



# PIPELINE



*The Newsletter for Highland  
December 2010/January 2011 Pointe Residents*

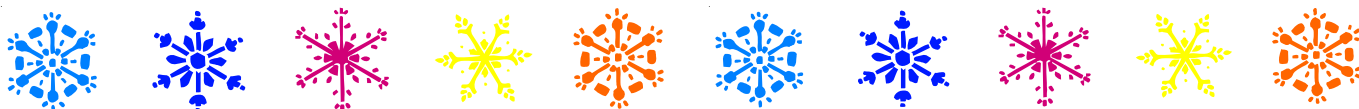
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Jason Salmon/ACC  
Steve Laufersweiler/Grounds  
Dan Raby/Treasurer  
Rhonda Hester/Administrator

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

## LUMINARIES ON THE SOUTH LAKE



The South Lake homeowners will be lighting the traditional luminaries around the lake again for the holidays. This year the display will be held on Sunday, December 19th. Please come by between 6:00 and 9:00 pm with your family to enjoy the old fashioned light display for the holidays. Thank you Bob and Judy Kimball for organizing this annual Highland Pointe event!

### Calendar

#### December

- 1 Hanukkah begins
- 6 Board of Directors Meeting, 6:30pm
- 12 Trail Clean Up Day, Noon
- 13 Holiday Light Judging
- 19 Luminary Display on Lake
- 20 Cobb County School break begins
- 25 Christmas Day

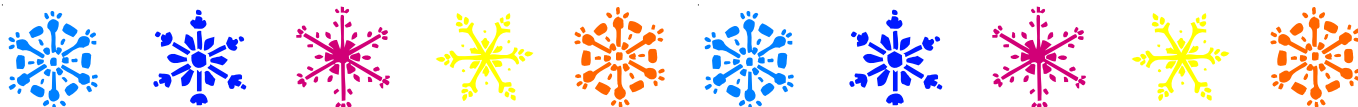
#### January

- 1 New Years Day
- 4 Cobb County Back to School
- 10 Board of Directors Meeting, 6:30pm
- 15 Deadline for Feb/Mar Pipeline



### INSIDE THIS ISSUE

- ◆ Cycle Works Sanitation
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## **Cycle Works Sanitation Campaign**

Thanks to all the residents that have come onboard with Cycle Works. We have had many Highland Pointe residents switch their service to Cycle Works, and many existing customers call for the new price. Please consider changing your trash and recycling company to Cycle Works so that our community can have just one trash collection day!

**Cycle Works is offering Highland Pointe residents the rate of \$11.00 per month which includes trash and recycling.**

**The pick up day is Friday.**

**Cycle Works is now collecting our trash at the clubhouse and recreation area for free!**

**When we achieve 70% participation, Cycle Works will issue Highland Pointe a rebate of \$6.50 per household.**

**Please call Cycle Works Sanitation today!**

**770-592-1515**

### **New Residents**

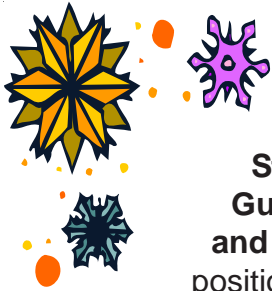
If you are a new resident in Highland Pointe or The Grove at Highland Pointe and you have NOT received a new resident information packet, please call the Highland Pointe Office at 770-973-0925.



**The Highland Pointe office will be closed for Christmas and New Year's from December 24, 2010 - January 3, 2011.**



# Board Positions Filled



Once again, Highland Pointe will have a full board for 2011. Returning board members include **Dan Raby, Bob Kimball, Steve Laufersweiler, Rhonda Hester, Jason Salmon, Dave Gunnells and Judy Taylor.** Our new members are **Matt Tock and Steve Fincher**, and their personal bios are below. The specific positions on the board will be determined at the December board meeting.

When you see any of these gracious people around the neighborhood, be sure to thank them for serving!!

**Matt Tock** “Our family has lived in Highland Pointe since December ‘04. It is hard to believe it has been 6 years already. Our boys, Max and Sam, really enjoy all of the amenities that Highland Pointe offers - pool, ponds, paths, tennis, creeks, clubhouse, neighborhood get togethers, etc. Denese and I truly enjoy the friendships we have made thus far. Although we have volunteered quite often in an unofficial capacity, I am looking forward to stepping up and joining the board to help the neighborhood continue to grow, as it is on us residents to do it. Here’s the boring bio stuff...I grew up in Maryland and graduated from the University of Maryland. I am a Software Engineer with Assurant.”

**Steve Fincher** “My wife, Kelly, and I moved to Highland Pointe seven years ago from Decatur, Georgia. We have two sons, ages 10 and 6, who have enjoyed the benefits of living in Highland Pointe immensely. Although I have been active in helping with “socials” in the past, I look forward to joining the Board in an official capacity.

I am a native Georgian who has lived in the metro Atlanta area my entire life, except college years at UGA. I have worked with National Financial Services Group as a financial planner for 12 years. I have served on many boards and committees through the years, including the finance and pastor parish relations committees at church, as well as currently serving on the board of the Charles D. Burnett Foundation.

I believe the many social functions offered by Highland Pointe to be one of our greatest amenities. It’s one of the best ways to meet your neighbors and create a sense of community. I look forward to planning more functions over the next couple of years.”

## Outgoing Board Members

With the dawning of a new year comes the time to say good-bye to our board members who finish their term in December. The outgoing board members are **Diana Conrad** and **Jim Newton**. Thank you for your service to our great neighborhood!!



# Highland Pointe Outdoor Holiday Decorating Contest

This year decorating your house and lawn for the holidays can even be more rewarding! All you have to do is dress up the exterior of your home with a holiday theme in time for the judges to select the winners.

Seven homes will be honored in three different categories:

- **Overall Best Display Grand Award (1)**
- **Most Creative Use of Lights Grand Award (1)**
- **Most Creative Use of Lights Honorable Mention (2)**
- **Best Yard Display Grand Award (1)**
- **Best Yard Display Honorable Mention (2)**



To be considered for judging, please have your home decorated by **Monday, December 13**. Judging will be held that night, so be certain that your house is lit by dark!

All winners will have a small sign placed in their front lawn for all to see!! The winners will also be announced in the February Pipeline.

## Tennis News

### **2011 ALTA Dates to Remember:**

**January 1** – Roster Registration begins for Spring leagues

**January 8** – Winter play begins for Sr. Mixed Teams

**January 9** – Winter play begins for Mixed Doubles

**January 17** – Jr. Boys and Girls Spring roster deadline

**January 20** – Thursday women Spring roster deadline

**January 24** – Men's Spring roster deadline

**January 24** – Sunday women Spring roster deadline

**March 5** - Spring Captains Meetings, all Leagues



**All you ALTA Players: Check out the latest Net News! Highland Pointe residents Marc and Dorie Wall's picture of their dog Rudy won the Pet Division of the Annual Net News 2010 Photo Contest!**

A big Thank You goes out to Howard Wolfson, the owner of Marietta Pizza Company for donating the pizza for the Halloween Pre-Trick or Treating party!



## Trail Cleanup Day

It's time once again for neighborhood volunteers to mobilize to spruce up the neighborhood trail system. For those who have done it before, you know the drill: bring your gas-powered string trimmers, hedge trimmers and blowers. For safety's sake, also bring your own eye and hearing protection.

If you're interested, please show up on **Sunday, December 12th at Noon**, at the Clubhouse parking lot. From there, we'll break out into teams to divide and conquer the weeds and debris. When we're done we will have refreshments at the Clubhouse.

Please contact Bob Kimball ([pool@highlandpointe.org](mailto:pool@highlandpointe.org)) or Steve Laufersweiler ([grounds@highlandpointe.org](mailto:grounds@highlandpointe.org)) if you plan to participate so we can plan and purchase refreshments. If you decide at the last minute to show up, that's OK, too. Any students needing volunteer hours are encouraged to join us. The Highland Pointe Board will provide letters confirming their participation.

The Highland Pointe trail system is just one asset, among many, that adds value to our community, providing a pleasurable and varied walking and hiking experience for many of our residents. Views range from manicured back yards, to the community lake, to wooded areas, and even Stone Mountain on a clear day. Please consider helping out for a few hours.





HIGHLAND POINTE RECREATION  
ASSOCIATION, INC.

Board of Directors Meeting  
Monday, October 4, 2010

Board Members in Attendance: Mr. Jim Newton, President; Mr. Dan Raby, Treasurer; Mr. Bob Kimball, Pool; Ms. Rhonda Hester, Administrator; Mr. Steve Laufersweiler, Grounds; Mr. Jason Salmon, ACC; Ms. Judy Taylor, Tennis; and Ms. Mary Ciesielski, Admin. Asst.

Approval of Minutes

Ms. Hester made a motion to approve the minutes of the September 12, 2010 Board Meeting. Mr. Gunnells seconded and the motion passed.

Monthly Budget Update

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

Discussion of Action Items

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

-Mr. Laufersweiler presented a quote for \$1300 from Lynscapes to take out the existing bushes in the front of the clubhouse and replace them with new bushes and landscaping. Ms. Taylor seconded the motion. After discussion the Board approved the motion.

- The Board discussed future projects that will need to be done in the clubhouse. Included in that discussion was the replacement of the fogged windows in the clubhouse. Mr. Gunnells will get quotes on new windows and report back. Mr. Newton noted that the windows are detracting from the overall appearance of the clubhouse interior.

-Mr. Kimball asked about replacing additional trees along the entrance to the Recreation area. The Board decided not to add any more trees at this tie.

-The weight room and the steam room are areas that need attention. Mr. Raby suggested we fix the items that are broken before we spend any money on cosmetic issues in the weight room.

-Mr. Gunnells suggested that the Board create a "wish list" of items that will need attention in the coming years so that the Board can prioritize and budget for such projects.

-Mr. Kimball and Mr. Laufersweiler spread grass seed in the field and on the hill of the recreation area.

-Mr. Kimball reported that some lounge chairs have been picked up and are being restrapped. The pool will be winterized soon. Mr. Kimball is investigating "swim at your own risk" and swipe cards for future pool seasons.

-Mr. Newton met with a fireman to discuss codes regarding the lock on the clubhouse lower door. It was recommended that we install mortise locks on both the outside door and the weight room door to comply with current codes.

-The Board discussed a Highland Pointe Facebook page. Since all communications regarding to Highland Pointe are supposed to be approved by the Administrator, Ms. Hester will call the originator of the account to discuss what will be included on this page.

Board of Directors Meeting  
Monday, November 8, 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; Mr. Dave Gunnells, Clubhouse; Mr. Steve Laufersweiler, Grounds; and Ms. Mary Ciesielski, Admin. Asst.

Guest in Attendance: Mr. John Hillis

Guest Presentations:

Mr. Hillis presented the potential use of solar power, along with the tax credits associated with this source of energy. He asked the Board for its opinion on how solar cells would be received by the community. A pamphlet containing pictures of installed solar cells was distributed to the Board, and the Board agreed that like all Architectural changes, the addition of solar cells would need to be approved on a case by case basis.

Mr. Hillis also proposed that Casteel Heating and Air might sponsor Highland Pointe events or publications in order to reduce the costs to the association. The Board welcomed the offer, and agreed to have the appropriate Board member coordinate future promotions with Mr. Hillis.

Approval of Minutes

Mr. Raby made a motion to approve the minutes of the October 4, 2010 Board Meeting. Ms. Hester seconded and the motion passed.

Monthly Budget Update

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

Discussion of Action Items

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

-Mr. Kimball reported that the HOA Task Force has sent out notes to residents concerning the upkeep of their property. The response to these notes has been very good, at least half of the issues have been taken care of, and the residents have been quick to respond and discuss their plans. Those residents who do not respond to the committee will receive violation letters from the Board.

-Mr. Laufersweiler noted that the landscaping of the front of the clubhouse is complete. Mr. Kimball asked if Lynscapes could install something in front of the irrigation pump box so that it will not be so visible. Mr. Laufersweiler will discuss this with Lynscapes.

-Mr. Kimball suggested we have a Fall Trail Day to clean up the trails. After discussion the Board decided to wait until the leaves had fallen so that the clean up will be complete. The Trail Day will be held Sunday, Dec 12th at noon. All volunteers will be asked to bring yard tools.

-Mr. Kimball presented quotes for new lounge chairs for the pool. He made a motion that the Board purchase 10 new chairs at \$185 plus tax. Mr. Raby seconded the motion and it passed.

-Mr. Newton discussed a letter that the Association received from the owner of the North Dam prop-

erty. The property has been deeded to to Highland Pointe via a quick claim deed. Mr. Newton discussed this with our attorney at Louder, Larkin & Hunter, and was advised that Highland Pointe does not have to accept this deed. Following a discussion of the implications of ownership of this property, Mr. Gunnells made a motion to have our attorneys send a letter to the owner of this property rejecting the quick claim deed. This motion was seconded by Ms. Tayler. The motion passed, with Mr. Kimball abstaining.

-Mr. Raby suggested that the Board send a follow up letter to the residents that are surrounding this property informing them of the quick claim deed and the Board's decision not to accept it.

-Ms. Taylor reported that the drainage ditch that was installed by the tennis courts seems to be

working. The grates do get covered with leaves and debris, and have been found removed from the appropriate hole. Mr. Raby will investigate securing these grates.

-A windscreen on the tennis court is down, and not all the windscreens are tied down. Mr. Newton will finish tying down these screens.

-The tennis court lights continue to be left on at night. Ms. Taylor will have a sign made to remind people to turn out the lights.

-Mr. Gunnells is getting quotes on painting the clubhouse interior. The ceiling damage in the basement is also being investigated.

-The elliptical and rowing machines are broken. Mr. Gunnells will call for repairs.

#### Next Board Meeting

Monday, December 6, 2010  
6:30 - 8:00 pm, Clubhouse

	<b>Budget FY 10-11</b>	<b>Actual (as of 10/31/10)</b>
HPRA Income	\$98,000.00	\$94,167.00
HPHOA Income	73,215.00	67,382.00
Other Income	<u>1,800.00</u>	<u>580.69</u>
Total Income	\$173,015.00	\$162,129.69
HPRA Expenses	\$97,150.00	\$94,859.15
HPHOA Expenses	66,100.00	33,002.60
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$163,250.00	\$127,861.75
HPRA/HPHOA Net Income	\$9,765.00	\$34,267.94

The following shows the breakdown of expenses vs. budgets for the period ending 10/31/2010:

	<b>Budget FY 10-11</b>	<b>Actual Expenses (as of 10/31/10)</b>
HPRA Expenses:	\$97,150.00	\$94,859.15
Clubhouse	11,850.00	5,124.24
Tennis	3,500.00	32,878.34
Social	6,500.00	2,994.17
Pool	31,300.00	29,740.66
Operations	32,300.00	21,850.80
Grounds	11,700.00	2,270.94

## 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).

## Last Chance to Take Advantage of the 30% Federal Tax Credit is this Month!



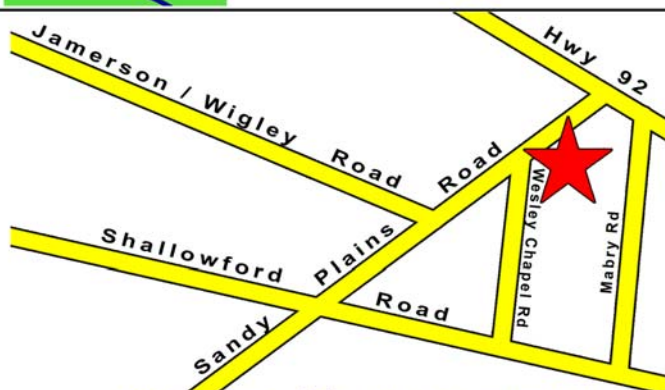
Anything you do to your home this month to make it more energy efficient, qualifies you for a 30% credit, not a deduction, up to \$1,500.00. So, if your tax bill is \$5,000.00 it will be reduced to \$3,500. This applies to New Energy Star Appliances, New Energy Efficient HVAC systems, new Energy Efficient Windows, or any added insulation, such as additional blown in or something more high tech.



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\$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:

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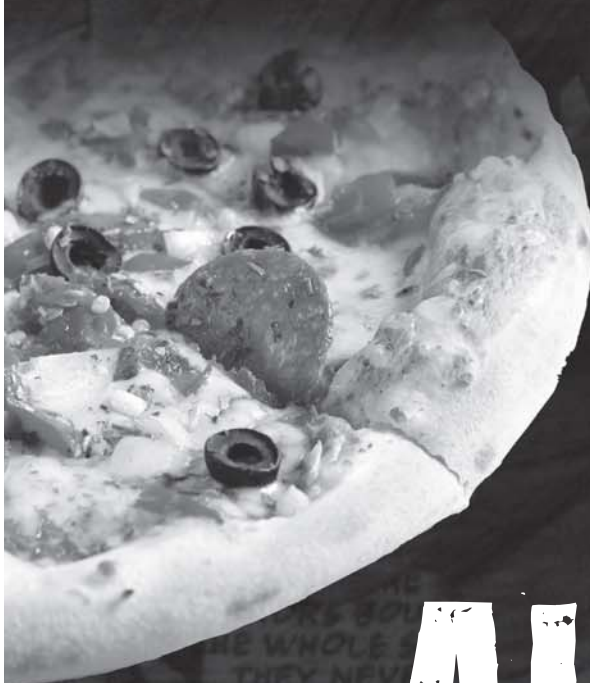
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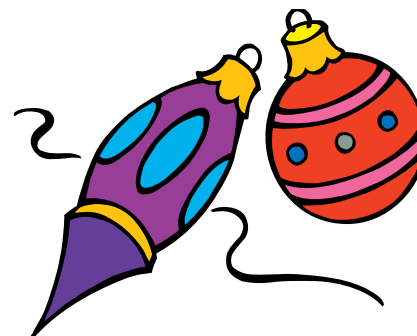


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