



PIPELINE



December 2009 / January 2010

*The Newsletter for Highland
Pointe Residents*

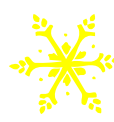
Home Page Address: <http://www.highlandpointe.org>

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Steve Laufersweiler/Clubhouse
Dan Raby/Treasurer
Rhonda Hester/Administrator

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

LUMINARIES ON THE SOUTH LAKE



The South Lake homeowners will be lighting the traditional luminaries around the lake again this year. This year the display will be held on Sunday, December 20th, instead of Christmas Eve, in hopes that more people will be available to come down to the lake. 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 for Highland Pointe!

Calendar

December

- 7 Board of Directors Meeting 6:30
- 11 Hanukkah Begins
- 13 Childrens Carolling
- 20 Luminaries on South Lake
- 25 Christmas Day

January

- 1 New Years Day
- 4 Board of Directors Meeting 6:30
- 15 Deadline for Feb/Mar Pipeline
- 18 Martin Luther King Jr. Day



INSIDE THIS ISSUE

- ◆ Board News / Members
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Board News

Once again, Highland Pointe will have a full board for 2010. Returning board members include **Jim Newton, Dan Raby, Bob Kimball, Diana Conrad, Steve Laufersweiler, Art Trevino and Rhonda Hester**. Our new members are **Jason Salmon and Dave Gunnels** (whose bio is 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!!

Dave Gunnels and his family moved to Marietta almost 4 years ago from Greenville, SC. He has been married to his wife, Vicki, for 21 years and they have two daughters, Ali who is 16, and Krissy, who is 14. Both girls attend Lassiter High School. Dave works at The Home Depot as a Merchant. He and Vicki are both active in the tennis community here in Highland Pointe. Dave has been involved on several community boards in the past, including their previous neighborhood where he served for 6 years holding positions of Treasurer and Vice President. "I know I can bring experience and a can-do attitude to the board and look forward to helping Highland Pointe".

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 **Susan Paraska** and **Erick Mikkelsen**. Thank you for your service to our great neighborhood!!



Exercise Equipment Available

In order to make room for some new machines in the exercise room, we are making two pieces of equipment available on a best offer basis to any interested HPRA member:

- 1) Stairmaster 2650 UE Rowing Machine - needs repair
- 2) Paramount Pullover Abdominal Machine - in working order

Please email clubhouse@highlandpointe.org or call Steve Laufersweiler at 404-630-3968 with offers and questions.

2011 Super Bowl Party February 7, 2009

The Social committee will be hosting a SuperBowl party at the clubhouse! Look for more details in the February/March Pipeline!



Kiddie Kapers and the Social Committee of Highland Pointe

Invite you to attend:

A Children's Christmas Carolling!

Sunday, December 13, 2009

3-5pm

Heritage Assisted Living Community

3039 Sandy Plains Road (next to CVS)

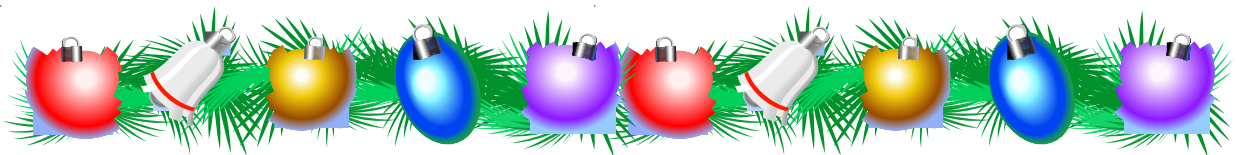
770-973-7303

This is an 'informal' participation event, if your child would like to come and sing along!

*Immediately following: Kids & Parents to enjoy Eats and Holiday Cheer
@ Paradise Grill...*

Please RSVP: social@highlandpointe.org.

We will schedule a couple of practice sessions, and need to communicate dates & times to participants.



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 **Melanie and Michael Smith** to Highland Pointe! They moved here from Roswell, Georgia. Michael is a software developer at Turner Broadcasting and enjoys roller blading. Melanie is a former English teacher at Roswell High School and enjoys painting and reading. The Smiths have two young sons, Ashton and William.

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 **Friday, December 11**. Judging will be held that night, so be certain that your house is lit that night.

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.

WE NEED HELP WITH THE JUDGING!! If interested (and we promise a fun time for judges), please call Laura Riedlinger 770-971-5840 .

Tennis News

2010 ALTA Dates to Remember:

January 1 – Roster Registration begins for Spring leagues

January 2 – Winter play begins for Sr. Mixed Teams

January 3 – Winter play begins for Mixed Doubles

January 18 – Jr. Boys and Girls Spring roster deadline

January 20 – Thursday women Spring roster deadline

January 20 – Sr. Men and Women day league Spring roster deadline

January 21 – Men's Spring roster deadline

January 25 – Sunday women Spring roster deadline

February 27 - Spring Captains Meetings, all Leagues



A Note of Thanks....

We would like to say **THANK YOU** to our neighbors and friends who offered their help when our home was flooded on September 21st. We had over 2 feet of water in our finished basement, our air conditioners were under water and there was so much moisture in the house that none of the upstairs doors or kitchen cabinets would close.

As everyone knows, thousands of homes were flooded, therefore it was hard to get help. We called Casteel Heating and Cooling. When we gave them our address and they realized we lived in Highland Pointe, we were transferred to John Casteel. He immediately sent out a service technician to check our AC units. Since the control units had been under water, the units were declared unsafe to repair. 30 minutes later they sent a System Design Manager and our units were installed the next day. **Everyone we dealt with was professional, courteous and could not do enough for us!**

By the way, we had flood insurance which only covers depreciated value on everything. Their price was so good, the insurance company paid 100%!

For those of you who are thinking about flood insurance or who have it, here are some things we would like to share with you. Our homeowner's policy is through State Farm. Even though we pay State Farm for the flood insurance, it is underwritten through FEMA. Flood insurance only covers structural damage such as walls, drywall, carpet, etc. Everything including paint is based on depreciated values. You have to have a separate policy for contents.

When we were flooded, our State Farm office did not know what to do and we could not get in touch with our agent. We owe a special thanks to Doug Mikula with State Farm, another Highland Pointe neighbor, who came to our home the day after the flood. Even though he was not our agent, he spent several hours going over our damage(s) with us, and giving valuable advice.

Tom & Michelle Wall



A big **Thank You** goes out to the following Highland Pointe residents who helped with the Trail Clean Up day: **Erick Mikkelson, Ellyn Mikkelson, Emily Mikkelson, Jim Newton, Bob Kimball, Dan Raby, Owen Laufersweiler, Steve Laufersweiler and Tony Olenkiewicz.**





**HIGHLAND POINTE RECREATION
ASSOCIATION, INC.**

**Board of Directors Meeting
Monday, November 2, 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; Ms. Rhonda Hester, Administrator; Mr. Art Trevino, Tennis; and Ms. Mary Ciesielski, Administrative Assistant.

Guests in Attendance: Mr. Scott Foust and Mrs. Michele Foust.

The meeting was called to order at 6:35 pm.

Resident Presentation

Mr. and Mrs. Foust made a presentation about the damage to their property caused by excessive back-up and churning of water due to fencing installed at the creek bed by their neighbor. During the storm of September, 2009, debris accumulated in this area and the resulting churning of that debris created an 11 foot hole that exposed the sewer line, and damaged the back yard and landscaping of their property. Cobb County Erosion Control staff came out to assess the damage to the water stream surrounding the property. The County then covered the exposed sewer pipe with stronger piping and covered the exposed ground with large, gray rocks. The Fousts would like to have their property repaired and landscaped to its original condition, and asked the Board's assistance in regard to assessing the neighbor who owns the fence for repairs. Mr. Foust informed the Board that the neighbor has been cited by the Cobb County Erosion Control Department. Mr. Foust

also referred to the Highland Pointe Covenants which state that the Highland Pointe Board has the authority to get repairs done on the property and then bill that homeowner for the costs incurred with such repair. The Board concurred that at this time, any action to be taken should be that of Cobb County. They thanked the Fousts for coming to the meeting and presenting their case.

Approval of Minutes

Mr. Trevino made a motion to approve the minutes of the October 5, 2009 Board Meeting. Mr. Newton seconded the motion and it passed unanimously.

Monthly Budget Update

Mr. Raby presented the income received and the expenses incurred during October, 2009.

Discussion of Action Items

-Mr. Mikkelson reported that he has yet to meet with Ms. Jenny Rucker regarding the playground, but that she has been informed of the \$10,000.00 budget allotment for this fiscal year for this project.

-Mr. Raby reported that the repairs to the recreation parking lot will begin on November 3, and that the work should be completed by the end of the week. The parking lot will be patched and seal coated, then lines will be painted.

-Ms. Paraska presented to the Board two lists of properties that are not within Covenant standards. These lists had been sent to the Board via email prior to the meeting. The first list consisted of 5 properties with violations that would require either a Warning or Violation Letter. The Board voted to send the Warning and Violation Letters. The addresses of those properties to receive a Violation Letter will be listed separately in the Pipeline.

-Ms. Paraska had also present-

ed a second list of 4 properties whose owners have already received one to several letters (repeat violations) in which the owners have not responded to the Board's request to take corrective action or have not advised the Board of the plan for corrective action. Mr. Newton made a motion that Ms. Paraska continue to observe these properties and report back to the Board at its December 2009 meeting. The Board would decide on whether or not to take further action at that time. The Board approved.

-The Board discussed one of the properties presented by Ms. Paraska which concerns a driveway that is severely cracked and separating, and is in a deteriorated condition. Letters have been sent to the owner of the property. In addition, Ms. Paraska talked with the persons renting the property and the renters said that they have also spoken with the property owner. To date, the property owner has not yet responded to the Board. Mr. Newton asked Ms. Paraska what the Board's options were and following discussion on those, Mr. Newton made a motion to file a non-denominational lien stating that the driveway must be repaired before the property can be sold. Mr. Kimball seconded the motion and it passed.

- Ms. Paraska provided the Board with a complete list of all ACC requests and actions completed by her since December 3, 2007. A final list will be provided at the December 7, 2009 meeting and any open ACC issues will be identified to the Board so that it can decide on any additional action.

-Mr. Laufersweiler reported that the wall supporting the path behind the field was damaged during the storm and will need to be replaced. Mr. Kimball will have Mr. Dickman look at the wall, as well as the field and dam to give the Board an estimate.

- Mr. Mikkelsen proesented a quote from Lynscapes to rejuvenate the landscaping of the Grove Entranceway. Ms. Paraska said the Wlgley Road entrance sprinklers continue to spray water into the street and appear to be running several times a week. The ground at this entrance is saturated . Mr. Mikkelson will ask Lynscapes about the watereing schedule to possibly reduce the amount of watereing in this area.

-Mr. Kimball has ordered the table tops for the pool deck, and they will be here in March.He has also fixed some of the pool chairs.

-Mr. Kimball sent a picture of the pool cover to the manufacturer to see if it can be patched. If the holes are too large, Mr. Kimball will get quotes for a new one.

-Mr. Kimball is in the process of getting a lifeguard contract for 2010-2011. He will be cutting back the lifeguard hours based on swimmers attendance during the past few years.

-Mr. Laufersweiler reported that a tree root is coming throught the pavement of the pool area. Mr. Kimball will investigate this.

- Mr. Trevino presented a Social for Highland Pointe featuring the band Flyer to be held on November 21, 2009. The Board discussed the date being the first weekend of a school vacation, and it not being advertised in the Pipeline, and decided that it would be better to postpone the Social until the Spring.

-Mr. Kimball inquired about the coordinator position for the Swim

Team. To date, nobody has volunteered. Ms. Ciesielski will put an article in the Pipeline about this.

-Mr. Newton reported that the bolt in the middle of the net on Court 1 is no longer anchored. The Board deided this should be fixed when the courts are resurfaced.

-Mr. Laufersweiler reported that the roof of the clubhouse has been patched, and that the ladies room ceiling needs to be repaired where the leak went through.

-A non-electrical rowing machine has been ordered for the exercise room. Mr. Laufersweiler will put an article in the Pipeline to offer old equipment to HPRA members.

-Having no further business to discuss, the meeting was adjourned at 7:50 pm.

	Budget FY 09-10	Actual (as of 10/31/09)
HPRA Income	\$111,687.00	\$101,812.00
HPHOA Income	68,528.00	63,776.00
Other Income	<u>2,500.00</u>	<u>778.59</u>
Total Income	\$182,715.00	\$166,366.59
HPRA Expenses	\$111,639.00	\$67,571.34
HPHOA Expenses	57,364.00	31,705.28
Other Expenses	<u>0.00</u>	<u>0.00</u>
Total Expenses	\$169,003.00	\$99,276.62
HPRA/HPHOA Net Income	\$13,712.00	\$67,089.97

The following shows the breakdown of expenses vs. budgets for the period ending 10/31/2009:

	Budget FY 09-10	Actual Expenses (as of 10/31/09)
HPRA Expenses:	\$111,639.00	\$67,571.34
Clubhouse	12,725.00	7,650.31
Tennis	4,800.00	2,020.74
Social	8,500.00	3,298.21
Pool	32,200.00	27,947.44
Operations	38,200.00	22,807.87
Grounds	15,214.00	3,846.77
HPHOA Expenses:	\$57,364.00	\$31,705.28

Next Board Meeting: Monday, December 7, 2009. 6:30 pm at the Clubhouse.

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, on Highland Pointe letterhead, 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. Grass overgrown onto sidewalk
2. Mud and debris from front yard covering sidewalk.
3. Broken and leaning mailbox.

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

1. Mailbox post is rotten and the mailbox is leaning into the street.
4259 Highborne Drive
2. Grass is still growing onto the sidewalk; grass needs to be cut back to edge and kept trimmed.
4261 Highborne Drive



**The Highland
Pointe office will
be closed for
Christmas and
New Year's from
December 24,
2009 - January
4, 2010.**



Messages will be checked

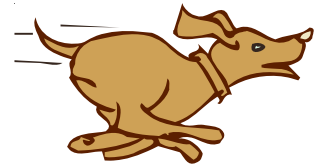
Let's be good neighbors.....

The Highland Pointe office, and our Board members, receive numerous phone calls and emails from residents regarding issues between neighbors. The Board steps in when appropriate, but most often things can be solved if we just try to be good neighbors, and be considerate of those who live around us.

Please be courteous of your neighbors when doing your lawn work. If you are blowing leaves off of your property, do not blow them into the street, into the lake or on your neighbors' properties! This only makes what was once your "problem" someone else's to deal with.



Please have your guests park in the street as a last resort. Our streets are constructed on hills and curves, and parked cars become a safety hazard when drivers cannot see oncoming traffic. Your personal cars really should be parked in your driveway.



Please keep your dog on a leash, in a fenced in area or in the house. It is not fair to those who walk their dogs on leashes to be intimidated by loose dogs. Also, please clean up after your dog, especially if it "lands" on someone else's lawn!

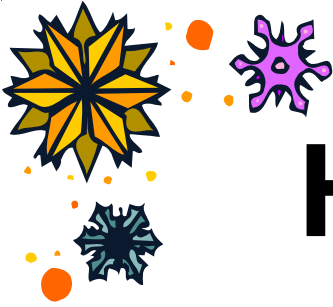


Highland Pointe Residents making a Difference!

This fall some residents of Highland Pointe got together on a Sunday afternoon and painted a mural for the clinic at Mabry Middle School. The painting was donated to the clinic on behalf of "The residents of Highland Pointe". The mural was painted in honor of Morgan Feight and her commitment to raise awareness and fund a cure for diabetes. The painting coincided with the 2009 Walk to Cure Diabetes that was held on October 17th.

Pictured here with the mural is Morgan's sister, Megan, who was helping to hang the mural in the clinic.





Happy Holidays

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 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.



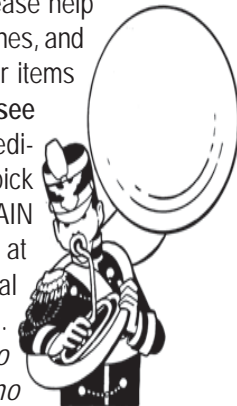
To read the minutes from the October 5, 2009 Board meeting, please go to our website, www.highlandpointe.org and refer to the "Board" section.



LASSITER BAND BOOSTERS Paper/Magazine/Can Drive

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 storing to avoid attracting bugs!)*



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:

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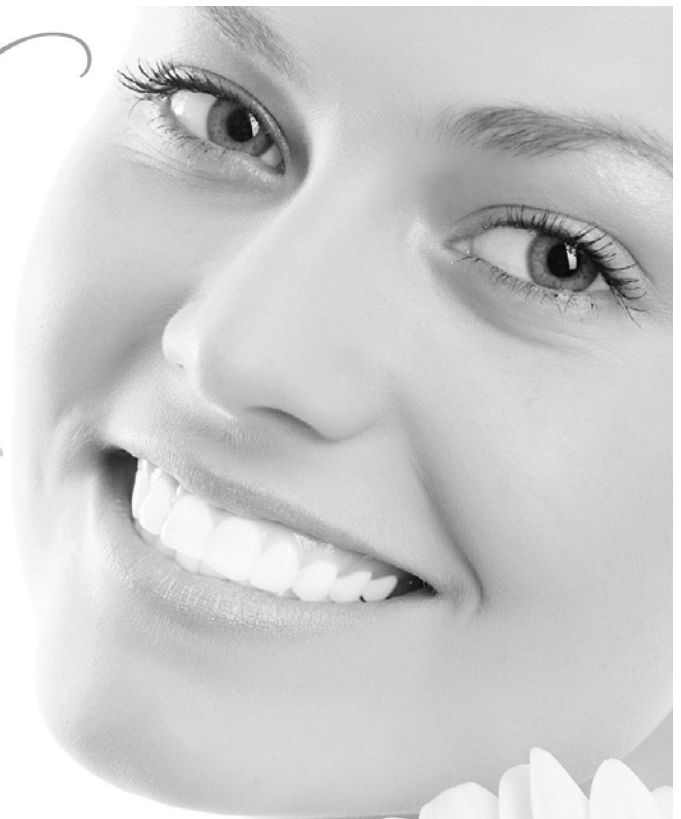
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