and play on Saturday mornings at 9:00 am. If you are interested in playing or have questions please contact Tony Olenkiewicz, 770-578-0518.

## 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.

**Please join us in welcoming Chris and Jeanine Holihan to Highland Pointe! They moved here from Fayetteville, Georgia. Chris works in healthcare and Jeanine is an educator. Both Chris and Jeanine like to garden in their spare time. They have two children; Thomas, who enjoys karate, and Katherine, who enjoys ballet.**



HIGHLAND POINTE RECREATION  
ASSOCIATION, INC.

Board of Directors Meeting  
Monday, September 14, 2009

Board Members in Attendance: Mr. Jim Newton, President; Ms. Susan Paraska, ACC; Mr. Dan Raby, Treasurer; Mr. Bob Kimball, Pool; Mr. Steve Laufersweiler, Clubhouse; Mr. Erick Mikkelson, Grounds; and Ms. Mary Ciesielski, Administrative Assistant.

The meeting was called to order at 6:41 pm.

Approval of Minutes

Ms. Paraska made a motion to approve the minutes of the August 3, 2009 Board Meeting. Mr. Laufersweiler seconded the motion and it passed unanimously.

Monthly Budget Update

Mr. Raby presented the income received and the expenses incurred during August, 2009. A brief synopsis follows. The report was accepted as information.

Mr. Raby reported that there are 11 permanent supporters that have not yet paid their HOA dues for 2009-10. These homeowners have been notified by mail of their late payment status, and the administrative assistant has tried to reach them by phone, but has not been successful in collecting these dues.

Mr. Newton made a motion to file a lien on all the properties that are delinquent in their mandatory dues payments. Mr. Laufersweiler seconded the motion. The amount of the lien was discussed and the Board agreed that the total amount of the lien will be the \$144 dues amount, plus any late fees noted in

the covenants, plus the filing fees associated with the lien, and all administrative costs incurred with the filing of such liens.

Mr. Mikkelson amended the motion to first send out certified letters to all delinquent homeowners notifying them that if the office has not received a money order in the amount of the HOA dues plus any late charges by September 30, 2009, a lien will be placed on their property. Mr. Raby seconded the motion and it passed.

Discussion of Action Items

-Mr. Mikkelson reported that he is working with Lynscapes to get a plan for sprucing up the entrance to the Grove.

-Mr. Mikkelson also reported that more sprinkler heads are broken. It was also noted that some of the entrance sprinkler heads are shooting water in the wrong direction. He will investigate the sprinkler heads and discuss this with Lynscapes to make sure they are not being run over by the lawnmowers.

-The trees on one side of the Recreation entranceway are dying. Mr. Mikkelson will investigate this as well.

-Mr. Kimball investigated the possibility of putting a volleyball court in the multi purpose field, and reported that it would be more expensive than the Board budgeted for that project, so it will not be done. Mr. Kimball will call Mr. Dickman about fixing the drainage issues in the field, as the backwash is going into the playground area.

-Mr. Kimball is going to rent an aerator for the multi purpose field and overseed the area this fall. Mr. Newton asked Mr. Kimball to mark all irrigation spots in the field.

-Mr. Mikkelson has called about the lights that are out in the entranceways and common areas, and will investigate timers

to make sure the lights are on when they should be.

-Mr. Mikkelson will get quotes on patching the parking lot of the Recreation area. He reported that Cobb County responded, and has no responsibility to help out financially..

- Mr. Kimball reported that we do not have a renewable contract with the pool company, and he will ask Nautix for a new bid. Mr. Kimball plans to cut back on the pool hours next year, as the pool usage is way down from previous years.

- Mr. Kimball will have several sit up chairs re-strapped before they are put up for the winter. He may also replace the table tops, if the bottoms are still in good condition. He estimated that 8-10 tables need attention. Mr. Kimball will put together a proposal for this project and present it to the Board.

-Mr. Kimball will have Nautix investigate the holes in the pool cover once it is on the pool to see if it can be patched.

-Mr. Newton reported that he has received approximately 15 responses to the Board allowing outside memberships. Mr. Newton will place an article in the October/November Pipeline outlining a proposal to accept outside memberships in 2010, with the hopes that more residents will respond to the issue so the Board can go forward.

-Mr. Laufersweiler reported that the Stairmaster in the weight room has been fixed. He has also purchased a used Treadmill. He is working on getting some of the old equipment that is not used out of the weight room to free up some space. Mr. Laufersweiler is looking into purchasing another piece of exercise equipment.

-Mr. Newton asked Mr. Laufersweiler to look into fixing the Steam room.

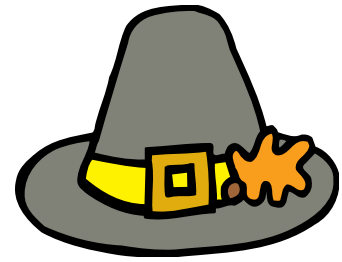
-Ms. Paraska reported that a resident replied to a repeat violation



letter concerning a car that is being parked in the driveway with a blue tarp over it. She asked the Board to comment on the use of a blue tarp versus a standard car cover. The Board decided that the cover should be a car cover, and the color should be a neutral one. Ms. Paraska will provide this information along with the requirement that all Highland Pointe lot/property owners are to be in compliance with the covenants.

-Mr. Newton asked that the Board review and discuss all covenant and community standards related to ACC issues. He made a motion that all ACC correspondences be approved by a majority of the Board before being mailed to the lot/property owners. Mr. Kimball seconded the motion, and it passed.  
-Having no further business to discuss, the meeting was adjourned at 8:00 pm.

Next Board Meeting:  
Monday, October 5, 2009.  
6:30 pm at the Clubhouse.



## 2009-2010 BUDGET UPDATE

	Budget FY 09-10	Actual (as of 8/31/09)
HPRA Income	\$111,687.00	\$101,502.00
HPHOA Income	68,528.00	61,406.00
Other Income	<u>2,500.00</u>	<u>621.76</u>
Total Income	\$182,715.00	\$163,529.76
HPRA Expenses	\$111,639.00	\$50,926.91
HPHOA Expenses	57,364.00	20,617.05
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$169,003.00	\$71,543.96
HPRA/HPHOA Net Income	\$13,712.00	\$91,985.80

The following shows the breakdown of expenses vs. budgets for the period ending 8/31/2009:

	Budget FY 09-10	Actual Expenses (as of 8/31/09)
HPRA Expenses:	\$111,639.00	\$50,926.91
Clubhouse	12,725.00	3,831.20
Tennis	4,800.00	497.61
Social	8,500.00	1,939.71
Pool	32,200.00	27,012.45
Operations	38,200.00	17,523.29
Grounds	15,214.00	122.65
HPHOA Expenses:	\$57,364.00	\$20,617.05

***To read the minutes from the August 3, 2009 Board meeting, please go to our website, [www.highlandpointe.org](http://www.highlandpointe.org) and refer to the "Board" section.***

## Architectural Control Committee Report

To preserve the value of Highland Pointe properties as well as to ensure properties and homes in the community are maintained within covenants, the Board sends notification to property owners on covenant-related matters. A Warning Letter is sent to the property owner requesting that a specific correction be made within a time frame of two to four weeks depending on the level of effort that may be required. If the property resident does not correct the problem within that time frame and does not contact the HPRA Office as requested in the Warning Letter, the Board then sends a Violation Letter with a new deadline. If again there is no action taken on the part of the property owner, repeat violation letters will be sent.

The Board will publish the warning and violation information in the Pipeline. The property address will only be noted for violations that have not been corrected per the stated deadline in the letter and/or for those in which the owner has not replied to the Board as requested in the violation letter.

Below is an overview of recent action by the Board concerning property conditions in relation to governing community standards and covenants.

Warning Letters were sent to property owners for the following reasons:

1. Utility trailers stored on driveways and front/side lawns.
2. RV's, recreational equipment, and boats parked on driveways and/or lawns.
3. Vehicles parked on lawns or unimproved land.
4. Household/yard items stored on driveway, front, and/or lawn, of any side facing a street.
5. Awning(s) on house in bad repair, moldy, and/or discolored.
6. Mail posts/boxes rotten, damaged, and/or house numbers missing.
7. Lawn damaged (and requires restoration) due to parking of vehicles, trailers, and/or equipment.
8. Lawn with area(s) of bare ground due to lack of lawn maintenance; creating erosion control problem.

Due to lack of response or action, Violation Letters were sent to property owners for the following reasons:

1. Front driveway severely cracked - maintenance and safety issue.  
3447 Highborne Connector
2. House requires painting and exterior repair.  
4293 Highborne Drive
3. Replacement of broken window(s); removal of boards on windows.  
4321 Highborne Drive
4. Recreational vehicles and/or recreational equipment stored/located on driveway, front/street side of property.  
4352 Highborne Drive
5. Landscaped areas contain weeds, volunteer trees, and/or dead plants.  
4507 Club House Drive
6. Replacement/repair of broken/damaged fencing  
4507 Club House Drive



## Architectural Control Committee Report, continued

Issues addressed or being addressed by local government agencies:

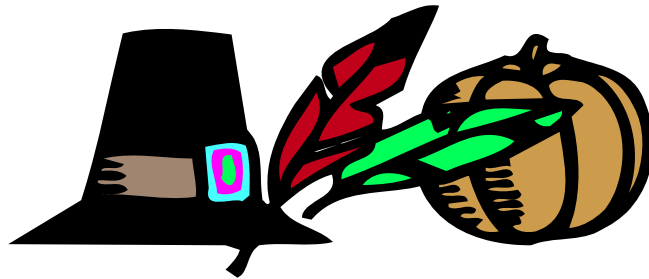
Cobb County Police responded to complaints regarding Cobb County Code violations of:

1. Vehicles parked on sidewalks and lawns.
2. Vehicles parked in the non-facing direction of the street side.

Cobb County Zoning Department responded to complaints regarding business(es) being actively conducted on/in an HP property/residence.

Cobb County Animal Control responded to complaints of barking dogs and dogs roaming the neighborhood.

Cobb County Erosion Control to address use of equipment to alter land and erosion matters related to areas of bare ground.



## 2008 Holiday Outdoor Decorating Contest

The Highland Pointe Yard Of The Month committee announces the 2nd annual Holiday Outdoor Decorating Contest. The most spectacularly decorated holiday yard displays in December will be recognized with a small sign that will be placed in the yard. There will be separate awards for lights, themes and one overall winner.

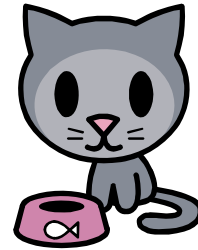
Details, including the date of the judging, will be announced in the December issue of the Pipeline. Only paid HPHOA members will qualify for an award. If you would like to help judge, please contact Laura Riedlinger 770-971-5840 or Janice Upson 770-977-9979.



## Classified Ads

### Lost Cat!

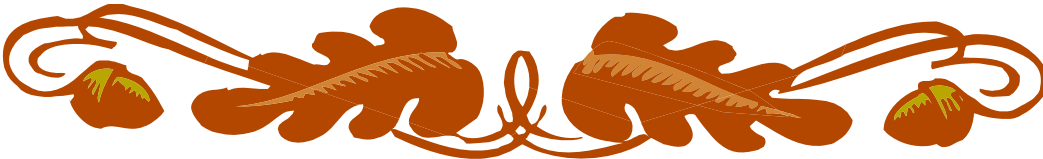
Please be on the lookout for a lost cat! His name is Felix, he was last seen on 8/21/09 at the top of Highborne Drive. He is a tan and white tabby cat, has short hair, weighs 13 pounds and is about 3 years old. He is neutered and has a microchip and has claws. If you have seen him please contact Susie Price, 4366 Highborne Drive. 770-842-2669, [suzie@pricelessprofessional.com](mailto:suzie@pricelessprofessional.com).



## 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:**

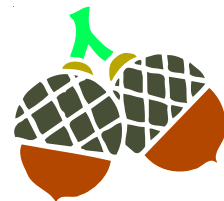
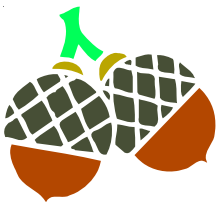
Business Card	\$105
Oversized Business Card	\$170
Quarter Page Ad	\$390
Half Page Ad	\$730
Full Page Ad	\$1,260



## 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!



# Classified Ads

## 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

**Residential Remodeling  
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New Construction**

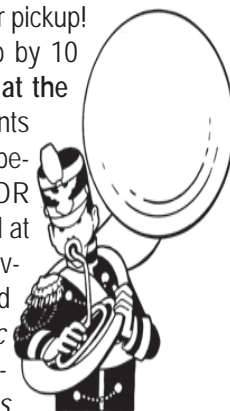


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## LASSITER BAND BOOSTERS

The Booster Association for the LASSITER HIGH SCHOOL MARCHING BAND sponsors a year-round monthly newspaper, magazine and aluminum can drive. **NEW** - accepting office paper! Please help us by bundling your papers, magazines, and office paper for pickup! Place your items at your curb by 10 a.m. **when you see the sign** at the entrance and dedicated parents and students will pick them up between 10am - 1pm, RAIN OR SHINE. Watch for signs posted at the neighborhood entrance several days prior to pick up... and please... *no tin cans, no plastic bottles, no glass bottles, no paper bags, no phone books.* (HELPFUL TIP: Rinse your cans before



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