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 **PIPELINE**

December 2014
January/February 2015

The Newsletter for Highland Pointe Residents



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

Beth Roedersheimer/Administrative Assistant

Pipeline Editor/For Classifieds Info-Contact Office

Mailing Address 3750 Club House Court

Marietta, GA 30066

Phone: 770-973-0925

Paula Robin/President

/Vice President

Paul Amoruso/Treasurer

Angie Bizot/Clubhouse

Melanie Smith/Membership

Steve Fincher/Grounds

Bob Kimball/Pool

Liz Horner/Social

Dan Raby/Tennis

Vivian Pacifico/ACC

2014 Holiday Outdoor Decorating Contest!

Highland Pointe announces the 8th Annual Holiday Outdoor Decorating Contest. The most spectacularly decorated holiday year displays will be recognized with a small sign that will be placed in the yard. There will be separate awards for lights, display and one overall winner.

Judging will be held the weekend of December 12th-14th Please make certain that your yard display is lit on the evenings of that weekend.

Overall Grand Prize
Grand Prize for Lights
Grand Award for Yard Display
Honorable Mention for Yard Display

Important Dates December

- 6 Snacks with Santa 4:30-6:30 pm
- 8 Board of Directors' Meeting 6:30 pm
- 9 Kiddie Kapers Butterfly Bazaar 6-9 pm
- 16 Hanukkah Begins
- 19 Last Day of School
- 25 Merry Christmas

January

- 6 Cobb County Classes Begin
- 12 Board of Directors' Meeting 6:30 pm
- 19 No School: Martin Luther King Day

February

- 9 Board of Directors' Meeting 6:30 pm
- 14 Happy Valentine's Day
- 15 Pipeline Deadline
- 16 No School: President's Day
- 18 Ash Wednesday: Lent Begins



INSIDE THIS ISSUE

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Classified Ads

Thanks again to all our homeowners who signed up during this year's membership drive. Almost half of our residents has made the investment in our community with 180 new Permanent HPRA members and 60 Permanent HPRA deferred. We still need all homeowners to participate in order to keep Highland Pointe looking it's best. If you are a Permanent HOA member who also pays to enjoy the recreational facilities—but has not yet signed up as Permanent HPRA—you can still do so. You've enjoyed these amenities for years, now help to insure they will always be maintained, whether for your current use or for when you go to sell your home. If you are a Permanent HOA member but do not want to commit to Permanent HPRA, please sign the consent to have your home become Permanent HPRA upon sale. This is an easy—but significant—way you can contribute to this community you've called home.

To sign up or for more information, contact Melanie Smith at membership@highlandpointe.org. Let's keep moving forward. . .

" OUR NEWEST MEMBERSHIP 2014" SUPPORTERS

Thank you for supporting your neighborhood now and in the years to come.

Permanent HPRA

Engle, Frank & Cara
Esposito, Diane
Fisher, Nate & Shelley
Fox, Stephen & Stacy
Froude, Bill & Margie Stoneman
Funk, Kevin & Tracy
Gavin, Jim & Stacy
Gildea, Tom & Tana
Gordon, John & Denise (Superko)
Iyer, Chitra
Kallaoun, Marc & Beth
Martin, Jeff & Sheila
McInerney, Regis & Anne (Cox)
Mrzyglod, Ian & Julie
Reaves, Matt & Karen

Permanent HOA/Deferred HPRA

Barras, Larry & Pat
Brennan, Jerry & Paula
Cochran, Barbara
Eun, Hyo Soon & Wuk
Fetzer, Tom & Billie
Harrell, Betty
Herrick, Jack & Darlene
Lee, Sunny
McKay, Bill & Angela
McLaurin, Ed & Martha
Mishkin, Steven & Susan
Rosebrough, Steve & Robin
Van Tyle, Steve & Sylvia
Walker, Larry & Lisa

WELCOME

WOW! Look at all the families who now call Highland Pointe home. Stop by their house, introduce yourself and say, "Welcome to the Hood!"

Frank & Cara Engle 4526 Forest Peak Circle
Hassell & Eva Davidson 3276 Highborne Circle
Brian & Liz Horner 4454 Leesburg Road
Steven Fontanetta & Katie Carroll 3632 Lone Indian Trail
Charles Hitch 4189 Long Branch Drive
Jeff & Sheila Martin 4248 North Mountain Road
Phillip Born 4760 West Forest Peak



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3442 N Slope Court



4535 High Rock Terrace



3511 Forest Peak Court



4318 Highborne Drive



4298 Highborne Drive



4760 W Forest Peak



4770 W Forest Peak



3632 Lone Indian Trail



4265 Highborne Drive

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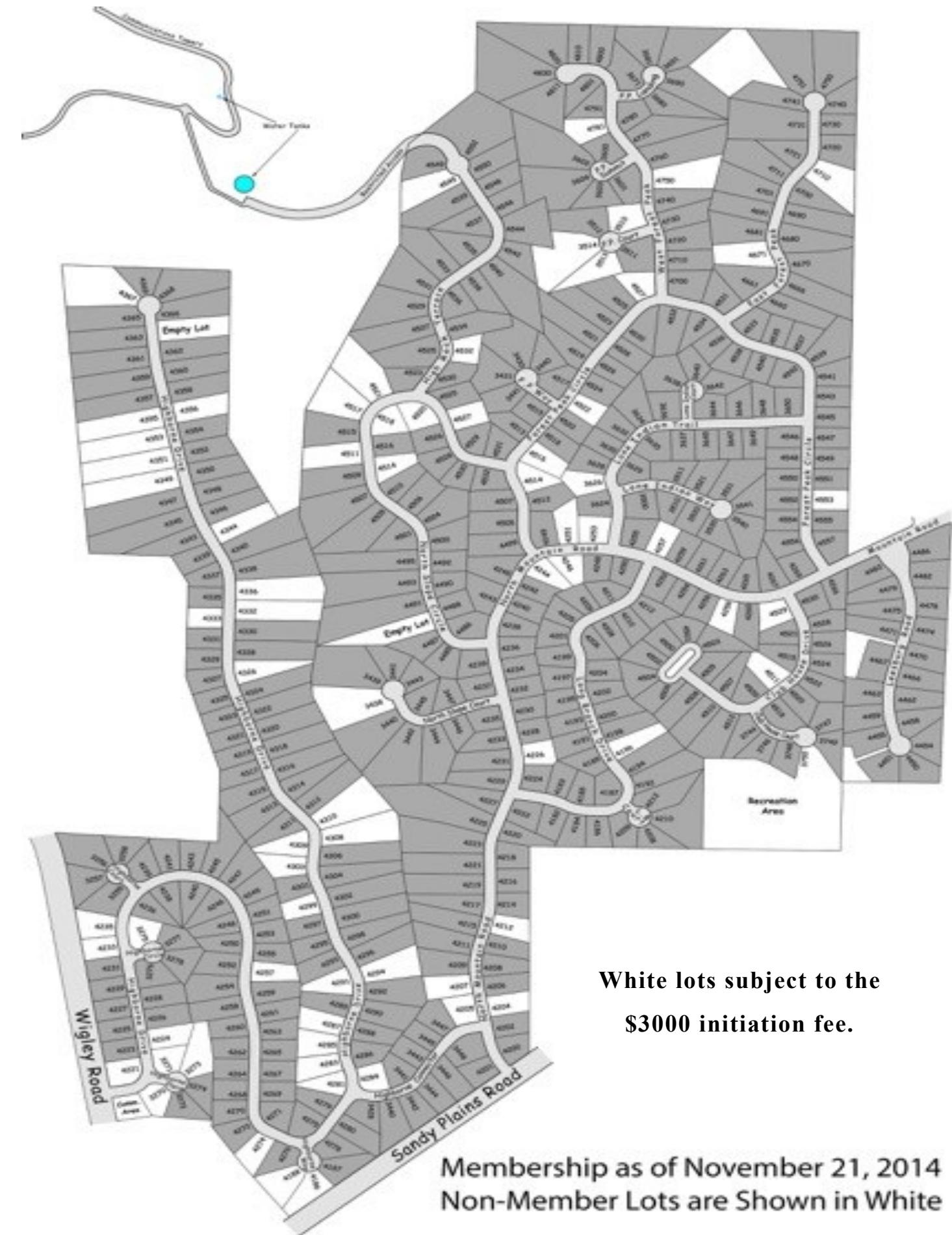


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White lots subject to the
\$3000 initiation fee.

Membership as of November 21, 2014
Non-Member Lots are Shown in White

Community Nights at HP Clubhouse

We are looking to offer classes or new activities at the clubhouse, but we need both suggestions and organizers.

Some possibilities include bingo nights, chair yoga, craft nights, supper club and Zumba. Look for an email survey in the coming weeks, but a few activities are already in the works.

We also need instructor's/volunteers to help with the classes and activities.

If you're interested in playing mahjong or canasta, contact **Maureen Levy** at nana3ga@aol.com.

If you are interested in a cooking class or food tasting/wine pairing—or would like submit other ideas—please email **Susan Brown** at suebee60@comcast.net.

Andrea Mundt would love to start a neighborhood bible study and also develop new friends. Please call or text her at **678-697-3011** if you're interested!

Have fun and get together with friends—without leaving the neighborhood!



"CURB APPEAL REALLY DOES BEGIN AT THE CURB"

FINALLY! Several residents have been waiting for a new look.....

We have partnered with Addresses of Distinction to supply us discounted prices on mailboxes for our neighborhood. For Spring 2015, plan to improve the overall appearance of your front yard with a new mailbox! There will be at least 2 main styles offered at costs *approximately* ranging \$350 - \$475, depending on factors such purchasing within a certain period for even more of a discount. A purchase order will include removal and disposal of existing mailbox, as well as installation of new mailbox. Feel free to visit their website to review their various products. Details regarding pricing and more will be communicated to all in February 2015. If you have any questions, please contact Vivian Pacifico at acc@highlandpointe.org.



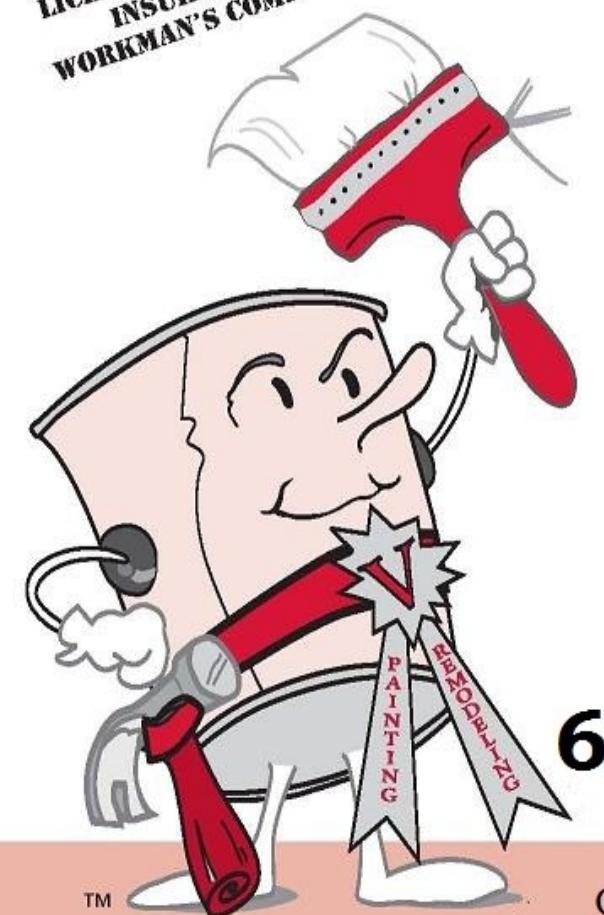
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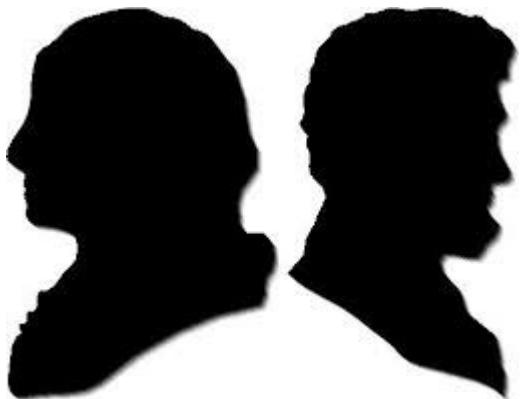
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Happy Valentine's Day




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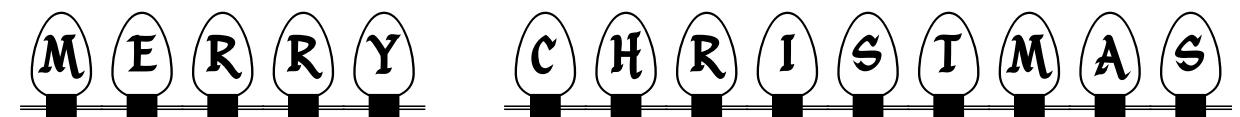
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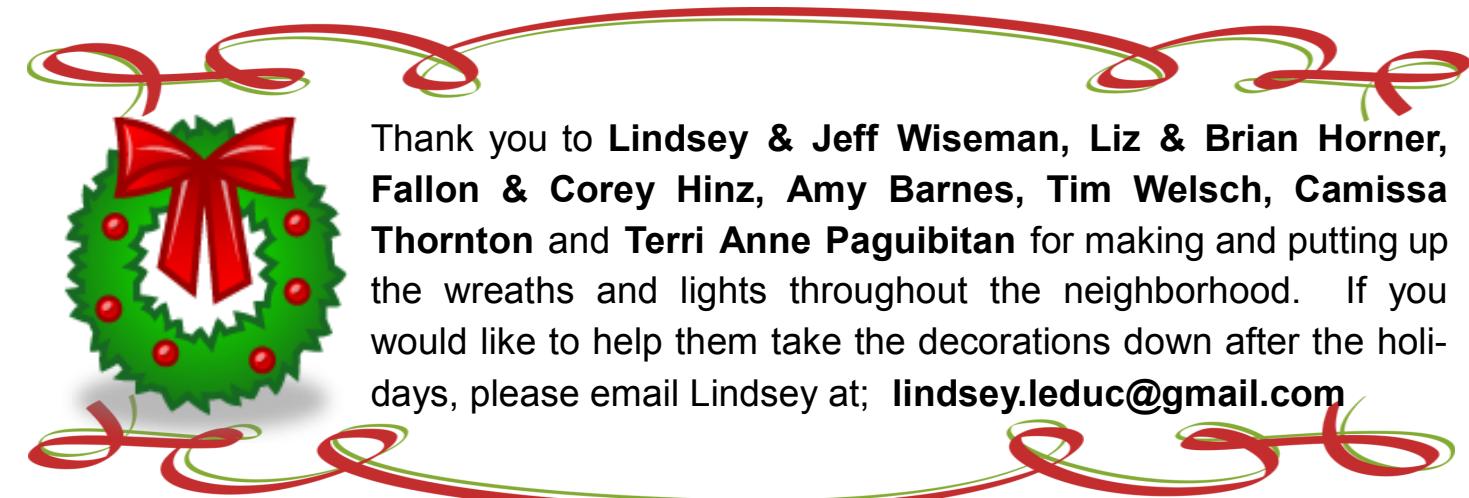
3605 Sandy Plains Road
Suite 240-459
Marietta, GA 30066



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 21st. Please stroll around the lake with your family between 6:00 and 9:00 pm to enjoy the old-fashioned light display for the holidays. Please come by the Roedersheimer's (4506 Club House Dr.) at 12:30 to help set up the luminaries. Thank you **Dave and Beth Roedersheimer** for organizing this annual Highland Pointe event!



A big thanks to **Marietta Pizza Company** and **Howard Wolfson** for donating the pizzas for the kids Halloween Party.

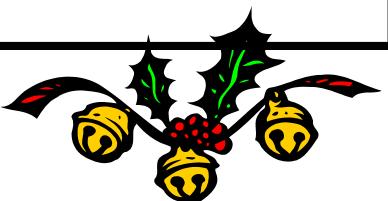


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Outgoing Board Members

The following board members will have completed their terms in December: **Matt Tock, Steve Fincher, Micah Levin, Melanie Smith and Sandy Carpenter** Melanie has volunteered for another term. Their dedication to our community and countless hours served is appreciated by all. Their hard work and commitment to Highland Pointe will be missed.



New Board Members for 2015-2016

Bob Kimball

My name is Bob Kimball and I am interested in getting back on the Board as the Pool Director. Judy and I have lived in Highland Pointe since 1997 and raised our three kids in this great neighborhood. Our nest is empty, so I am ready to get back involved in the neighborhood. I have held many positions on the HP board and believe that my years of experience and knowledge will help the new board with future issues.

Liz Horner

My name is Liz Horner, and my husband Brian and I have lived in Highland Pointe for 3 1/2 years. I have been involved in the Kiddie Kapers program since I moved in and love planning activities for the neighborhood. I have a 6 year old daughter Lucy and a 3 year old son Finley. I would like to be the social chair for the neighborhood so that I can continue to plan fun activities and parties that all families can enjoy. I look forward to being involved in anything that promotes building community relationships for our neighborhood of so many great families!



Board Positions Still Open for 2015-2016

The Board is looking for 2 people to volunteer for **Grounds** and **Vice-President**. If you are interested, please email the Board at board@highlandpointe.org.



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terrianne@theTAPteam.com
www.theTAPteam.com

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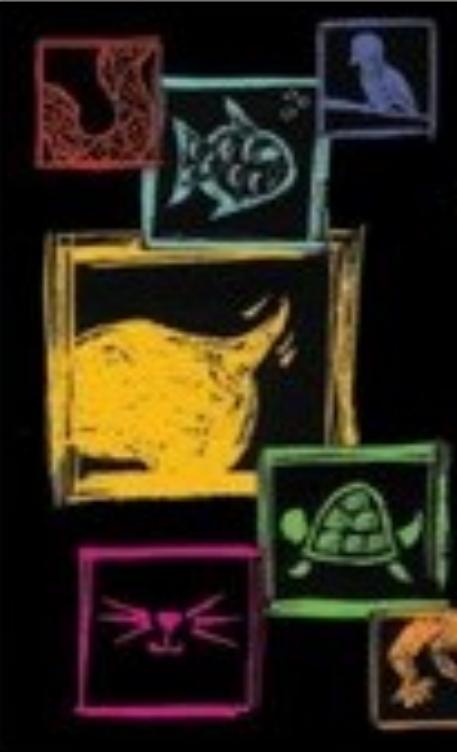


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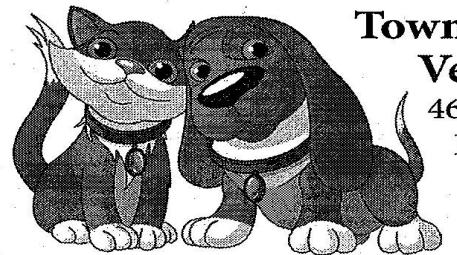
678-461-8860
Fax 678-4618858
Tcvcnorth@aol.com

Highland Pointe Residents get 10% off first visit. Call 678-461-8860.
Valid Thursday and Friday only.

BOARDING IS NOW AVAILABLE

Dogs under 20 lbs - \$9.00
21 - 40 lbs - \$11.00
41 - 60 lbs - \$13.00
61 - 80 lbs - \$15.00
81 - 100 lbs - \$19.00
100 lbs & over - \$21.00
Cats / Ferrets - \$9.00
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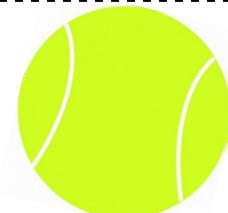
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Ask us about our Referral Program

TENNIS NEWS

DATES TO REMEMBER



Winter ALTA Play Begins – January 3 (Senior Mixed), January 4 (Mixed Doubles)

Spring ALTA – Roster Registration Begins January 1; **Roster Deadline** – Thursday Women (January 15), Sunday Women and Men (January 20).

Spring ALTA Play Begins – Thursday Women (March 12); Men (March 14); Sunday Women (March 15).

Summer ALTA – Roster Registration Begins March 23; **Roster Deadline** – Mixed Doubles, Senior Men and Senior Women – April 13.

CONGRATULATIONS 2014 FALL C-8 and A-3 SUNDAY WOMEN'S ALTA TEAMS!!!

Wow! TWO HP Sunday Women ALTA teams not only won their divisions, but progressed in playoffs to the CITY FINALS! Great playing, Highland Pointe!

The C-8 team, captained by Michelle Vientos, included members Leslie Ball, Amy Barnes, Kristy Belli, Pat DuBose, Amy Durden, Kelly Fincher, Ginger Grcic, Fallon Hinz, Liz Horner, Hina Hussain, Catherine Jackson, Molly Leeper, Beth Levin, Melissa Monroe, Courtney Psencik, Stephanie Rogers, Melanie Salmon, Jennifer Simile, Lisa Smith and Beverly Weld.

The A-3 team, captained by Dorie Wall, included members Amy Ackerstein, Diana Conrad, Cheryl Erickson, Maria Fiorillo, Stacy Gavin, Celeste Husted, Kelley Vee, Theresa Koehler, Jamie Nye, Barbie Palmer, Kathy Parodi, Laura Riedlinger, Ann Trevino and Kellie Wall.

Attention Highland Pointe Tennis Players...

We are excited to report the addition of a new C level Women's Thursday ALTA team for the 2015 Spring ALTA Season. If you would like more information on this team, please contact Michelle Vientos at mvientos@comcast.net.

A new lower level C level Men's Saturday ALTA team is also forming for the 2015 Spring ALTA season is also forming. If you are interested, please contact Ryan Rogers ryanr74@hotmail.com as soon as possible as the Spring roster is due **January 20, 2015**.

If you are new to the neighborhood and want information on available winter or spring ALTA teams, please contact tennis@highlandpointe.org. Come join the fun!

Volunteers Needed

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

Highland Pointe Office

Phone Number

770-973-0925

Mailing Address

3750 Club House Court
Marietta, GA 30066

Email Address

office@highlandpointe.org

Attention New Neighbor!

We will be publishing the 2015 Directory and want you to be included!

We are in the process of compiling the 2015 Directory and want you to be included. If you have had any changes in your household this year or are new to Highland Pointe and have not sent your information to the office, please fill out this form and return it to the HPRA mailbox at 3750 Club House Court by Sunday, December 15th. Or you can email the information to: aa@highlandpointe.org.

Name: _____

(Last Name) (Husband & Wife, if Applicable)

Address:

Phone: _____ Cell Phone or Land Line _____

Cell Phone #1

| Cell Phone #2 _____
□ Do not list in the directory

■ Email #1:

Email #2: _____ Do not list in the directory

Children or Other Family Members: Include Name, Birth month/year, teen phone numbers:



Classified Ads



Classified Ads

CLASSIFIED AD RATES & INFO

PUBLISHED QUARTERLY

Business Card Ad

\$10.00 Per 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.

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 8 issues

5% Discount when prepaid for 4 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 8 issues

5% Discount when prepaid for 4 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 8 Issues

5% Discount when prepaid for 4 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



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THANK YOU to the following people who deliver the Pipeline!

Lee Berg, Beth Fughum, Jane Osman, Kim Palazzone, Julie Walls, Dorie Wall, Liz Horner, Trish Selgrath, Dave Roedersheimer, Terri Anne & Pag Pagubitan, Chris & Ronnie Offen and Paul Amoruso.

This is a big job and one that is greatly appreciated by the Editor!



COBB COUNTY'S LEASH LAW

Animals are required to be on a leash when outside unless contained by a fence. Pet owners are responsible for collecting animal waste and disposing of it properly. Contact Cobb County Animal Control at (770) 499-4136 to report violations.

Report Violations to the County!

The Community Development Agency has a division that is responsible for enforcing the Cobb County Codes. Many calls that come to the Board regarding neighbors yards, cars etc. fall under this agency's jurisdiction. The Architectural Control Chairperson encourages residents to report complaints to this Agency because they have the authority to enforce such codes and require compliance before fines are issued by the county.

The website is: <http://comdev.cobbcountyga.gov/code.htm>

This website also lists common violations found in residential neighborhoods, which will help you to determine if someone is violating a Cobb County Code.

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, and aluminum cans.**



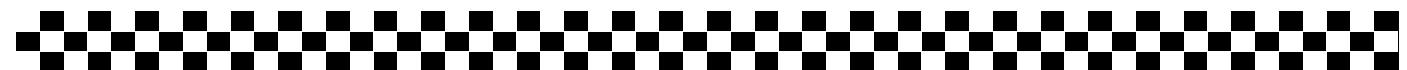
If you are a new resident in Highland Pointe or The Grove at Highland Pointe, please contact the Highland Pointe Office and we will email you a welcome packet.

770-973-0925 or

office@highlandpointe.org



For a quick glance at what is happening in Highland Pointe , visit our website, www.highlandpointe.org and go to Event Calendar!



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 di-



Ms. Robin stated the annual meeting will be Monday, November 10, 2014 at 7PM at the clubhouse. She is asking the board to be there at 6 for a brief monthly meeting. Each board member should prepare a brief 5 minute presentation on their responsibility and what has happened in the past year and their plans for the future.

Ms. Roedersheimer is preparing to file liens on the 3 Permanent properties that have not paid their dues.

With no further business to discuss, the meeting was adjourned at 9:04 pm.

	Budget FY 14/15	Actual (10/31/14)
HPRA Income	\$ 104,090.00	\$ 113,985.53
HPOHA Income	86,475.00	92,612.40
Other Income	150.00	2,232.38
Total Income	\$ 190,715.00	\$ 208,830.31
HPRA Expenses	\$ 100,312.50	\$ 63,146.28
HPOHA Expenses	<u>92,872.00</u>	<u>66,349.08</u>
Total Expenses	\$ 193,184.50	\$ 129,920.46

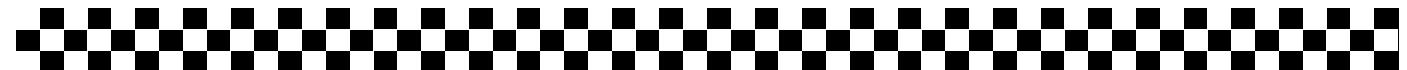
The following shows the breakdown of HPRA expenses vs. budget for the period ending Oct. 31, 2014

	HOA		HPRA	
	Budget 14-15	Actual 10/31/14	Budget 14-15	Actual 10/31/14
Clubhouse	\$ 92,872.00	\$ 66,349.08	14,180.00	3,249.25
Grounds	7,215.00	3,005.36	12,250.00	8,140.00
Operations	12,250.00	8,140.00	73,407.00	36,491.09
Pool	73,407.00	36,491.09	2,482.50	20,329.13
Tennis	44,250.00	5,000.00	5,000.00	1,647.04
Social	32,649.97	7,400.00	7,400.00	5,270.89



ADOPT A TRAIL PROGRAM

Is there an area along the trails and paths that you want to see clean and picked up? If so, the Grounds crew (aka Steve Fincher) is interested in adopting a trail program that you would volunteer to clean and maintain at your convenience, but we ask that you maintain the area at least once a quarter. You can do this on your own or with a group. It can be any size area that you feel comfortable being responsible for. Please email **Steve** at grounds@highlandpointe.org to volunteer.



Discussion of Action Items

Ms. Robin reported that an additional budget meeting will be planned between herself, Mr. Amoruso and Ms. Roedersheimer. They will work on adjusting the budget to take in account of additional income received that was not budgeted in. An example was the rebate from Cobb EMC of approximately \$4300. Ms. Robin asked if there was any interest in allotting \$1400 to paint the inside of the clubhouse, trim and ceiling. She did not want Ms. Bizot to do all the research and acquire quotes if there was no interest. This was tabled to a later date.

Mr. Fincher asked about laying pine straw twice in one fiscal year. It is typically laid in April, but due to extenuating circumstances, it did not get laid until May and that expense was paid from this fiscal year's budget. Does he get additional money for the 2014-2015 fiscal year or should he wait until the next fiscal year?

Mr. Levin reported the Trick or Treat party is planned for Friday, October 31st. Marietta Pizza will donate pizzas and salad this year. He will receive 2 free ads in the Pipeline. Mr. Amoruso stated that there would be approximately \$1400 left in the Social budget for the Spring Fling.

Mr. Raby reported the Labor Day tennis social was well attended. He reported the card reader at the middle entrance at the tennis courts is not working. Mr. Tock will order a replacement.

Ms. Robin reported that all but 3 North Lake residents have signed up for permanent membership. She is suggesting that residents around both lakes meet to determine how they are going to handle maintenance around the lakes and on the dams. Mr. Raby stated that monitoring the dam is going to be expensive, but is probably needed to determine where the seepage water is coming from. He would like to see funds allocated for future repairs on both dams. Ms. Robin spoke to Highland Pointe's attorney and learned that we cannot accept the quick claim from 2010 if the neighborhood decides to take ownership of the North Lake Dam.

Ms. Carpenter made a motion for Highland Pointe to accept full ownership of the North Lake dam parcel. Mr. Levin seconded the motion. The vote was 9 in favor and 1 against. The motion passed. Ms. Robin will ask the attorney to contact Wendell Cunningham's attorney to have a new quick claim deed prepared.

Ms. Smith would like to make a survey available to all residents that would give them input into activities they would like to see in Highland Pointe.

Mr. Tock has received 3 quotes on re-plastering the pool. He feels most comfortable working with Nautix since they do the maintenance and repairs on the pool. He believes he can negotiate with them to get them to meet the \$45,000 cap for the needed repairs. Mr. Raby made a motion to spend up to \$45,000 to re-plaster and replace the coping on both pools and replace the tile around the big pool. Ms. Bizot seconded the motion and the motion passed.

Mr. Fincher and Ms. Robin examined the retention pond between the recreation area and The Grove. The inflow and outflow valves are clear but it does require some landscaping maintenance within the walls. The property is still owned by the development company of The Grove.

Ms. Bizot stated she is ready to move on the electrical work in the pool pump room. Discussion revolved around proceeding with a cheaper company who will do the work without a permit or going with Casteel Electrical which would require a permit and county inspection. Ms. Bizot made a motion to contract with Casteel Electrical to have the electrical work in the pool pump room completed. Mr. Amoruso seconded the motion. Motion passed.

Ms. Pacifico received an ACC request from residents at 4552 Forest Peak Circle to remove trees, enlarge their deck and add a fence extension and 3744 Club House Court to replace and enlarge a corner on their deck. Both requests were approved.

Ms. Roedersheimer has contacted Cobb County for the 2nd time to fix the drain culvert that was damaged by a moving truck in the front of the neighborhood. The county states they are behind on their work. She also talked to the paving department and they are sending a supervisor to do a drive through to mark all the areas damaged by the summer paving.

Ms. Roedersheimer stated that the yearly contract with Lazega & Johanson will expire December 1, 2014. They require a 30 day notice if we are not going to retain them. It was decided to keep them on retainer.

Mr. Fincher reported the steps by the gazebo on North Slope Circle is slanted and needs fixed. The arborist is coming this week to determine if the Bradford Pear trees in the recreation area need to be removed. The fall flowers have been planted and Lynscapes is working on an estimate for an idea where the small deck was by the pool. There are a few Japanese Maples behind the tennis courts that Lynscapes would like to move. Mr. Fincher has had several people respond to the adopt-a-trail program.



HIGHLAND POINTE RECREATION ASSOCIATION, INC.
Board of Directors Meeting
Monday, August 11, 2014

Board Members in Attendance: Ms. Paula Robin, President; Ms. Sandy Carpenter, Vice-President; Mr. Paul Amoruso, Treasurer; Ms. Melanie Smith, Membership; Vivian Pacifico, ACC; Ms. Angie Bizot, Clubhouse; Mr. Steve Fincher, Grounds; Mr. Matt Tock, Pool and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:30 pm.

Guests: Mr. Tom Woosley from GA DNR and Mr. William Higgins from Cobb County Storm Water Management.

Guest Presentation:

BOD member, Paul Amoruso, opened the meeting by giving a presentation to clarify the present situation. In short, *the term "HPRA" (Highland Pointe Recreational Association) is the legal name on the plat(s) of land on which every home in HP is built and of the association created. Regardless of what each household has paid or signed, all homes built in this neighborhood are a part of HPRA.

* Within HPRA there are three types of members:

- Permanent Homeowners' Association members or "Social or Civic"
- Permanent Homeowner and Recreation members or "Full"
- Members who decide to be Voluntary Members

Mr. Amoruso then gave a brief outline of the history and current state of affairs regarding the parcel of HPRA known as the North Lake dam parcel.

Highland Pointe has 2 beautiful lakes within the neighborhood. The lakes are owned by the residents whose properties surround the lakes. The Dam parcel at the South Lake near the pool is part of the Highland Pointe Common Area. As you may be aware, there has been an issue regarding ownership of the North Lake Dam Parcel. When the developer of Highland Pointe, Larry Thompson, deeded over all common property to the HOA, the North Lake Dam parcel was not deeded over. There have been years of speculation and differing opinions as to why after it was discovered this did not happen. A member of the Highland Pointe Board of Directors filled out the paperwork with the State in 1993 and Highland Pointe was approved as Operator of the North Lake Dam. Mr. Thompson stopped paying the taxes on this property and it was purchased on the courthouse steps by a Highland Pointe resident (Mr. Cunningham) who lived adjacent to the dam parcel. In 2010, Mr. Cunningham filed a Quit Claim Deed to transfer ownership of the Dam parcel to Highland Pointe. The Board refused the Quit Claim. According to Cobb County, the Dam parcel is owned by Mr. Cunningham, who lives out of state and who has not paid taxes on it since 2009, and Highland Pointe Recreation Association, Inc. is the Operator of the Dam. Highland Pointe maintains the dam by mowing and cleaning and receives the DNR inspection reports.

The following are some facts as Mr. Woosley presented them at the meeting.

Mr. Woosley began by outlining the Georgia Safe Dams Act (SDA), which calls for dams to be categorized by size and potential downstream consequences and inspected based on their category. The NL dam is a Category 1 dam, which requires that it is to be inspected every two years by the Georgia State DNR for maintenance and safety issues.

The South Lake Dam is not large enough to fall under the Safe Dams regulatory umbrella. It is, however, subject to any consent orders issued by the DNR should repairs be needed. The SDA states that the owner/operator is who the DNR will consult with when inspecting a dam. The DNR makes no distinction between owner and operator: HPRA has been the licensed operator of the NL dam since 5/10/1994. He then opened the floor for questions from the attendees.

Approval of Minutes:

Ms. Bizot made a motion to approve the minutes of the July 14, 2014 Board Meeting. Ms. Smith seconded the motion and it passed unanimously.

Discussion of Action Items

- Ms. Bizot reported the deck staining is scheduled in September after the pool closes. The color will be banyan brown in a Sherwin Williams oil based stain. Ms. Bizot negotiated a reduced rate of \$2100 plus advertising in the Pipeline. The stain is expected to last 3 years.
- Ms. Bizot stated the electrical panel work in the pump room is complicated with many differing opinions. The various options are to replace the entire panel and flip it into the exercise room with a Cobb County permit and inspection, replace the panel and leave it in its current location without a permit or inspection and the third option is to replace only the breakers in the existing panel.
- Mr. Fincher reported that there is still the issue of people dumping their personal trash in the Highland Pointe dumpster. One resident has been approached about using the dumpster. He is continuing work on repairing the doors to the trash area. Three of the solar lights have been broken on the fishing pier. It was decided to replace the broken lights with plain caps. He stated that the road leading to the clubhouse is starting to sink again and the wet area across from the tennis courts is getting worse. He is going to have someone he knows look at the area and see what their recommendation is.
- Ms. Pacifico has spoken to two homeowners about the condition of their landscaping and parking in their year.
- Mr. Raby said there will be a Labor Day Tennis social on Sunday, August 30th from 1-4 pm. He will provide refreshments. He is working with Judy Taylor on revising the tennis rules and court etiquette. The reserved playing time will be changed to 2 hours. He has ordered four roller holders and new mats. They should be installed next week. Having all four courts under the Reserve My Court system was decided upon. The annual cost will be \$200 and paid from Recreation funds.
- Mr. Tock reported that two pumps have been replaced and he is still working on estimates for the pool re-plastering.
- Ms. Smith reported that the membership drive is successful. There are 133 Permanent Recreation Members with 23 residents signed up as Recreation deferred, meaning their homes will become Permanent Rec when they sell. Overall membership is up this year with 435 residents paying homeowner dues and 256 residents paying recreation. There are 3 upcoming membership meetings until the Sept. 1 deadline.
- Mr. Amoruso reported the loan from SunTrust closed the end of July and the first payment will be due August 24, 2014. The monthly payment is \$871.92, which includes P&I.
- Ms. Robin suggested that everyone take a few days and digest all the information presented by Mr. Woosley and Mr. Higgins this evening and then compose your thoughts, concerns and questions. The discussion will continue at the September meeting. Ms. Robin stated that she and Ms. Carpenter will be out of the country for the September meeting so Mr. Amoruso will facilitate the board meeting.

Having no further business to discuss, the meeting was adjourned at 9:35 pm.

HIGHLAND POINTE RECREATION ASSOCIATION, INC.
Board of Directors Meeting
Monday, September 9, 2014

Board Members in Attendance: Mr. Paul Amoruso, Treasurer; Vivian Pacifico, ACC; Ms. Angie Bizot, Clubhouse; Mr. Steve Fincher, Grounds; Mr. Matt Tock, Pool; Mr. Micah Levin, Social; Mr. Dan Raby, Tennis and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:34 pm.

Guests: Mr. John Hillis & Mr. Chris Ferguson

Guest Presentation: Mr. Hillis & Mr. Ferguson from Casteel Electrical spoke about the electrical issues in the pool pump room. Mr. Ferguson, a Master Electrician, stated that you need a permit from Cobb County to alter any electrical system. Casteel is suggesting that the control panel in the pump room be replaced and moved into the exercise room. He stated that Charles McMurtry is the Cobb County Permit contact person and Section 110.11 in the Code Book shows the areas that need to be permitted. The cost for removing and replacing the panels is \$3974 with an additional \$458 to label the two electrical panels in the lower storage area and \$695 to do a complete electrical evaluation on both levels of the clubhouse.

Approval of Minutes:

Mr. Raby made a motion to approve the minutes of the August 11, 2014 Board Meeting. Mr. Tock seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso reported that approximately \$15,000 has been received than was budgeted.

Discussion of Action Items

- Ms. Bizot reported the deck staining is scheduled for late September or early October. The underside will not be stained. The price will be \$2100.
- Ms. Bizot has received 3 quotes for the electrical panel work in the pump room. They range from \$1010 to \$3974 with varying degrees of work and permits quoted.
- Mr. Fincher reported the leak in the common area across from the tennis courts has been fixed. The door on the garbage collection house has been fixed again and the caps on the fishing pier have been replaced.
- Mr. Levin stated the Labor Day Social was a success. He did have an issue with teenagers throwing food on the doors and walkways after the Labor Day party. He is looking into a low country boil later in the fall.
- Mr. Raby reported the Labor Day tennis social was well attended. He reported the card reader at the middle entrance at the tennis courts is not working. Mr. Tock will order a replacement.
- Mr. Tock has 2 estimates for the pool re-plastering and is waiting for 1 more. The prices are between \$36K and \$54K. There was discussion about using the blue quartz plaster, which is more expensive and has a longer life. Mr. Tock will ask a few more questions about that and report his findings at the October meeting.
- Ms. Pacifico has driven around the neighborhood and will be contacting neighbors who need to do additional maintenance on their home or lawn. She received an ACC request from the residents at 4532 Forest Peak Circle to erect a fence in the backyard. Mr. Fincher made a motion to approve their request and Mr. Tock seconded the motion. Motion approved.
- Ms. Smith sent a request via email to require all rental properties be Permanent Recreation or Full Membership in order for the renters to use the amenities. Ms. Bizot made a motion to require all rental properties be Mandatory Recreation in order for their renters to use the facilities; regardless who pays the dues. Ms. Pacifico seconded the motion and the motion passed.
- Ms. Bizot reported that Steve Bachman, a north lake property owner, has volunteered to interview engineer's to monitor the north lake dam for water leakage. Mr. Amoruso would like clarification from the insurance company about what they consider common property. He will contact them.

With no further business to discuss, the meeting was adjourned at 8:53 pm.

HIGHLAND POINTE RECREATION ASSOCIATION, INC.
Board of Directors Meeting
Monday, October 13, 2014

Board Members in Attendance: Ms. Paula Robin, President; Mr. Paul Amoruso, Treasurer; Vivian Pacifico, ACC; Ms. Angie Bizot, Clubhouse; Mr. Steve Fincher, Grounds; Mr. Matt Tock, Pool; Mr. Micah Levin, Social; Mr. Dan Raby, Tennis; Ms. Sandy Carpenter via Cell and Ms. Beth Roedersheimer, Administrative Assistant.

The meeting was called to order at 6:31 pm.

Approval of Minutes:

Mr. Tock made a motion to approve the minutes of the September 9, 2014 Board Meeting. Ms. Bizot seconded the motion and it passed unanimously.

Monthly Budget Update:

Mr. Amoruso reported that \$206,000 has been received to date and he anticipates \$10,000-\$15,000 in additional reserves at the end of the fiscal year.