

**Winter Rose HOA Meeting  
April 1, 2009**

**NOTICE: Winter Rose HOA Dues Deadline April 30, 2009**

Attendees: Mary Dean, Mariane Teixeira, Kynley Charles, Jill and Bennie Woodard, Carlos Bustamante, Kathy King, Leonid Berman, Staci Melaerts, Jennifer Sullivan, Tasneem Malik

**I. 2009-2010 Committee Members**

Winter Rose HOA Board:

President: Kathy King  
V.President: Mariane Teixeira  
Treasurer: Jennifer Sullivan  
Secretary: Tasneem Malik

Architectural Committee:

Mary Dean  
Bennie Woodard  
Liz McCarty

Social Committee:

Jill Woodard  
Kynley Charles

**II. Neighborhood Landscape Issues**

- A. Front Entrance - Currently maintained by Williams Design Group - mow weekly, plant annuals twice per year; many neighbors feel that front entrance should be more eye-catching, have larger plants that provide more privacy, and more perennials.

**ACTION** - Architectural Committee will identify several proposals for alternate front entrance designs. Jennie Sullivan will call a private landscaper (Santos) to discuss ideas.

- B. Dog Owners not picking up after their dogs; people have complained of dog feces in their yards

**ACTION** - Architectural Committee to send notice to all homeowners that they need to pick up after their dogs; continue to send out regular notices; also need to remind pet owners that cul-de-sac is private property so owners need to clean up after their dogs

**SUGGESTION:** Put up buckets with plastic bags for dog owners to use; Cul-de-sac is private property, no dog poop! Pick up all papers from driveway, parking on the road, slow down

- C. Yard of the Month

Mariane suggested that we make yard of the month from May through September rather than the current April through October since most homeowners don't begin working on their yards in earnest until May. She also suggested that we increase the Home Depot gift card from \$25.00 to \$50.00 to

increase the incentive for homeowners to work on their yards. A Halloween and a Christmas decoration contest would replace the Yard of the Month for the months of April and October.

**D. Lawn Aeration**

Peter Embs is interested in getting his lawn aerated and asked Tasneem Malik whether we could get a good group discount from Simply Green if many homeowners wanted to participate. Tasneem contacted Justin at Simply Green and he quoted her a price of \$20 per home if 30 homeowners signed up to get lawn aeration. For a single resident, the price is \$50.

**E. People Speeding in Neighborhood**

This has been a persistent problem in the neighborhood. Several people in the neighborhood have suggested putting in speed bumps throughout the neighborhood. However, Dekalb County maintains the road and we would need to work with them to get the speed bumps. This could take quite some time.

In the meantime, it was suggested that a green Slow Down sign be put up periodically throughout the neighborhood, which most people thought was a good start, but probably wouldn't permanently solve the problem.

**ACTION:** Architectural Committee should send out first landscape notice/newsletter discussing above issues and ask homeowners whether they would like to participate in a group program for lawn aeration.

**III. Dunwoody Update (Kathy King)**

Tom Taylor, our City Council Representative met with some of the homeowners on 3/30/2009 at home of Kathy King; provided update on Dunwoody City Police; crime issues, rollout of Dunwoody Police on April 1, 2009; 7 Police Officers per shift; will address problems with apartment complexes, night club around corner from subdivision; Audio Forest will become a Chevron gas station

Dunwoody City Council Meetings - next meeting April 13<sup>th</sup> at Dunwoody United Methodist Church.

**IV. Winter Rose HOA Website**

Mariane Teixeira has been working diligently to update the Winter Rose HOA website. She provided update on website and gave brief demonstration. Mariane wants to strongly encourage that all homeowners access community news, meeting minutes, updates, and social events information via the Internet. Going live on April 4<sup>th</sup>.

Winter Rose Covenants, By-laws, HOA Meeting Minutes, announcements (newsletters and notices) and events will be placed on the website. The site will also have useful links such as links to the City of Dunwoody government, Dekalb County property information, Dekalb County Recycling Program and local schools. The goal is to eliminate paper distribution of documents and encourage residents to access the website. Currently, approximately 35 households have provided the Board with their email addresses. We will find out if the other households have Internet and email addresses and if yes, add them to distribution list.

**V. Abandoned Property (2818)**

Tasneem Malik contacted Tom LaPenna, Code Enforcement Officer for the City of Dunwoody regarding property 2818, which apparently has been abandoned by the residents. The house has been vacated since late fall and backdoor has been unlocked for many months. Mr. LaPenna visited the neighborhood, inspected the property, and talked with Jennie Sullivan. He said that we can enforce a code violation because property is not being maintained.

ACTION: We would need to contact the Winter Rose HOA Attorneys to discuss what possible action we can take. Also need to discuss with Attorney whether liens can or should be used as leverage to get homeowners to comply with architectural standards.

**VI. Future Meeting Dates and Times**

8:30 pm too late; Sunday afternoons seems to be a possibility for most people; next meeting date not yet fixed.

**VII. Social Events:**

- A. Easter Egg Hunt - this has been postponed to Sunday, April 19<sup>th</sup> because many families will not be here on April 5<sup>th</sup> because of Spring Break in Dekalb County Schools. The egg hunt was originally scheduled for April 5<sup>th</sup>. This social event will also be a cooking and baking contest with 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place prizes. More information to follow from Social Committee
- B. 4<sup>th</sup> of July Parade - this has been held annually for the past several years. Neighborhood kids and pets dress up for a parade down the middle of Winter Rose Court. Parade ends at cul-de-sac where we enjoy a potluck cookout. This event has been a great success in previous years.
- C. Mary Dean suggested a Halloween decoration contest.
- D. Winter or Fall Social Event?